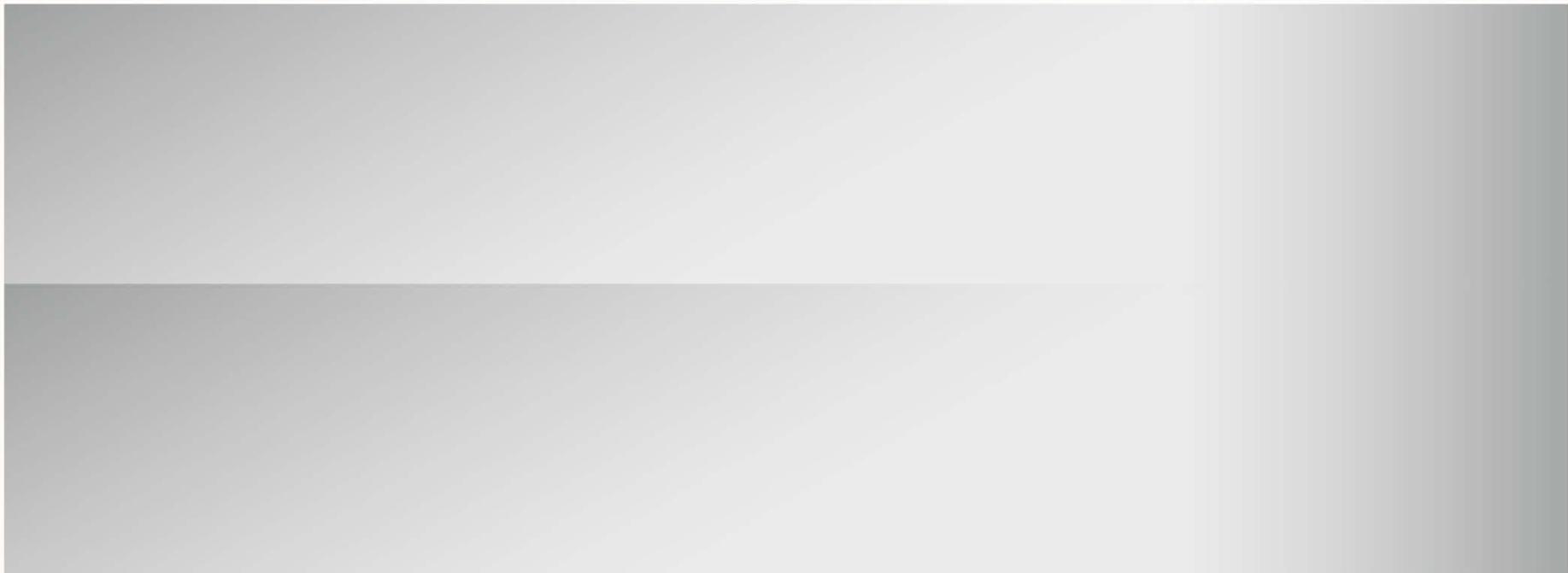


FANTASIA
花样年



花样年控股集团有限公司
FANTASIA HOLDINGS GROUP CO., LTD.



花样年
FANTASIA

2015 Annual Results Presentation

—— March 2016

Disclaimer



花样年
FANTASIA

This presentation has been prepared by Fantasia Holdings Group Co., Limited (the “Company”) solely for use at the presentation regarding the Company and its subsidiaries (collectively, the “Group”).

No representation or warranty (whether express or implied) is made as to the fairness, accuracy, completeness or correctness of, and no reliance should be placed on, such information or opinions contained herein. None of the Company, any member of the Group, nor any of their respective affiliates or any of their directors, officers, employees, advisers or representatives shall have any liability whatsoever (for negligence or misrepresentation or in tort or under contract or otherwise) for any loss howsoever arising from any use of information presented at this presentation or otherwise arising in connection with this presentation.

This presentation does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer and its management and financial statements. No public offer of securities is to be made by the Company in the United States.

This presentation contains statements that reflect the current beliefs and expectations of the Group and the Company about the future as of the respective dates indicated. These forward-looking statements are based on a number of assumptions about the operations of the Company and the Group and factors beyond the control of the Group and the Company and are subject to significant risks and uncertainties, and accordingly, actual results may differ materially from these forward-looking statements and no reliance should be placed on these forward-looking statements. The Group and the Company undertake no obligation to update these forward-looking statements for events or circumstances that occur subsequent to such dates.

Agenda



花样年
FANTASIA

1. Business Review
2. Financial Review
3. Market Outlook for 2016
4. Appendix

Lead by the Structure of “Two Wings from a Trunk” Fantasia Implements “Community+” Strategy

花样年
FANTASIA

Business Community

- Business management team has proactively developing commercial light-asset model projects, and has completed a nationwide planning for five major areas including east, south, central, north, and southeast China, and exported management expertise to 11 projects
- “OMG Mall”, “Meinian Plaza” and “Fantasia World Outlet Project” achieved brand franchising and naming rights to achieve win-win situations between property owners and the management teams

Senior Citizens retirement

- Futainian initially formed four service areas under the aged care industry, namely healthcare management, day care, culture and elderly finance. It continues to implement institution-based care, home-based care and community-based care for senior citizens, as well as a “3-in-1” senior healthcare model under partnership with Ziyue University
- Currently operates one mid-to-high end retirement home, 3 day-care centres and 5 home-care centres, providing consultancy services to over 10,000 senior citizens who are also registered on its retirement service database

Residential Community/ Colour Life

- In Feb 2015, Colour Life acquired Kaiyuan International at a consideration of RMB330 million, facilitating its plan in the high-end market
- Colour Life continued to maintain its position as the world’s largest community services operator, with GFA under its management amounting to over 320 million sq. m. by the end of 2015



Community Manufacturer

- For the year ended at 31 December 2015, the Group achieved contracted sales of approximately RMB11.272 billion with approximately 1,289,000 sq.m. in aggregate sold GFA, and successfully completed its RMB11 billion contracted sales target for the year. Fantasia had been included, for the third consecutive year, in the league of real estate enterprises in China with annual contracted sales exceeding RMB10 billion.



