

2010.02 Monthly Newsletter

花样年控股集团有限公司

Fantasia Holdings Group Co., Limited

(Established under the laws of the Cayman Islands with limited liability)

Stock Code: 1777 HK

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

Fantasia Holdings Group Co., Limited ("Fantasia Holdings") is a leading property developer and property related service provider in China. Our target customers are affluent middle- to upper-class individuals and families and high-growth small- to medium-sized enterprises. Fantasia Holdings focuses our real estate activities in four of the fastest-growing economic regions in China, namely the Chengdu-Chongqing Economic Zone, the Pearl River Delta region, the Yangtze River Delta region and the Beijing-Tianjin metropolitan region. We have a total of 31 projects at various stages of development in 9 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi and Dali.

Latest News

123,670.1 On Feb. 9, 2010, Fantasia Holdings, through its wholly-owned subsidiary, Fantasia Group (China), successfully purchased by auction a piece of land in the future sub-city-center in Wuxi, for RMB500,000,000. This piece of land, with the auction number of Xiguotu 2010-21, XDG(XQ)-2009-38, occupies a land area of approximately 123,670.1 square meters and has a planed GFA of 222,606.18 square meters with the purpose of use for residential, commercial and auxiliary development.



On Feb. 10, 2010, Fantasia Holdings, through its wholly-owned subsidiary, Shenzhen Zhifu, successfully purchased by auction a piece of land in Dali, Yunan. This piece of land, with the auction number of 03-12-86, occupies a land area of approximately 9,212.59 square meters and has a planed GFA of 64,488.13 square meters with the purpose of use for residential (including commercial service) development. The auction began at the price of approximate RMB50.58 million and Shenzhen Zhifu successfully won the auction at that price.

9,212.59



376,371 On Feb. 21, 2010, Fantasia Group (China) received the notices of confirmation of qualifications issued by Beijing Equity Exchange on its acquiring of the 100% equity interests in Suzhou Huawanli and Suzhou LKN. The formal contracts are planned to be signed in March. The final prices for the listing-for-sale were determined to be RMB585.37 million and RMB226.19 million respectively. After the equity interests being transferred, we will acquire the 6 piece of land in Suzhou Citic Taihu Mall with the total land area of 367,371 square meters. and total planed GFA of 0.533 million square meters. At the same time, the Framework Agreement of Transferring 2# Land Project in Citic Taihu Mall between Fantasia Group (Chian) and Suzhou Citic Investment comes into force. The 2# land has a land area of 70,317.2 square meters and FAR of 0.8 with the purpose of use for 5-star hotels.

In Feb. 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 93.07 million, representing a year-on-year growth of about 26.2%. We have achieved a contracted sales amount in 2010 of RMB 249 million, representing a year-on-year growth of about 28.6%. **26.2%**

As at Feb.28,2010 our landbank and land of legal title reach 10.78 million square meters and 10.64 million square meters respectively. Landbank with land use right and framework agreement are 5.62 million and 5.02 million square meters. **1,078**

In Feb. 2010, the business of the sectors of property management and property agency services recorded a year-on-year growth of 7.8%. **7.8%**

In Feb 2010, Chengdu Grand Valley phase 2.1 obtained the construction works commencement permits for section 5, which are planned to be completed in Dec 2010. The newly increased area under construction for Grand Valley phase 2.1 in Feb was 20,204 sq.m and the total area under construction was 71,846 sq.m. **20,204**

Stock Information (As at Feb.28, 2010)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 1.72	HKD 8.383 billion	1,475 million shares

IR Contact

Executive Director: Mr. Huiming Feng	Executive Director & CFO: Mr. Alex Chan	Secretary for IR affairs: Ms. Weiyang Jiang
Direct Line 86-755-83478909	Direct Line 86-755-83479322	Direct Line 86-755-83477925
Email:fenghm@cnfantasia.com	Email: alex@cnfantasia.com	Email:jiangwy@cnfantasia.com

Information about Property Development



Shenzhen Meinian Plaza

Projects Completed & under Sales (As at Feb.28, 2010)

unit:sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen	1 Future Plaza	74,348	60,590	5,792	54,798	0
	2 Flower Harbor	27,033	22,402	1,318	21,084	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 No.3 Warehouse	12,571	12,571	0	0	12,571
Chengdu	1 Love Forever	354,967	328,361	35,944	292,417	0
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailrun Plaza	132,218	114,787	21,955	72,461	20,331
	4 Grand Valley phase 1.1	50,839	50,635	8,023	42,612	0
	5 Grand Valley phase 1.2	61,631	61,616	7,334	54,482	0
Total		911,137	830,344	141,611	619,121	69,612

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at Feb.28, 2010.

Note 2: Contracted areas refer to the project's total areas with sales contracts.

Note 3: Areas held for sale refer to the saleable areas with the purpose for sale but without sales contracts yet.

Note 4: Shenzhen Meinian Plaza (namely, the Pengji Times Enterprise Incubation Park in Shenzhen) was completed but has not yet entered into pre-sales. The area held for sale is expected to be 50% of total saleable area and the actual exact figure is up to the final pre-sale permit and property ownership certificate.

Note 5: Shenzhen No.3 Warehouse project is approved to be held for the use of hotel.



