

2011.01 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 its real estate activities in four 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 44 projects at various stages of development in 11 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi ,Dali, and Guilin and Nanjing..

Latest News

Fantasia recorded contract sales of RMB 428.88 million, a YOY increase of 169%

In January 2011, Fantasia recorded contract sales of RMB 428.88 million, a year on year increase of 169%. Sales from two urban complex projects—Chengdu Meinian International plaza and Chengdu Future Plaza contributed 40% of total contract sales.

As of 31 January 2011, Fantasia's planned gross floor area of total land bank amounted to 13.94 million sqm and the planned gross floor area of attributable land bank amounted to 13.88 million sqm. The planned gross floor area of land bank with the land use right titles was 8.92 million sqm, among which 42% was for urban complex projects.

In January 2011, Fantasia Holdings sold Shenzhen Xingyan Real Estate Consulting Co., Ltd to SYSWIN Inc.

Stock Information (31 January 2011)

Price per Share	Market Capitalization	Amount of Total Issued Shares
HKD1.36	HKD6.629 billion	4,874million shares

IR Contact

Executive Director: Mr. Huiming Feng	Executive Director &CFO Mr. Alex Chan	IR Manager: Ms.Jane 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



ChengDu Grand Valley

Information about Property Development

Projects Completed & under Sales (As at 31 January, 2011)

Project Number	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Unit:sqm
				To be Contracted	Contracted	
Shenzhen	1 Future Plaza	74,348	60,590	0	59,079	1,511
	2 Flower Harbor	27,033	22,315	0	22,315	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 Meinian Hotel	12,571	12,571	0	0	12,571
	5 Love Forever phase 1	67,891	51,106	4,816	46,290	0
DongGuan	1 Mont Conquerant phase 1	19,945	19,885	1,032	18,853	0
TianJin	1 Tianjin Hailun Plaza phase 1	48,052	26,945	164	26,781	0
Chengdu	1 Love Forever	354,967	328,361	0	297,923	30,438
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailun Plaza	132,218	114,787	5,002	89,454	20,331
	4 Grand Valley phase 1.1	50,839	50,635	4,373	46,262	0
	5 Grand Valley phase 1.2	61,631	61,616	2,424	59,192	0
	6 Grand Valley phase 2.1	88,637	87,761	74,869	12,892	0
	7 Mont Conquerant phase 1	51,135	51,135	30,373	20,762	0
	8 Chengdu Meinian International Plaza (phases 1.1-1.2)	226,301	158,819	3,626	155,193	0
Wuxi	1 Town on the Water	40,798	40,240	11,406	21,739	7095
Guilin	1 Gaohua project (Zhongding project)	11,483	8,933	0	0	8,933
Total		1,465,378	1,275,081	199,290	958,202	117,589

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at "31 January, 2011".

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 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 finalized according 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 the use as hotel after government's approval.

Note6: Guilin Zhongding project is currently for rent and self using office only, there is no plan to sell it so far.

January 2011

Projects under Development (As at 31 January 2011)

Project Number	List of projects	Total GFA	Total Saleable Areas	Unit: sqm		Areas Held for Investment and Hotel
				Areas Held for Sale To be Contracted	Contracted	
Shenzhen 1	Love Forever phase 2	64,445	49,127	10,257	38,870	0
	Funian Plaza	61,219	46,795	46,795	0	0
Huizhou 1	Fantasia Special Town phase 1	72,418	70,582	38,228	32,354	0
Chengdu 1	Future Plaza	243,839	235,246	222,254	12,992	0
	Mont Conquerant phase 2 section 1	12,699	12,699	12,699	0	0
	Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	38,532	71,836	0
	Chengdu Meinian International Plaza (phases 1.3)	198,160	131,333	81,959	49,374	0
Suzhou 1	Suzhou Lago Paradise phase 1	11,848	9,902	257	9,645	0
Tianjin 1	Tianjin Hailrun Plaza phase 2	83,289	52,098	14,987	37,111	0
Dongguan 1	Mont Conquerant phase 2	122,983	90,637	71,228	19,409	0
Total		984,513	808,785	537,194	271,591	0

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.