Commercial Community / Home E&E

- On 9 Dec 2015, Home E&E has officially listed on the NEEQ market (stock code: 834669). After listing, Home E&E initiated its first round of top-up issuance via private placement, and raised proceeds of RMB205 million
- Home E&E’s newly managed area increased by 561 million sq.m., in the year, while its city projects covered 21 cities in China. Also, it expanded into provision of short-term resort rental value-add services



Community Cultural Tourism

- In Dec 2015, Fantasia acquired the entire equity interest in Morning Star Group. This move allowed an immediate connection between the world’s biggest community service operating platform and the cultural tourism industry chain
- Four Points by Sheraton Chengdu Puijiang Resort has completed construction in Dec 2015. Within the same year, the cultural tourism group started building the brand’s reputation in oversea markets through taking over the operations of Hotel 373 in the USA and U Hotel in Taiwan
- In 2016, “Resort + Tourism” will become core businesses of Fantasia Cultural Tourism Company/ Fantasia Cultural Tourism Management Group (HK) Co.

Community Finance

- Through optimising the Group’s, community service operating platform as well as a diversified financial mapping, to provide tailor-made and convenient financial services for the community, thus developing a distinctive model of “Community + Finance”
- Small Loan officially connected with the credit reference system of PBoC, becoming one of the few small loan companies connected to the system
- Fantasia acquired a third-party payment company which has a full community finance license. Such move laid the foundations of effective payment instruments and payment platform support to the community finance business of the Group, and marked the initial formation of Fantasia’s community financial closed-loop

Community Education

- With a family-focus, to develop a new modern education platform and a growth-promoting experience platform for children through integration of the internal and external education, business and community resources under Fantasia, Colour Life and Home E&E
- Education group confirmed the simultaneous operations of vocational education and community education. Education sector officially passed the assessment for education eligibility, which marked its modern development
- Service-oriented talent training and development market to revitalize families in the community

Colour Life: Continues to Expand its Competitive Edges, and Become a Leader in the Community Service Industry

花样年
FANTASIA

Open to Vertical Cooperation

- Colour Life initiated a new Online + Offline community service platform, while at the same time partnering with third-party suppliers to enrich the community environment, increase user-friendliness of the platform and enhance the convenience of people's everyday lives
- As of 31 Dec 2015, registered users under Colour Cloud aggregated to 2.003 million, with 858,000 of active users, representing yoy growth of 100.3% and 114.5% respectively
 - Results of third-party usage for Colour Cloud were remarkable with records of satisfying operating data. For example, by the end of 2015, Master E's average order per day increased by 6,000, up 200% as compared to first half of 2015

Reputation Accelerates Horizontal Expansion

- In Feb 2015, Colour Life completed a strategic acquisition, which enabled the Group and Kaiyuan International to enlarge the powerful base of community services
- Colour Life continued to maintain its position as the world's largest community services operator, with GFA under its management amounting to over 320 million sq. m. by the end of 2015
- Colour Life ranked sixth of the top 10 among the 100 strongest service enterprises in China in 2015, up a notch from 2014



Achieve Mutually Beneficial Compound Growth

- Colour Life analyses and restructures the traditional transactions of property management fees and financial products. For example, the launch of "Caifu Rensheng" value-accretion plan allows community members to offset property management fees through purchases of financial products, while enjoying a relatively higher ROI compared to bank fixed deposit when the products are matured
- For the first time in the industry, Colour Life launched "Colour Life Residence", which enriched the ecosystem of community O2O businesses through integrating resources under a "Internet + Community + Property" model. Meanwhile, such move achieved a mutually beneficial situation among purchasers, developers, financial institutions and Colour Life

Core Values Attract Top Talents

- In 2015, industry talents including former top management from Cisco, Alibaba and Haidilao joined Colour Life
- The inclusion of cross-industry talents not only brings into Colour Life's team valuable experiences and resources, but also stimulates creative thinking among team members, which contributes to the Group's competitiveness in the Internet era

Home E&E: the First Listed Company in the Business of Resort Property Operation That Builds New Platforms for Community Expansion



花样年
FANTASIA

- On 9 Dec 2015, Home E&E officially listed its shares on the NEEQ under the stock code: 834669, making it the first listed company in the business of short-term rentals and resort property operation.
- Listing on NEEQ is just the first step for Home E&E to step into the capital market. Home E&E will seize opportunities to accelerate the integration of an online-to-offline resort reservation sharing system based on the foundation of business management and operating services. It will also speed up project expansions and network construction in order to formulate a project network which covers major resort area in the country

NEEQ Listing

- Being a pioneer in the capital market, Home E&E naturally attracts market attention. After listing, Home E&E initiated its first round of top-up issuance via private placement, and raised proceeds of RMB205 million
- Renowned financial institutions including Shenzhen Capital, HG Capital, Tigercub Funds and Canopy Capital participated in subscriptions for the shares

**Welcome by the
Capital Market**



美易家

- Home E&E is currently expanding in both online and offline directions, whereas the online platform has been launched as a worldwide resort exchange platform which targets end customers, catering to the needs for short-term rentals of families, business travelers and couples. It provides a wide-range of tourism services, and functions such as interactive community, bonus points and exchange programmes, to realise in-depth travelling experiences based on the core of apartment booking and sharing
- In offline areas, the network of Home E&E's tourism businesses covers core districts such as South, East, and Southwest China, which include 10 cities like Shenzhen, Guangzhou, Huizhou, Zhengzhou, Jiaying, Dali, Lijiang and Haikou. The number of tourism projects is expected to greatly increase

**Online and Offline
Expansion**

Contracted Sales Overview

- ✓ Contracted sales for 2015 reached RMB11.2 billion (YoY +10.4%), and accomplished the RMB11 billion annual sales target
- ✓ Aggregate sold GFA for 2015 reached 1.289 million sq.m.