Tianjin Hailrun Plaza



Grand Valley



Chengdu Meinian International Plaza



Yixing Town on the Water

Projects under Development (As at Feb.28, 2010)

unit:sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen 1	Love Forever	132,336	100,441	54,715	45,726	0
Chengdu	1 Future Plaza	245,248	235,246	235,246	0	0
	2 Grand Valley phase 2.1.1	71,846	71,846	70,661	1,185	0
	3 Mont Conquerant phase 1	50,560	48,176	37,757	10,419	0
	4 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	104,606	5,762	0
	5 Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	330,965	81,828	0
Tianjin 1	Tianjin Hailrun Plaza	131,341	79,051	53,602	25,449	0
Yixing 1	Town on the Water	41,432	40,240	16,676	16,469	7,095
Dongguan 1	Mont Conquerant	142,928	116,899	98,804	18,095	0
Total		1,366,443	1,227,759	1,015,731	204,933	7,095

Note 1: Contracted areas refer to the project's total areas with sales contracts;

Note 2: Areas held for sale refer to the saleable areas with the purpose for sale but without sales contracts yet.

Note 3: Chengdu Future Plaza is under development but has not yet entered into pre-sales.

Projects to be Developed (As at Feb.28, 2010)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sqm)	Total Land Cost /Total GFA (RMB/ Sqm)	
Chengdu	1	Meinian International Plaza (all phases except phases 1.1-1.3)	New and Hi-tech zone in the south city	Office,commercial, hotel and parking spaces	100%	449,845	669
	2	Fantasia Town (all phases except phases 1.2 & 2)	Wenjiang District	Residential,commercial and parking spaces	100%	370,149	81
	3	Mont Conquerant (all phases except phase 1 and phase 2 section 1)	Xinjin County	Residential,commercial, hotel and parking spaces	100%	283,685	825
	4	Grand Valley (all the remaining phases)	Pujiang County	Residential and commercial	100%	1,47,240	296
	subtotal					2,573,919	—
Shenzhen	1	Futian Free Trade Zone Project	Futian District	Warehousing	100%	67,908	2179
	subtotal					67,908	—
Huizhou	1	Endless Blue	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2	Huiyang project	Beside bus terminal, Huinan rd	Residential, commercial and parking spaces	100%	586,000	423
	subtotal					754,545	—
Tianjin	1	Yingcheng	South of the Yingcheng reservoir, Hangu District	Residential, office and commercial	100%	168,339	766
	subtotal					168,339	—
Suzhou	1	Suzhou Taihu project	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	533,121	1,473
	subtotal					533,121	—
Wuxi	1	Wuxi project	Junction of Jincheng Rd and Chunyang Rd	Residential, commercial and infrastructure construction	100%	222,606	2,314
	subtotal					222,606	—
Yunnan	1	Dali project	Xiaguan Town	Residential, commercial and infrastructure construction	100%	64,488	808
	subtotal					64,488	—
total					4,384,926	—	

注1：楼面平均地价 = 土地取得总成本 / 项目总建筑面积；

Projects under Framework Agreements (As at Feb.28, 2010)

	List of projects	location	Positioning	Expected Equity Interest expected	Total Planed GFA (Sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Successfully started and an amount of RMB100 million paid for resettlement. Resettlement completed in general. The development is in process
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique residence	100%	996,531	The mobilization for resettlement, land requisition and compensation was finished. The conceptual design was finished internally and submit for government' s approval.
Beijing	Tongzhou Project	Xinhua Ave, Tongzhou District	Urban complex	100%	55,000	The project is under evaluation of resettlement. Fantasia Holdings is also seeking for other appropriate projects in Beijing.
Suzhou	Taihu hotel project	Taihu National Tourism Vacation Zone	Hotel	100%	56,254	The primary design is finished and to be approved.
		Total			5,025,117	

Information about Property Management/Property Agency Services

Information about Property Management (As at Feb.28, 2010)

Type	Region	2009 Quantity	2009 Areas under Management Contracts(Sq.m)
Projects under Full Management Service	Shenzhen	125	5,397,141
	Chengdu	20	3,275,325
	Huizhou	16	1,912,220
	Other area in Guangdong: Dongguan, Zhuhai, Yangjiang	9	395,052
	Subtotal	170	11,123,878
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,131,610
	Subtotal	21	2,966,058
Total		191	14,089,936

Information about Property Agency Services (As at Feb.28, 2010)

Number of Projects	GFA('000 Sq.m)	Total Revenue (Rmb:'000 yuan)
54	433	26,671

Note 1: All the above data were the year-to-date data by the end of Feb. 2010.

Note 2: Total Revenue means the revenue of projects sold instead of the fee we get through property agency services.

Honors and Awards

Chengdu in 2009 by the committee and local government of Chenghua District

Fantasia (Chengdu) Development Co.,Ltd. won the award of Outstanding Taxpayer in Chenghua District, Chengdu in 2009 by the committee and local government of Chenghua District.

Chengdu in 2009 by the committee and local government of Jinjiang District

Fantasia (Chengdu) Development Co.,Ltd. won the award of Outstanding Taxpayer in Jinjiang District, Chengdu in 2009 by the committee and local government of Jinjiang District.



Disclaimer

Our monthly newsletter is provided to the investors and other relevant parties for our business update, but there may be some discrepancies existed between those information and the data in our annual report and the interim report for reasons not limited to the following: (1) all the above financial data is unaudited, which may be different from those audited because of different accounting judgment and estimation; (2) all the above operation data may change during the whole operation and financial period due to the uncertainty in sale and operation, etc. As a result, this monthly newsletter is for your reference only, and please be reminded of the above-mentioned potential discrepancies when you refer to those information.

All the right in our monthly newsletter is reserved and anyone is forbidden to publish, copy, or delete and amend the newsletter, which may distort the original meanings, without our prior written permission.