

2010.04 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 29 30 31

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

On April 22, 2010, Fantasia Holdings Group announced that the Company entered into a framework agreement to acquire Shenzhen Gaohua Investment Limited (“Shenzhen Gaohua”), held in equal part by Shenzhen Zhongding Investment Development Limited and Shenzhen Longgang Enterprise Limited, for a total consideration of RMB936 million. Shenzhen Gaohua is in the process of acquiring the equity interests in three pieces of land in Guilin’s planned “Economic Development Zone”. Upon completion of the proposed acquisition, Fantasia, through Shenzhen Gaohua, will be the sole owner of all three parcels, with a total land area and gross floor area of approximately 716,700 sq.m and 2.24 million sq.m respectively. Located in Guilin’s emerging Economic Development Zone, these three pieces of land capitalize on the existing nature of the projects and their advantageous locations, and have the potential to significantly appreciate in value.

224

120

On April 28, 2010, Fantasia Holdings Group announced the proposed offering of guaranteed senior notes and thereafter commenced a series of roadshow presentations to institutional investors in Asia, Europe and the United States. On May 5, 2010, Fantasia Holdings Group announced that the Company had successfully completed the issuance of guaranteed senior notes in the aggregate principal amount of US\$120 million. The notes will mature on May 12, 2015 and will bear interest at a rate of 14% per annum. Citigroup Global Markets Inc., Merrill Lynch International and UBS AG are the joint lead managers and joint bookrunners of the offer and sale of the notes.

In April 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 291.98 million, representing a year-on-year growth of about 33.8%. The accumulated contracted sales amount for the year of 2010 is RMB 762.89 million, representing a year-on-year growth of about 38.5%.

762.89

1,300

As at April 30, 2010, Fantasia's total landbank amounts to 13 million sq.m, and the attributable landbank amounts to 12.87 million sq.m. Among the above, the landbank with land use right titles and that under framework agreement are 5.6 million and 7.27 million sq.m respectively.

In April 2010, the business of the sectors of property management and property agency services recorded a year-on-year growth of 10.1%.

10.1%

Stock Information (As at April 30, 2010)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 1.46	HKD 7.116 billion	1,475 million shares

IR Contact

Executive Director: Mr. Huiming Feng	Executive Director & CFO: Mr. Alex Chan	IR Manager: Ms. Jing Zeng
Direct Line 86-755-83478909	Direct Line 86-755-83479322	Direct Line 86-755-82025345
Email: fenghm@cnfantasia.com	Email: alex@cnfantasia.com	Email: zj@cnfantasia.com

Information about Property Development



Hailrun Plaza

Projects Completed & under Sales (As at April 30, 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	4,094	56,496	0
	2 Flower Harbor	27,033	22,402	993	21,049	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 Meinian Hotel	12,571	12,571	0	0	12,571
Dongguan	1 Mont Conquerant phase 1	19,945	19,885	1,790	18,095	0
Chengdu	1 Love Forever	354,967	328,361	34,742	293,619	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	12,792	81,664	20,331
	4 Grand Valley phase 1.1	50,839	50,635	6,223	44,412	0
	5 Grand Valley phase 1.2	61,631	61,616	4,117	57,499	0
Total		931,082	850,229	125,956	654,661	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 April 30, 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 entry of sales contracts.

Note 4: Shenzhen Meinian Plaza (namely the Pengji Times Enterprise Incubation Park in Shenzhen) was completed but has yet to be entered into pre-sale period. The area held for sale is expected to be 50% of the total saleable area and the actual exact figure is based upon the final pre-sale permit and property ownership certificate that would be obtained.

Note 5: Shenzhen Meinian Hotel (namely Shenzhen No.3 Warehouse project) is planned to be held for hotel purpose upon government approval.



Mont Conquerant

Projects under Development (As at April 30, 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	54,193	46,248	0
Chengdu	1 Future Plaza	243,839	235,246	235,246	0	0
	2 Grand Valley phase 2.1	79,958	79,958	78,294	1,664	0
	3 Mont Conquerant phase 1	50,560	48,176	37,757	10,419	0
	4 Mont Conquerant phase 2 section 1	12,699	12,699	12,699	0	0
	5 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	98,120	12,248	0
	Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	316,818	95,975	0
Tianjin 1	Tianjin Hailrun Plaza	131,341	79,051	45,170	33,881	0
Yixing 1	Town on the Water	41,432	40,240	14,217	18,928	7,095
Dongguan 1	Mont Conquerant phase 2	122,983	97,014	97,014	0	0
Total		1,353,201	1,215,986	989,527	219,363	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 entry of sales contracts.

Note 3: Chengdu Future Plaza is under development but has yet to be entered into pre-sales.

Projects to be Developed (As at April 30, 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 city south	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%	1,462,129	284
	subtotal					2,565,808	---
Shenzhen	1	Funian Plaza	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	Fantasia Town	Close to bus terminal, Huinan Road	Residential, commercial and parking spaces	100%	586,000	423
	subtotal					754,545	---
Tianjin	1	Yingcheng	South of 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	1522
	subtotal					533,121	---
Wuxi	1	Wuxi project	Junction of Jincheng Road and Chunyang Road	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					4,376,815	---	

Projects under Framework Agreements (As at April 30, 2010)

	List of projects	Location	Positioning	Expected Equity Interest	Total Planned GFA (Sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Successfully kicked off and an amount of RMB100 million was paid for resettlement. The development is in progress.
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique residence	100%	996,531	Mobilization for resettlement, land requisition and compensation was completed. Conceptual design has been finished internally and been submitted for government 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 preliminary design was finished and to be submitted for approval.
Guilin	Gaohua project	Lingui New District Xicheng Blvd	Urban complex/ boutique residence	100%	2,243,808	An amount of RMB 250 million was paid for acquirement. The acquirement is in progress as planned.
Total					7,268,925	

Information about Property Management/Property Agency Services

Information about Property Management (As at April 30, 2010)

Type	Region	Quantity	Areas under Management Contracts(Sqm)
Projects under Full Management Service	Shenzhen	127	5,471,527
	Chengdu	22	3,483,682
	Huizhou	17	1,951,219
	Other areas in Guangdong: Dongguan, Zhuhai, Yangjiang	10	579,193
	Subtotal	176	11,485,621
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	1	167,584
	Others	8	1,381,610
	Subtotal	21	3,216,058
Total		197	14,701,679

Information about Property Agency Services (As at April 30, 2010)

Number of Projects	GFA('000 Sqm)	Total Revenue (RMB:'000 yuan)
27	214	91,495

Note 1: All the above data were the year-to-date data as at the end of Mar. 2010.

Note 2: Total Revenue refers to the revenue of projects sold instead of the fee we have got via property agency services.

Honors and Awards

Company

Shenzhen Xingyan Property Consultancy Co.,Ltd won the award of 2010 China Top 100 Real Estate Agencies by China Real Estate Top 10 Research Team.

Projects

Tianjin Hailun Plaza won the award of Construction for the Haihe River Prize by Tianjin Construction Industry Association.

Disclaimer

Our monthly newsletter is provided to the investors and other relevant parties for our business update, but there might be discrepancies existed between the information carried here and the data in our annual and interim reports for reasons not limited to the following: (1) all the above financial data is unaudited, which may be different from those audited due to 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 aforesaid potential discrepancies when you refer to those information.

All the rights in our monthly newsletter are reserved. None of the content may be published, copied, deleted or amended, which may lead to distortion in original meanings, without our prior written permission.