

2010.06 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

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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 33 projects at various stages of development in 9 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi and Dali .

Latest News

On June 8, 2010, Fantasia's 4th exhibition "A Journey to Discover Happiness" is coming to Art Zone 798 in Beijing. At the opening Ms. Jiang Jie, the principal executive & distinguished artist launched the installation art exhibit entitled "Pink Utopia", and expressed her hopes for happiness and a better life. "A Journey to Discover Happiness" is a series of public benefit activities in art launched by Fantasia Holdings Group Co., Limited.

333,400

On June 14, 2010, Fantasia announced that the Company acquired 100% of the equity interests of Dongguan Huaqianli Property Development Company Limited (hereinafter referred to as "Huaqianli") for a total consideration of RMB317,650,000. Huaqianli owns land occupying an area of 96,862.6 square meters in the Bei An District of Huangjiang Town, Dongguan City, with a floor area ratio of 2.5 and a planned gross floor area of up to 333,400 square meters. Upon completion of the acquisition, Fantasia's plans for the Huangjiang Garden Project will feature a combination of high-end villas and low-rise plus multi-storey residential apartments.

The commencement ceremony of Fantasia's five-star hotel facility in Taihu Forum for Culture was held on 29th of June, 2010 at Taihu City's land lot no.2 in Suzhou, China, which marks a new phase in the construction of Fantasia's Suzhou Taihu Lake project.

In June 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 459.58 million, representing a year-on-year increase of 110%. The accumulated contracted sales amount for the year of 2010 is RMB 1392.95 million, representing a year-on-year growth of about 29%.

139,295

As at June 30, 2010, Fantasia's planned gross floor area amounted to 13.47 million sq.m, and the planned gross floor area of attributable landbank amounted to 13.35 million sq.m. Among the former, the planned gross floor area with land use right titles and that under framework agreement were 6.20 million sq.m and 7.27 million sq.m respectively.

620

6% As at June 30, 2010, Fantasia's property management and property agency services recorded a year-on-year growth of 6 %.

Stock Information (As at June 30, 2010)

| Price per Share | Market Capitalization | Amount of Total Issued Shares |
|-----------------|-----------------------|-------------------------------|
| HKD 1.31 | HKD 6.385 billion | 4,874 million shares |

IR Contact

| | | |
|---|--|------------------------------|
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Information about Property Development



TianJin Hailun Plaza

Projects Completed & under Sales (As at June 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 | 1,511 | 59,079 | 0 |
| | 2 Flower Harbor | 27,033 | 22,402 | 993 | 21,409 | 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 | 0 | 294,139 | 34,222 |
| | 2 Chengdu Fantasia Town phase 1.1 | 109,892 | 105,962 | 24,495 | 81,467 | 0 |
| | 3 Chengdu Hailun Plaza | 132,218 | 114,787 | 5,921 | 88,535 | 20,331 |
| | 4 Grand Valley phase 1.1 | 50,839 | 50,635 | 5,202 | 45,433 | 0 |
| | 5 Grand Valley phase 1.2 | 61,631 | 61,616 | 3,776 | 57,840 | 0 |
| the Yangtze River Delta region | 1 Tower on the Water | 40,789 | 40,240 | 13,032 | 20,113 | 7095 |
| Total | | 971,871 | 890,469 | 93,430 | 686,110 | 110,929 |

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at May 31, 2010.

Note 2: Contracted areas refer to the project's total area under sales contract.

Note 3: Areas held for sale refer to the saleable areas built for sale but without sales contract.

Note 4: Shenzhen Meinian Plaza 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 Meinian Hotel (namely, Shenzhen No.3 Warehouse project) is planned to be held for use as a hotel after government's approval.



