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Company Operation Information

Fantasia:

- Contracted sales in January reached approximately RMB 1.39 billion
- Promptly launched a 24-hour online marketing center to fight against the epidemic of “COVID-19”
- Maintained a healthy financial position with sufficient cash flow, early redeemed part of its US dollar bonds due in 2021
- Acquired two high-quality land parcels located in Jianggan District of Hangzhou, Fenghua of Ningbo respectively
- Opened the first high-end flagship "Hong Tang" shopping mall in Southwest China in Chengdu

Colour Life:

- Won a number of awards including the “Most Valuable Property Management Company”

众志成城 同心协力
共度难关 着眼未来

Fantasia Group has taken concerted actions to fight against the “COVID-19” outbreak



The first “Hong Tang” shopping mall in Southwest China opened in Chengdu



Company Operation Information (Continued)

(4 February, 2020 Hong Kong) Fantasia Holdings Group Co., Limited (hereinafter referred to as “Fantasia”, HKEx stock code: 1777) announced its sales performance for January 2020. Shenzhen Fantasia Real Estate Group Limited, a subsidiary of the Group, achieved contracted sales of approximately RMB1.39 billion. The sales area sold in December was approximately 117,808 sq.m with an average sales price of approximately RMB11,790/sq.m..

Prompt launch of online marketing center and healthy financial position with sufficient cash flow

Since January 2020, the novel coronavirus outbreak that started in Wuhan has been widely spreading across the country. In order to mitigate the potential impact of the epidemic on our property sales, Fantasia Group has promptly implemented an emergency response scheme by launching a 24-hour online marketing center, enabling the customers to visit and select properties on the Internet without leaving their homes and also providing online consultation services. We offered online visit services for over 5,400 new customers on the day when the online center was launched. In addition, we independently developed the Staff Recommendation App, sharing customer resources for every projects by leveraging on the collective resources of our 60,000 employees. As of 30 June 2019, Fantasia Group had a land bank of approximately 1.37 million sq.m. in Wuhan, accounting for 8.3% of the land bank with right registration of 16.48 million sq.m. of the Company, and accounting for 4.1% of the total land bank of 33.2 million sq.m. of the Company including redevelopment projects, which represents a relatively small portion of our land bank. Given that January and February every year represent the traditional low sales seasons, coupled with the fact that major projects developed by Fantasia Group are scheduled to be launched during the second half of 2020, we believe that the epidemic will not impose significant impact on our sales in the near future.

The Group currently maintains a healthy financial position with sufficient cash. Fantasia recorded contracted sales of RMB36.2 billion in 2019, and successfully issued the 3-year corporate bonds with a principal amount of US\$450 million on 6 January 2020. The Company has taken proactive measures



Company Operation Information (Continued)

in managing its debt level since 2019, including early full redemption of its US\$250 million corporate bonds due in January 2020 and early partial redemption of its US dollar bonds due in March 2021 during this month, leading to optimised maturity profile of its debts. Currently, the offshore US dollar bonds due in 2020 have been reduced to only US\$100 million, which will be due in June 2020. The short-term impact of the epidemic on our sales will not impose negative impact on the financial health of Fantasia Group.

Quality and efficiency enhancement: Acquired two parcels of land in January

Following the acquisition of three parcels of land on the market in December 2019, Fantasia Group continued to proactively participate in land auctions in January 2020, and successfully won the biddings for two parcels of high-quality land located at Jianggan District, Hangzhou and Fenghua, Ningbo on 17 January and 20 January, respectively. The expansion of quality land bank also laid a solid foundation for the rapid development of the Group. Fantasia will continue to pursue for balanced development in respect of scale, profit and debt, and make strenuous efforts to create the greatest value for its shareholders.