Tianjin Hailrun Plaza

Projects to be Developed (As at 31 January 2011)

	List of projects					Unit:sqm	
Project Number		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)	ChengDu High-tech District	Office,commercial,hotel and parking spaces	100%	449,845	669
	2	Fantasia Town (all phases except phases 1 & 2)		Wenjiang District	Residential,commercial and parking spaces	100%	370,149
	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&2.1)	Pujiang County		100%	1,556,986	281
	5	Funian Plaza	ChengDu High-tech District	Commercial and financial	100%	165,845	603
		Subtotal			2,826,510	--	
Huizhou	1	Endless Blue Fantasia SpecialTown phase 2-5	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2		Beside bus terminal, Huinan rd			Residential, commercial and parking spaces	513,582
			Subtotal			682,127	--
Dongguan	1	Wonderland	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	Tianjin Future Plaza	Southern side of East River Road, Hexi District		100%	64,227	1,870
	3	Tianjin Wuqin project	East side of JinJi railway, XiaZhu village, WuQin distrit	Scientific Research and Design Residential	100%	542,319	1,183
			Subtotal			774,885	--
Nanjin	1	Nanjin Yuhuatai project	North-east of Shizha lake, Banqiao Town	Commerical	100%	66,497	4,210
			Subtotal			66,497	--

Project Number	List of projects	Location	Use of land	Company's Equity Interest	Unit: sqm	
					Total GFA (sqm)	Total Land Cost / Total GFA (RMB/ sqm)
Suzhou 1	Suzhou Lago Paradise project (other phases)	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	521,273	1,522
		Subtotal			521,273	--
Wuxi 1	Wuxi project	Junction of Jincheng Rd and Chunyang Rd	Residential, commercial and auxiliary	100%	338,080	1,523
2		Western side of Yinxiu Road in the scenic Binhu District	Scientific Research and Design; office and Commercial	100%	83,128	842
		Subtotal			421,20	--
Yunnan 1	Dali Human Art Wisdom	Xiaguan town	Residential (including commercial service)	100%	76,796	808
		Subtotal			76,796	--
Guilin 1	Gaohua project (Dihao; Wanhao and Juhao projects)	Lingui New District Xicheng Blvd	Residential and commercial	100%	2,231,736	390
		Subtotal			2,231,736	--
		Total			7,934,432	--

Note 1: Among the newly acquired 6 pieces of land for the project of Grand Valley, there has been no definite plot ratio for one piece of land numbered 2010-17 with a land area of 5,223 sqm. A provisional plot ratio of 2.5 is used here to calculate the GFA for that piece of land. The final GFA for that piece of land will be adjusted according to the final plot ratio to be determined by relevant government planning agency.

Town on the Water



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Projects under Framework Agreements (As at 31 January, 2011)

	List of Projects	location	Positioning	Expected Equity Interest	Total Planed GFA(sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Already completed the releated preparation work for project ap plication formalities and preparatory work for PiHua road 's construction
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 framework agreement. There is no progress at this stage.
Suzhou	Taihu hotel project	Taihu National Tourism Vacation Zone	hotel	100%	49,246	The plan for design is approved.
		Total			5,018,109	

Information about Property Management(As at 31 January, 2011)

Type	Region	Quantity	Areas under Management Contracts(sqm)
Projects under Full Management Service	Shenzhen	137	7,098,479
	Chengdu	21	3,918,200
	Huizhou	16	2,427,117
	Other regions in Guangdong: Dongguan, Zhuhai, Yangjiang	11	1,406,839
Subtotal		184	14,850,635
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,981,610
Subtotal		21	3,816,058
Total		206	18,666,693

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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