	Amount		GFA	
	(RMB million)	%	(sq.m.)	%
Chengdu-Chongqing Economic Zone	1,311	11.6	267,658	20.8
The Pearl River Delta	5,123	45.5	487,037	37.8
The Yangtze River Delta region	2,615	23.2	249,475	19.3
Beijing-Tianjin Metropolitan Area	993	8.8	127,799	9.9
Central China	1,120	9.9	156,407	12.1
Overseas	110	1.0	1,047	0.1
Total	11,272	100.0	1,289,423	100.0

More Diversified Revenue

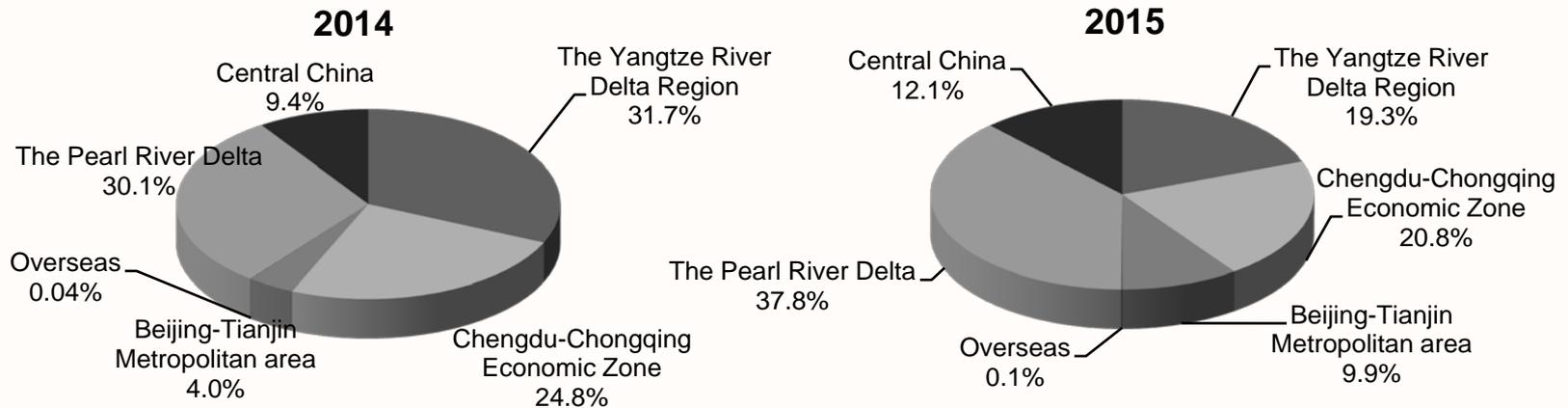


花样年
FANTASIA

Contracted Sales Revenue Breakdown (by GFA) -- by Product



Contracted Sales Revenue Breakdown (by GFA) -- by Region



High Quality Land Bank

- ✓ During the reporting period, the Group continued to adhere to its prudent investment strategy and development direction of acquiring land in first-tier cities, e.g., Beijing, Shanghai and Shenzhen, which enjoy strong market potential and are capable of delivering prosperous return
- ✓ As of 31 December 2015, planned GFA of the Group's land bank aggregated approximately 15.91 million sq.m., including planned GFA of properties with framework agreements signed aggregated 8.9 million sq.m.. Most of the land bank are in first-tier and second-tier cities.

Beijing-Tianjin Metropolitan Area		
City	GFA (sq.m.)	%
Beijing	94,984	1.4%
Tianjin	600,755	3.8%
Subtotal	695,740	4.4%

Central China		
City	GFA (sq.m.)	%
Wuhan	831,318	5.2%

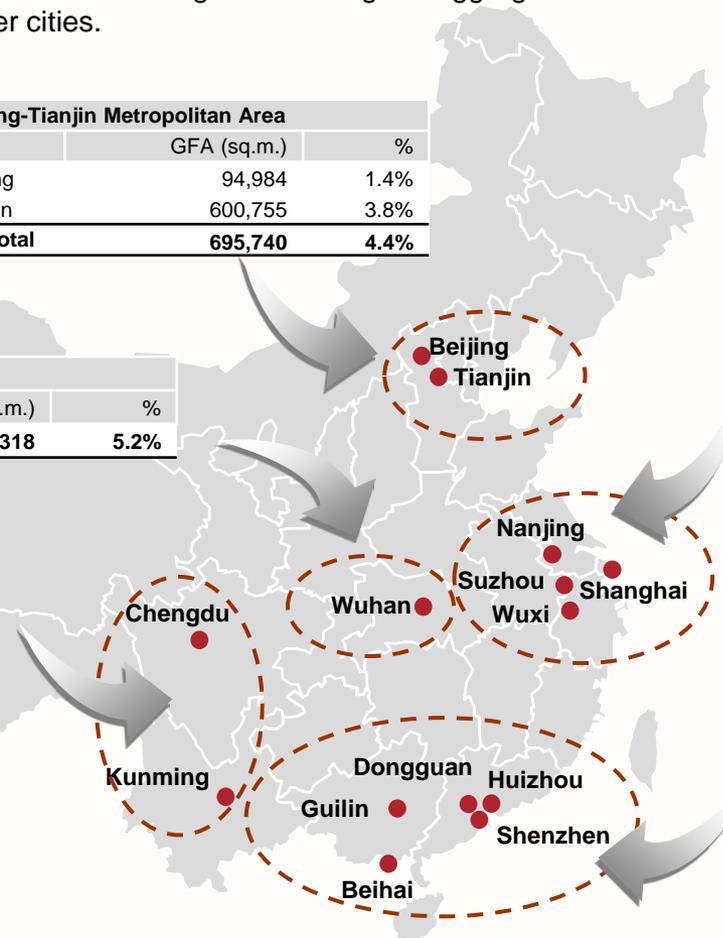
Chengdu-Chongqing Economic Zone		
City	GFA (sq.m.)	%
Chengdu	5,040,995	31.7%
Kunming	90,000	0.6%
Subtotal	5,130,995	32.2%

Overseas Project

City	GFA (sq.m.)	%
Singapore	22,904	0.1%

The Yangtze River Delta		
City	GFA (sq.m.)	%
Suzhou	526,077	3.3%
Wuxi	3,740	0.0%
Shanghai	4,818	0.0%
Nanjing	557,535	3.5%
Subtotal	1,092,170	6.9%

The Pearl River Delta		
City	GFA (sq.m.)	%
Shenzhen	2,475,601	15.6%
Huizhou	3,510,973	22.1%
Dongguan	4,270	0.0%
Guilin	2,147,210	13.5%
Subtotal	8,138,054	51.1%