As a commercial flagship brand of Fantasia, the first “Hong Tang” shopping mall in Southwest China opened in Chengdu

On 9 January, Chengdu Hong Tang, the commercial flagship brand of Fantasia Commercial and the first "Hong Tang" shopping mall in Southwest China, was officially opened. Hong Tang shopping mall is located at the central development district connecting the southern part of Chengdu and Tianfu New District, with convenient transportation and over 200 Fortune 500 companies in the surrounding areas. Such superior geographical advantage has laid a solid market foundation for Hong Tang in Chengdu. With a development area of 100,000 sq.m. and being characterized as a “trendy, joyful and intelligent” mall, the project has introduced various business modes including crossover sports, cinemas, fashion, technology experience, thematic restaurants, parent-child education and children’s playgrounds.



Company Operation Information (Continued)

After years of exploration and research, Fantasia Commercial has categorised its businesses into various types of commercial projects, and has currently developed its unique “Three Tangs and One World” product lines, namely the brand system consisting of Hong Tang, Hua Sheng Tang, Zhi Ma Tang and Fantasia World. Among them, Hong Tang is the largest in terms of size and is a creative and themed city-level shopping mall located at the central development area. As an important strategic outlet for national layout of the four major product lines of Fantasia Commercial, “Hong Tang” has the best commercial resources and outstanding tenant-recruitment channels.

Colour Life won a number of awards including the “Most Valuable Property Management Company”

On 9 January, Colour Life was granted the “Most Valuable Property Management Company” and “Best IR Management Award” at the annual award ceremony of the 4th Golden Hong Kong Listed Companies held in Shenzhen. The “Most Valuable Property Management Company” award aims to recognize leading Hong Kong-listed property management companies that offer investors with sustainable and stable returns.

On 10 January, Colour Life won the “Best IR Frontier Award” and “Best IR Case Award” in the 3rd China Excellent IR awards. With over 500 listed companies participating in the appraisal, the award focused on the information disclosure, corporate governance, IR practice and other aspects of the listed companies, and the final winners were elected with reference to online voting.



Company Operation Information (Continued)

Colour Life was listed as the industry's first-choice by CRIC Securities due to its leading position in terms of scale

Colour Life was listed as the industry's first-choice by CRIC Securities in its industry research report issued on 9 January due to the following main reasons:

- 1) The IPO trend among the property management enterprises will continue in 2020;
- 2) It is estimated on a conservative basis that the total market capitalisation of listed PRC property management companies will at least increase by 30% in 2020, substantially in line with the predicted growth in net profit of listed PRC property management companies for 2020;
- 3) GFA under management of listed property management companies will continue to increase in 2020 and may reach 3.5-4 billion sq.m.;
- 4) The industry consolidation will continue in 2020;
- 5) In view of the continuous consolidation trend of the property management industry, the market is optimistic about the prospect of leading industry players with a large scale. Colour Life is therefore listed as the industry's first-choice in 2020.



About Fantasia

Founded in 1998, **Fantasia Holdings Group Co., Ltd.** was successfully listed on the Main Board of the Stock Exchange of Hong Kong in November 2009 under the stock code 1777 with its headquarter in Shenzhen, and has completed its business strategic layout in the upcoming era of mobile internet and customer big data. Through the “real estate + community” dual-head strategy, Fantasia Group is committed to building China’s first-class real estate community “intelligence” makers and the largest community O2O service platform. Currently, Fantasia focuses its business in core first-tier and second-tier cities and metropolitan areas such as the Pearl River Delta, Yangtze River Delta, Beijing-Tianjin-Hebei region, Chengdu-Chongqing Economic Zone and Central China. At the same time, Fantasia also has one publicly-listed subsidiary, namely Colour Life Services Group Co., Ltd. (1778.HK), which has become the world’s largest residential community service operation provider.

Fantasia is committed to becoming the leading industry participant, providing a joyful, colourful and meaningful living space and experience and aiming to deliver unique and inspiring living space and experience to value-oriented customers.

To know more about the Company, please visit Fantasia’s website at www.cnfantasia.com

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