Yixing Project

Projects under Development (As at June 30,2010)

| 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 | 100,233 | 47,826 | 52,407 | 0 |
| Chengdu | 1 Future Plaza | 243,839 | 235,246 | 235,246 | 0 | 0 |
| | 2 Grand Valley phase 2.1 | 79,958 | 79,958 | 74,942 | 5,016 | 0 |
| | 3 Mont Conquerant phase 1 | 50,560 | 48,176 | 36,186 | 11,990 | 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 | 94,725 | 15,643 | 0 |
| | Chengdu Meinian International Plaza (phases 1.1-1.3) | 424,440 | 412,793 | 302,531 | 110,262 | 0 |
| Tianjin 1 | Tianjin Hailrun Plaza | 131,341 | 79,051 | 39,658 | 39,393 | 0 |
| Dongguan 1 | Mont Conquerant phase 2 | 122,983 | 97,014 | 97,014 | 0 | 0 |
| Total | | 1,311,769 | 1,175,538 | 940,827 | 234,711 | 0 |

Note 1: Contracted areas refer to the project's total area under sales contract;

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

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

Projects to be Developed (As at June 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 phases except phases 1.1,1.2&2.1) | 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 | --- |
| Dongguan | 1 | Jiangshan Garden | Huangjiang Town | Residential and commercial | 100% | 333,400 | 923 |
| | | subtotal | | | | 333,400 | --- |
| Tianjin | 1 | Yingcheng | South of the Yingcheng reservoir, Hangu District | Residential, office and commercial | 100% | 168,339 | 766 |
| | 2 | Chentang | Southern side of East River Road, Hexi District | Residential and commercial | 100% | 64,227 | 1,870 |
| | | subtotal | | | | 232,566 | --- |
| 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% | 338,080 | 1,523 |
| | | subtotal | | | | 338,080 | --- |
| Yunnan | 1 | Dali project | Xiaguan Town | Residential, commercial and infrastructure construction | 100% | 64,488 | 808 |
| | | subtotal | | | | 64,488 | --- |
| | | total | | | | 4, 889,916 | --- |

Projects under Framework Agreements (As at June 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 | The resettlement and other work are in steady progress. Both the Pihua Road and 3 municipal roads (phase 1&2) gained approval from local land and planning authorities. 90% of the resettlement has been completed. |
| Yunan | Yunnan project | Near the Butterfly Spring, Dali | Boutique residence | 100% | 996,531 | Mobilization for resettlement, land requisition and compensation was completed. Conceptual design was submitted for government approval. |
| Beijing | Tongzhou Project | Xinhua Ave, Tongzhou District | Urban complex | 100% | 55,000 | The project is still under a framework agreement. Fantasia Holdings is also seeking other appropriate projects in Beijing. |
| Suzhou | Taihu hotel project | Taihu National Tourism Vacation Zone | Hotel | 100% | 56,254 | The design got an approval from experts on June 25 and a ceremony of commencement was held on June 29. |
| Guilin | Gaohua project | Lingui New District Xicheng Blvd | Urban complex/ boutique residence | 100% | 2,243,808 | RMB 200 million was paid as a deposit and a further RMB 300 million was paid for equity acquirement. |
| | | Total | | | 7,268,925 | |

Information about Property Management/ Property Agency Services

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

| Type | Region | Quantity | Areas under Management Contracts(Sqm) |
|--|--|----------|---------------------------------------|
| Projects under Full Management Service | Shenzhen | 128 | 5,613,986 |
| | Chengdu | 24 | 3,541,166 |
| | Huizhou | 17 | 1,951,219 |
| | Other areas in Guangdong: Dongguan, Zhuhai, Yangjiang | 10 | 579,193 |
| | Subtotal | 179 | 11,685,564 |
| Projects under Advisory Service | Shenzhen | 7 | 1,062,642 |
| | Chengdu | 3 | 426,911 |
| | Huizhou | 2 | 177,311 |
| | Dongguan | 1 | 167,584 |
| | Others | 9 | 1,781,610 |
| | Subtotal | 22 | 3,616,058 |
| Total | | 201 | 15,301,622 |

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

| Number of Projects | GFA('000 Sqm) | Total Revenue (RMB:'000 yuan) |
|--------------------|---------------|-------------------------------|
| 27 | 1,900 | 1,478,377 |

Note 1: All the above data were the year-to-date data by the end of June 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

Fantasia won the award of Outstanding HK Main-board Listed Real Estate Company from the Mainland in 2010 by HK financial magazine Economic Digest.

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.

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