Agenda



花样年
FANTASIA

1. Business Review
2. Financial Review
3. Market Outlook for 2016
4. Appendix

Key Financial Highlights

花样年
FANTASIA

Profitability

Gross profit margin

30.9%

Net profit

1,403 million, net profit margin 17.2%

Recommended dividend of
RMB0.05 per share

**dividend payout ratio:
20.1%, dividend yield: 5.81%⁽¹⁾**

Financial position

Cash on hand

RMB 4.22 billion

Net gearing⁽²⁾

75.6%

Financing activities in 2015

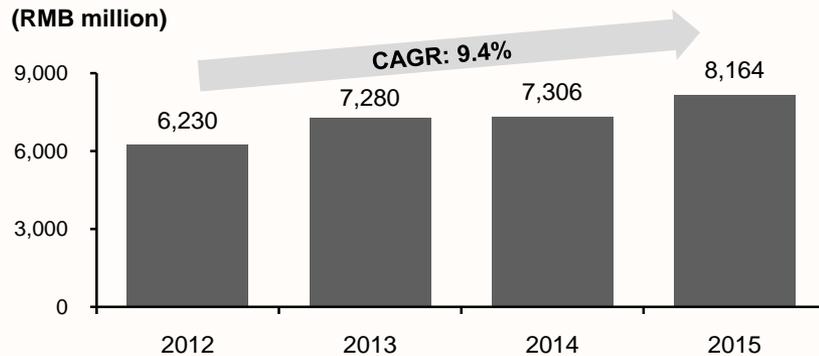
- In May 2015, issued USD\$200 million 11.500% senior note due 2018
- In September 2015, completed an issuance of 5-year RMB2 billion 6.95% domestic corporate bonds
- In December 2015, completed an issuance of 5-year RMB1.1 billion 7.29% domestic corporate bonds
- In December 2015, Home E&E raised proceeds of approximately RMB205 million

(1) The calculation is HK\$0.05 (dividend payout) / HK\$0.86 (stock price as at 2 March 2016)

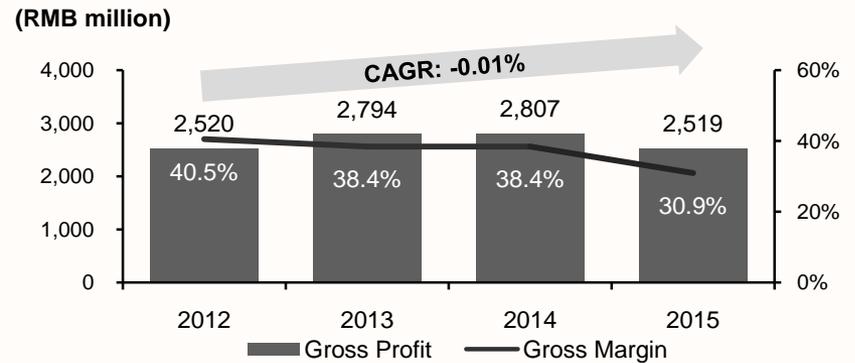
(2) The calculation is (total interest bearing liabilities - total cash and bank deposits including restricted deposits) / Total Equity

Stable Financial Results Track Record

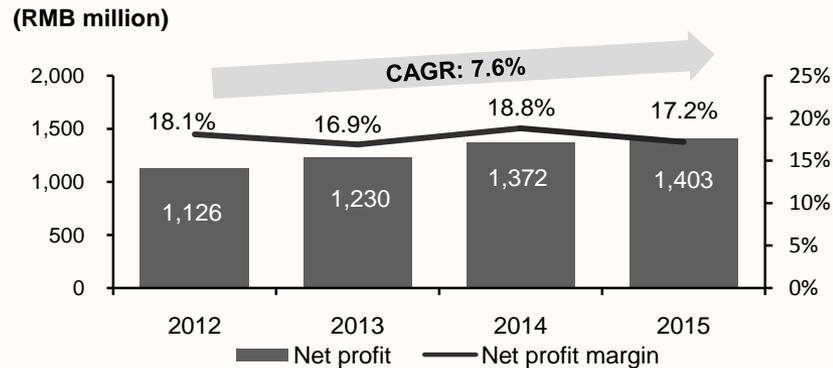
Revenue⁽¹⁾



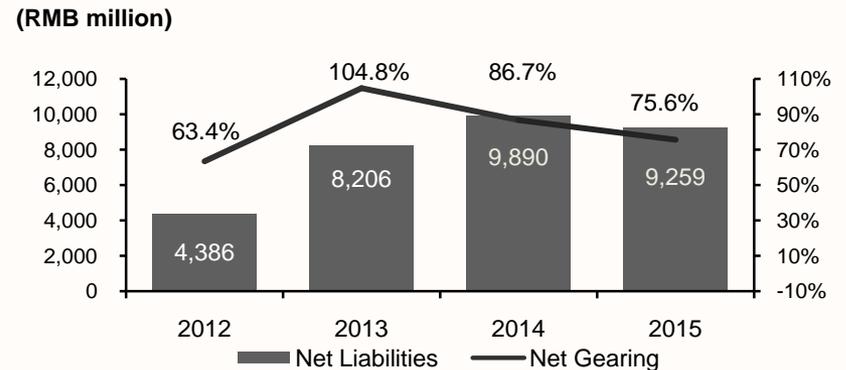
Gross Profit and Gross Margin



Net Profit and Net Profit Margin



Net Liabilities and Net Gearing



(1) Not included the income from disposal of assets

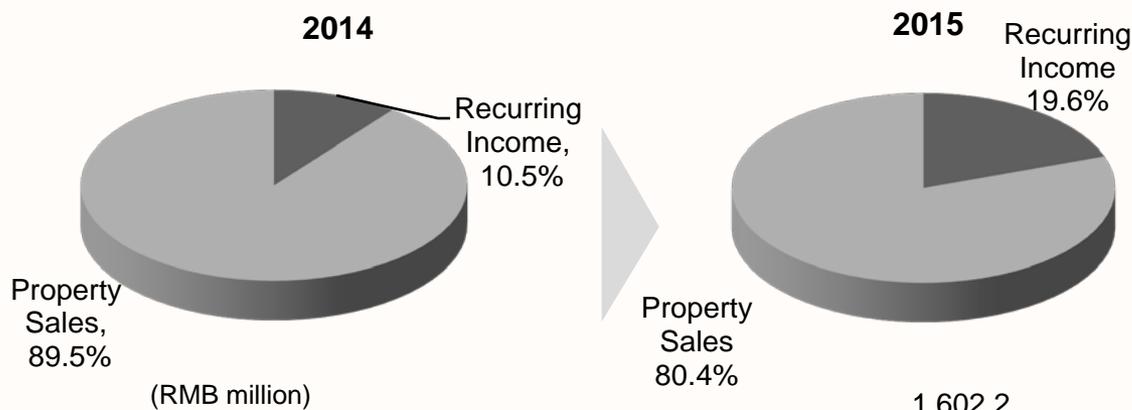
Continuous Enhancement of Property Services and Business Operating Capacity



