

Newsletter – June2013

Fantasia recorded Accumulated Contract Sales of Approximately RMB3,668 million Realized Sales Target for First Half Year

In June 2013, Fantasia has achieved contract sales of RMB581 million, and gross floor area (“GFA”) sold of 76,419 square meters. As of 30June 2013, Fantasia recorded accumulated contract sales of RMB3.67 billion and accumulated GFA sold of 450,987square meters, up 19% and 20% MoM respectively, and realized sales goal for first half year of 2013.

50% of the Company’s monthly contract sales in May came from the sales of urban complex projects and 33% of which came from the boutique upscale residence projects. Contract sales from Chengdu-Chongqing Economic Zone, the Pearl River Delta, the Yangtze River Delta and Beijing-Tianjin Metropolitan Area accounted for 31%, 43%,14% and 12% of the total monthly contract sales respectively.

Accumulated Contract Sales Amount and Area for 2013 (as at 30June 2013)

City	Project name	Category	Sales area (sq.m.)	Sales amount (RMB’0000)
Chengdu	Future Plaza	Urban complex	25,485	27,218
	Fantasia Town	Mid-to-high end residence	26,485	12,351
	Funian Plaza	Urban complex	45,123	52,142
	Grande Valley	Boutique upscale residence	9,866	10,779
	MontConquerant	Boutique upscale residence	2,177	1,576

	Long Nian International Center	Urban complex	19,766	28,560
Dongguan	Mont Conquerant	Boutique upscale residence	2,441	2,462
	Wonderland	Boutique upscale residence	54,302	37,567
Tianjin	Love Forever	Boutique upscale residence	31,137	22,099
Huizhou	Fantasia Special Town	Mid-to-high end residence	55,685	29,590
	Love Forever	Mid-to-high end residence	20,851	9,910
Suzhou	Lago Paradise	Boutique upscale residence	3,445	4,627
Wuxi	Hailrun Complex	Urban complex	9,604	7,209
	Love Forever	Boutique upscale residence	4,427	5,382
Dali	Art Wisdom	Mid-to-high end residence	7,641	4,993
Guilin	Fantasia Town	Urban complex	98,117	53,763
	Lakeside Eden	Boutique upscale residence	14,732	17,927
Nanjing	Yuhuatai Project	Urban complex	17,282	36,975
Other			1,142	757
Total			449,709	365,887

Pre-sales Permits, Construction Permits and Acceptance for Completed Projects obtained in June

No.	Project Name	Pre-sale Permits Pre-sale Area	Construction Permit GFA	Completed Project GFA
1.	Huizhou Love Forever	39,567 sq.m	--	--
2.	Chengdu Grande Valley Phase 2.2	8,160 sq.m	--	--
3.	Huizhou Fantasia Special Town	21,063 sq.m	--	8,812 sq.m
4.	Guilin Lakeside Eden	16,000 sq.m	--	--
5.	Suzhou Lago Paradise plot 8	--	136,485 sq.m	--
6.	Suzhou Lago Paradise plot 4	--	--	24,871 sq.m
7.	Dali Art Wisdom	--	--	77,408 sq.m
8.	Dongguan Wonderland	--	--	75,557 sq.m
9.	Nanjing Yuhuatai Project	--	--	94,774 sq.m

Review for June 2013

Contract Sales in June Property developers continued their lust for land replenishments, indicating their optimistic attitude towards property market in the future. The Company is exerting positive efforts to acquire quality lands and projects while thriving for the sales goal, for the purpose of boosting annual sales.

The rigid-demand products constantly proved to be the key driver for sales in June, with over 100 units sold in each Guilin Fantasia Town and Huizhou Love Forever, and hot sales of high quality upper floor units for Tianjin Love Forever. Meanwhile, innovative products were also relatively attractive to customers, with Guilin Lakeside Eden newly launching its whole floor units, boosting its sales to reach over 80% by superb lakeside landscape. As for commercial products, further launch of commercial stores in Chengdu Fantasia Town Phase 3 recorded 80% sales, while Chengdu Future Plaza received an order of RMB10 million. Such frequently emerged tycoon buyers demonstrated the popularity on commercial products in the market.

Acquisition With a view to promote its market position in Ningbo, the Company announced its acquisition for 69.5% of the entire issued share capital and shareholder loan of Ningbo Century Huafeng Property Co., Ltd (“Century Huafeng”). Together with the previous acquisition of 30.5% of the entire issued share capital of Century Huafeng by the Company, Century Huafeng will become an indirectly wholly-owned subsidiary of the Company upon the completion of the transaction. Century Huafeng is entitled to the land use right of a parcel of land in Beilun District, Ningbo, which covers a total area of 75,432 sq.m. with plot ratio of 1.9994 and total GFA of 217, 507 sq.m.. The parcel of land is situated at the junction between 1st Fengyang Road and West Huangshan Road of Beilun District, Ningbo, adjacent to the core business district of Beilun District. It will be built into a landmark community in Beilun District, Ningbo, which is expected to be launched for sale within this year.

Color Life Group plans to spin-off listing While ensuring its steady growth in property development, the Company is stepping up efforts to spur its advancement in community service and financial field. The Company announced to commence the spin-off listing for one of its subsidiaries, Color Life Service Group Co., Ltd (“Color Life Group”). As one of top 100 community service providers in Mainland China, up to the present, Colour Life Group has been the leader of the industry in terms of the managed areas, 90% of which belongs to projects of other developers. At present, Colour Life Group has taken the initiative to promote Colour Life V2.0 model on the basis of information technology infrastructure, which depends on customer resource accumulated by fundamental

community service and will reward community residence bonus points, lower traditional community service fees and increase customers' comprehensive experience through extended innovative business platform of the industry chain.

Launch of Microfinance Business At the same time, Guilin Hehenian Microfinance Company, a company wholly-funded by Fantasia, marked its grand opening on 23 June. As a vital component of Fantasia's eight major businesses, its financial service segment aims to provide financial services to Chinese enterprises and individuals, namely providing professional financing consultancy service and integrated solutions to Chinese enterprises with rapid growth and abundant potential and individuals with middle and high net value. For now, Fantasia is making strategic lay-out covering North China, East China, South China, and Southwest China for its financial service, for the purpose of striving to lead the all-around development of China's innovative finance business with non-bank financial services.

Outlook for July

Up to the present, Fantasia has 20 projects on sale in 13 cities nationwide, including rigid-demand residential units, foreign-style houses, office building, stores, etc. In July, Fantasia will launch new units of three projects, including rigid-demand products of Guilin Fantasia Town, whole floor units of Guilin Lakeside Eden and foreign-style upper floor units of Tianjin Love Forever.

Note: The data in this monthly newsletter are subject to audit and may be adjusted from time to time

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