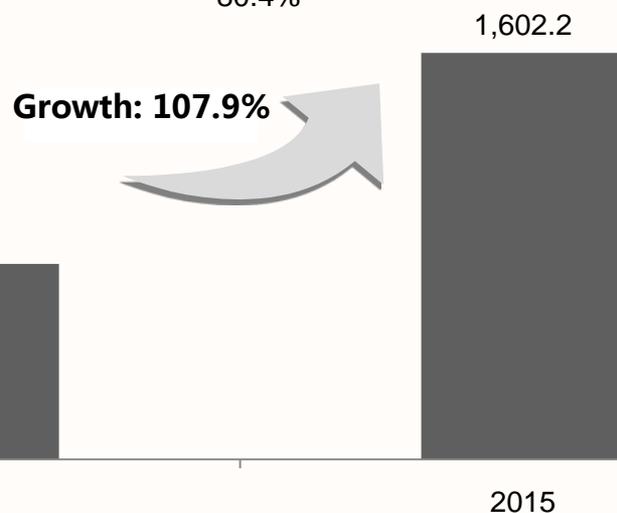
花样年
FANTASIA

Recurring Revenue from Rental Income, Hotels and Community Services and Major Other Income

In 2015, our other businesses such as property operation and hotel services achieved sustainable growth.



Income from Disposal of Assets(RMB'000)			
	Consideration	NAV	Gain
2015			
Commercial	1,569,382	1,167,081	402,301
Hotel	645,000	257,262	387,738
Total	2,214,382	1,424,343	790,039
2014			
Commercial	347,670	123,963	223,707
Hotel	-	-	-
Total	347,670	123,963	223,707



Revenue: RMB828 million
+112.6 % y-o-y
Adjusted Profit ⁽¹⁾: RMB271 million
+50.7 % y-o-y

(1) The calculation is profit for the year +listing expenses+ option expenses+ allowance for doubtful debt + depreciation& amortization

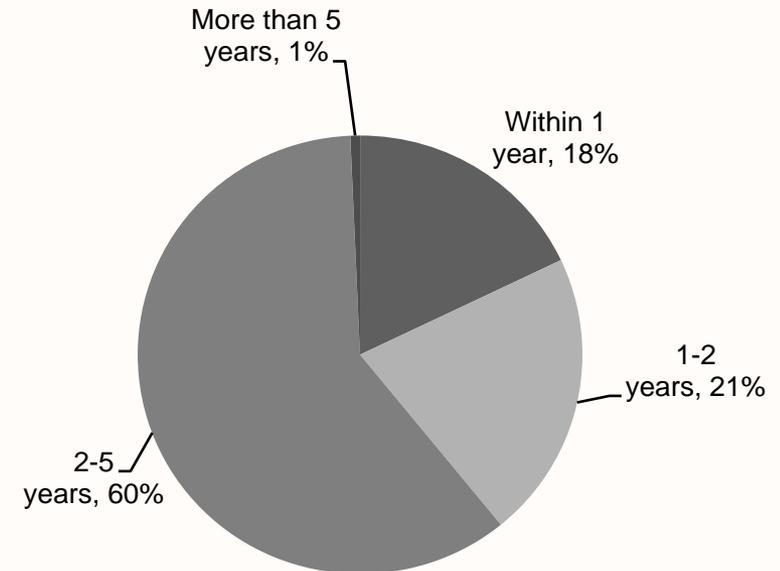
Capital Structure and Debt Position



Capital Structure as of 31 December 2015

RMB million	Actual amount	% of total capital
Cash and cash equivalent ⁽¹⁾	4,218	
Borrowings due within 1 year	1,408	
Borrowings with maturity beyond 1 year	2,557	
Senior notes ⁽²⁾ and corporate bonds	9,513	
Total long-term debts	11,065	47.5%
Total debts	13,477	57.8%
Total equity	12,240	52.5%
Total capital⁽³⁾	23,305	

Debts by Maturity



The Net Gearing declined by 11.1 percentage points
We maintained a good capital position and appropriate debt profile

- (1) Cash and cash equivalents included restricted bank deposits of RMB1.336 billion
- (2) Senior notes refer to 2012 senior notes, 2013 January senior notes, 2013 May senior notes, 2014 senior notes and 2015 senior notes
- (3) Total capital include total long-term borrowings and total equity

Agenda



花样年
FANTASIA

1. Business Review
2. Financial Review
- 3. Market Outlook for 2016**
4. Appendix

Fantasia is about to Step into the Second Stage of Strategic Transformation



花样年
FANTASIA

“Two-step” Strategy:

To build an organic ecosystem by integrating internal and external resources and to transformed from rigid to flexible, from asset-heavy to asset-light business model during eight years from 2012 to 2020.

While building, adjusting and facilitating its business structure, the Group will achieve gradual transformation of business system and model to eventually evolve into a financial holding group focusing on living spaces and experiences through strategic partnerships, mergers and acquisitions.



The second stage – a period of comprehensive expansion and rapid growth(2016-2020)



The first stage of “Two-step” strategic transformation (2012-2015)

- ✓ By establishing financial service engine as well as improving and building the two service platform of Colour Life and Home E&E to complete the strategic transformation of property and commercial business to foster and build unique cultural tourism, senior citizen services and education business model of Fantasia
- ✓ The Group has completed the establishment of the two service platforms and the strategic transformation of development model. It has already formed a co-existing, interdependent and sustainable community business ecosystem.

- ✓ The Group’s eight business segments including four major communities and four major applications will enter into a period of comprehensive expansion and rapid growth.
- ✓ Based on “Community+”, the Group will improve the business system from rigid to flexible and from asset-heavy to asset-light to enhance innovation of business model as well as the exploration of service value.
- ✓ The Group will eventually evolve into a financial holding group focusing on living spaces and experiences.

Early stage of development: traditional community manufacturer

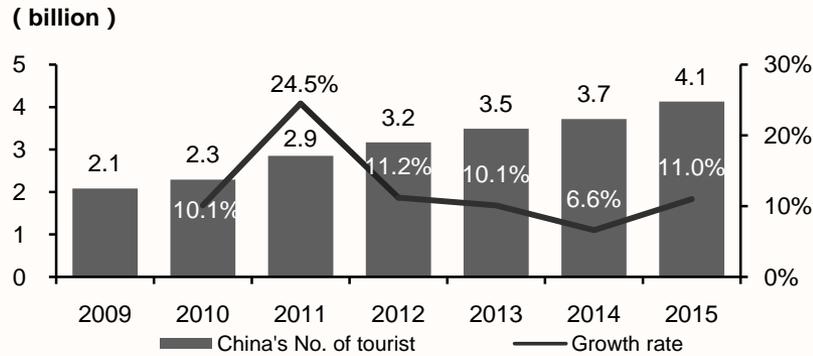


Key Sector – The Cultural and Tourism Group

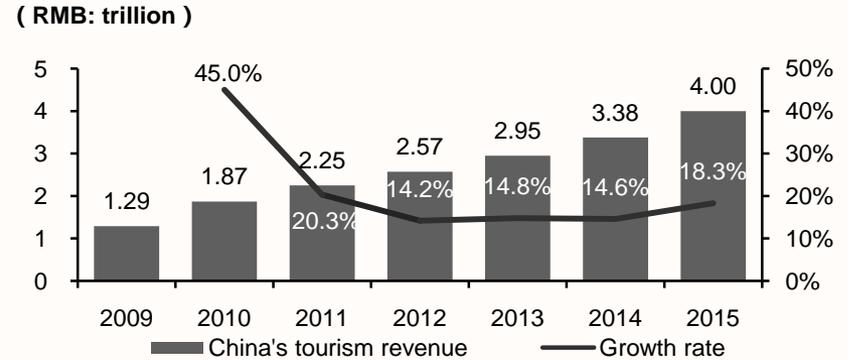
Promote the Concept of “Internet + Community”, Eyeing Domestic and Overseas Markets, Develop Community Tourism



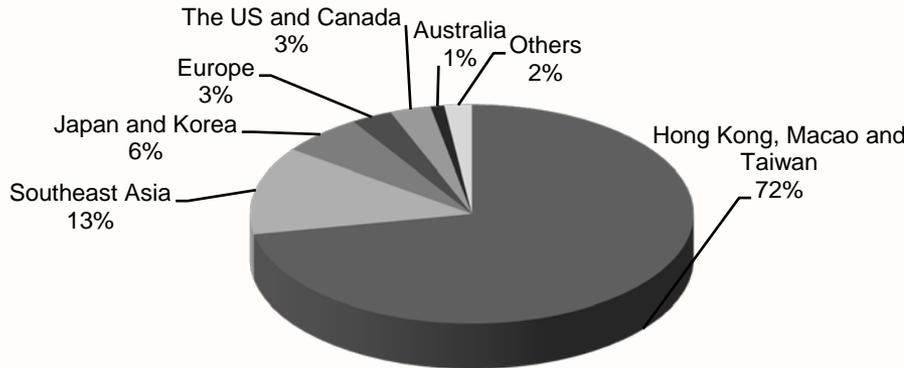
Steady Growth of No. of Tourists in China



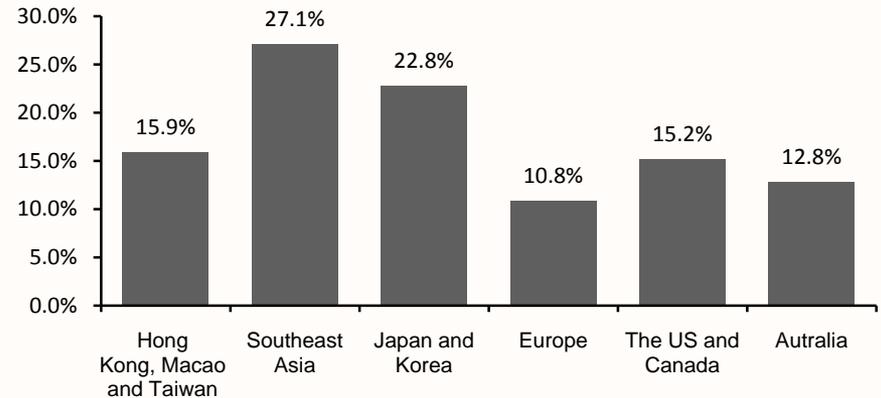
Significant Growth of Tourism Revenue in China



Chinese Citizens Tourism Preference: Hong Kong, Macao, Taiwan, Southeast Asia, Japan and Korea



High Growth Rate of Chinese Tourists to Hong Kong, Macao, Taiwan, Southeast Asia, Japan and Korea

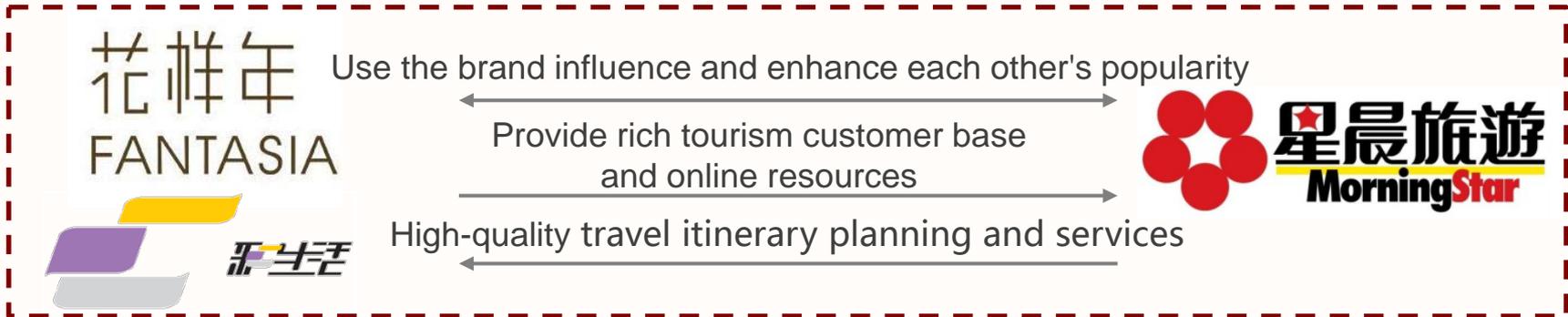


Source: : National Tourism Administration

Fantasia Acquired Morning Star to Get Connected with Its Community Cultural Tourism Industry Chain

Incorporated Morning Star with an Internal Integration with Colour Life and Home E&E, Thus to Have a Bright Market Prospects

花样年
FANTASIA



1 Treasure hunting in the hot overseas travelling market

- ✓ The growth trend of Chinese citizens travelling abroad is rapid and persistent, in need of immediate access to the Group's cultural tourism segment, thus to provide sustaining momentum for the development for cultural tourism business.
- ✓ Ascribed Morning Star's rich service experience on overseas travelling by acquiring Morning Star, to get connected with its cultural tourism industry chain.

2 Focus on community market segment

- ✓ Based on community with precise customer lock-ups and by business synergy of cultural tourism and Colour Life to satisfy the upgraded demand for tourism consumption of Colour Life residents. To form its own unique competitive edges as well as to develop and dominate the community tourism market segment.

3 Improve stickiness of customers

- ✓ To enhance integrated community service platform, improve stickiness of residents of Colour Life and promote neighbourhood social interactions between community residents with the help of the development of community tourism business

Agenda



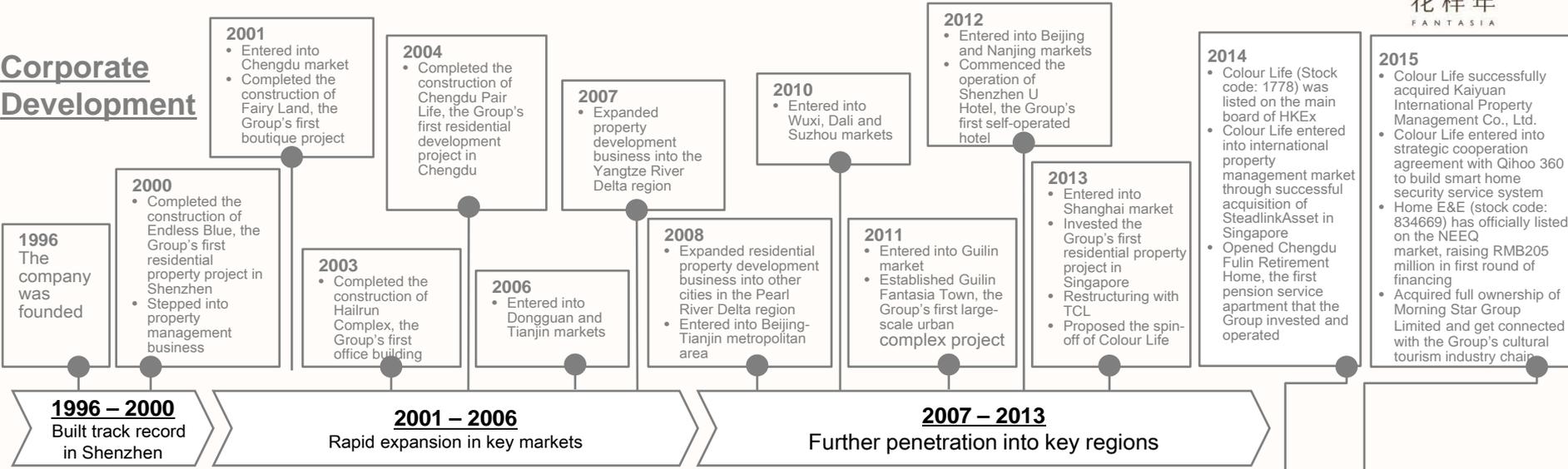
花样年
FANTASIA

1. Business Review
2. Financial Review
3. Market Outlook for 2016
4. Appendix

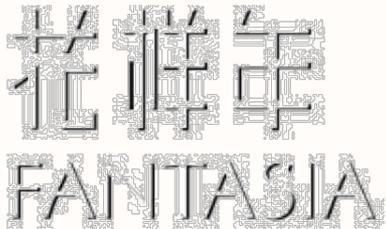
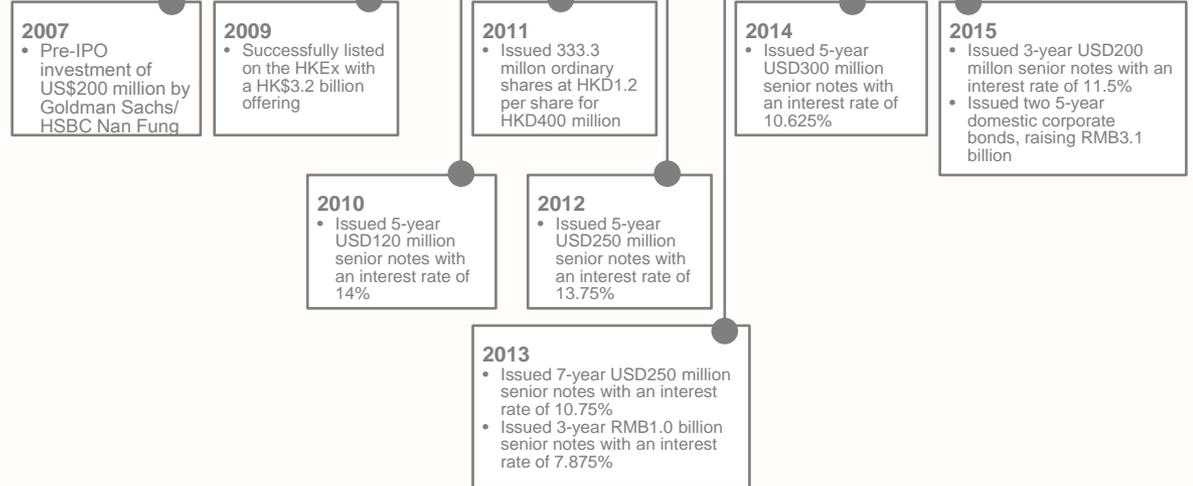
Appendix 1: Key Milestones

花样年
FANTASIA

Corporate Development



Capital Market Development



Appendix 2: High Quality Land Bank

Land Bank Under Development

City	Project	GFA (sq.m.)	Land Use
Shenzhen	Phase 2 of Able	85,428	Industrial Plant
	Lenian Plaza	127,123	Industrial Plant
Huizhou	Building 1-2# of Phase 1 of Huizhou TCL Kangchensiji	31,505	Mid-to-high End Residential
	Phase 1 of Kangchensiji Land Plot No. 8	33,254	Mid-to-high End Residential
	Building 15-16# of Phase 2 of Kangchensiji	40,139	Mid-to-high End Residential
	Phase 3 of Kangchensiji	200,163	Mid-to-high End Residential
Dongguan	Wonderland Kindergarten	4,270	Educational
Guilin	Phase 3 of Guilin Fantasia Town	298,619	Urban Complexes
	B District, North Coast of Guilin Lakeside Eden	243,210	Boutique Upscale Residential
	Block C2 of Guilin Lakeside Eden Community	149,670	Boutique Upscale Residential
	Remaing Ancillary facilities of Block D of Guilin Lakeside Spring Dawn	17,326	Boutique Upscale Residential
	Block E of Guilin Lakeside Spring Dawn	119,709	Boutique Upscale Residential
Chengdu	Phase 2 of Meinian International Plaza	482,759	Urban Complexes
	Phase 1.2 and 1.3 of Longnian International Center	74,776	Urban Complexes
	Phase 2.2 of Longnian International Center	171,234	Urban Complexes
	Four Points by Sheraton of Grande Valley	33,700	Hotel
	Grande Valley 12-1	3,497	Boutique Upscale Residential
	Chengdu Pi County Project	151,425	Boutique Upscale Residential
Tianjin	Ancillary facilities of Phase 1.3 of Love Forever	2,679	Mid-to-high End Residential
	Phase 1 of Huaxiang	16,479	Boutique Upscale Residential
	Meinian International Plaza	99,803	Urban Complexes
Suzhou	Lago Paradise Land Plot No.3	10,700	Boutique Upscale Residential
	Lago Paradise Land Plot No.4	20,034	Boutique Upscale Residential
	Suzhou Hailrun Plaza	330,589	Urban Complexes
Nanjing	Hailrun Plaza	316,257	Urban Complexes
Wuhan	Phase 3 of Love Forever	68,458	Boutique Upscale Residential
	Phase 2 of Wuhan Fantasia Town	186,860	Mid-to-high End Residential
Singapore	6 Derbyshire	22,904	Boutique Upscale Residential
Total		3,342,569	

High Quality Land Bank (Cont'd)

花样年
FANTASIA

Land Bank Held for Future Development

City	Project	GFA (sq.m.)	Land Use
Shenzhen			
	Xinghua Industrial Project	40,000	Commercial and Financial
Huizhou			
	Remaining phases of Kangchengsiji	256,526	Residential and Commercial
	Qiuchang Project	159,387	Residential
Suzhou			
	Remaining phases of Lago Paradise	108,500	Residential and Commercial
Wuxi			
	Remaining phases of Wuxi Love Forever	3,740	Residential and Commercial
Guilin			
	Remaining phases of Lakeside Eden	1,318,676	Residential and Commercial
Chengdu			
	Remaining phases of Belle Epoque	397,204	Residential, Commercial and Ancillary
	Remaining phases of Grande Valley	727,088	Residential and Commercial
	Phase 2.3 of Chengdu Longnian International Center	82,630	Residential and Commercial
Beijing			
	Qingnian Road Project	94,984	Commercial, Office and Carpark
Tianjin			
	Remaining phases of Love Forever	52,755	Residential
	Remaining phases of Huaxiang	260,700	Residential
	Yingcheng Lake Project	168,339	Residential, Commercial and Tourism
Total		3,670,530	

Strategic Project Planning and Execution (Cont'd)



花样年
FANTASIA

1H2015 Newly Commenced Projects

Region	Project	GFA (sq.m.)	Land Use
Yangtze River Delta region	Phase 2 of Nanjing Hailrun Plaza	116,862	Commercial
	Land Plot No.3 of Suzhou Lago Paradise	10,700	Residential
Chengdu-Chongqing economic zone	Phase 2.2 of Chengdu Longnian International Center	171,234	Residential and Commercial
Pearl River Delta	Guangzhou Wonderland Kindergarten	4,270	Ancillary
	Phase 3 of Huizhou Kangchengsiji	200,163	Residential and Commercial
Central China	Phase 3 of Wuhan Love Forever Land Plot A	68,458	Residential
	Phase 2 of Wuhan Fantasia Town	186,860	Residential
North China	Phase 5 of Tianjin Love Forever	45,336	Residential
Total		803,883	

Strategic Project Planning and Execution (Cont'd)



花样年
FANTASIA

2015 Completed Projects

Region	Project	GFA (sq.m.)
Yangtze River Delta region	Phase 1 of Ningbo Love Forever	112,223
	Phase 2 of Ningbo Love Forever	97,503
	Wuxi Love Forever	89,033
	Phase 2.1 of Suzhou Lago Paradise Land Plot No. 4	8,808
	Phase 2 of Suzhou Fantasia Special Town	129,080
Pearl River Delta	Building 9-12# of Phase 2 of Huizhou Kangchengsiji	42,191
	Phase 4 of Huizhou Fantasia Special Town	156,095
	Shenzhen Longnian Building	38,566
	Dongguan Wonderland	34,288
	Wonderland (Commercial) Land Plot No. 1	1,387
Chengdu-Chongqing economic zone	Guilin Lakeside Spring Dawn	99,295
	Phase 2.1 of Chengdu Longnian International Center	161,681
	Phase 2.1 of Chengdu Meinian International Plaza	64,077
	Phase 2.2 of Chengdu Grande Valley	26,231
Central China	Phase 5 of Chengdu Fantasia Town	367,733
	Phase 1 of Wuhan Love Forever	89,259
	Phase 2 of Wuhan Love Forever	99,937
North China	Phase 1 of Wuhan Fantasia Town	147,825
	Phase 4 of Tianjin Love Forever	72,177
Total		1,837,388



花样年
FANTASIA

Fantasia Creates Value

Please contact our IR team (Christy Zheng, zhengjy@cnfantasia.com) for further information or visit www.cnfantasia.com