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Company Operation Information

Fantasia: Monthly contracted sales hit a monthly new high
Colour Life consolidates Wanxiangmei Property Management Co., Ltd.

(5 December, 2017 – Hong Kong) Fantasia Holdings Group Co., Limited (“Fantasia” or the Company” , which together with its subsidiaries, is referred to as the “Group” , HKEx stock code: 1777) announces its sales performance for November 2017. Fantasia Property Group, a subsidiary of the Group, sold properties with an aggregate of 170,048 square metres (sq.m.) in gross floor area (“GFA”) and recorded contracted sales of RMB2.236 billion in the month. From January to November 2017, Fantasia Property Group sold properties with an aggregate of 1,321,186 sq.m. in GFA. The accumulated contracted sales reached RMB13.291 billion. From January to November, the Group completed 88.6% of its full-year contracted sales target of RMB15.0 billion.



Shijiazhuang · Sports Town



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Company Operation Information (Cont.)

Recently, the Chinese government has stepped up the measures to regulate the property market. Apart from the government's drive to develop the rental property market, local governments also continue to increase the land supply for the purposes of ownership and lease. As to property sales, the government's stringent policies on property market regulation and approval for presales have resulted in month-on-month decreases in property sales in first-tier cities for three consecutive months. Meanwhile, restrictions on property sales have been extended to third- and fourth-tier cities. Mr. Pan Jun, Chairman of Fantasia Holdings, said that Fantasia would have to beat a new path in an era when the volume of second-hand property transactions exceeded that of new flats, and that meant that the Group would provide products and services for residential communities in the future.

Contracted sales reached a new high in November

In November, Fantasia's contracted sales hit a monthly new high of RMB2.236 billion in 2017, surpassing its record of RMB2.215 billion in October. The contracted sales surged by 109.34% year on year in terms of area in November and grew by 197.60% year on year by value. The increases were in line with expectations. Meanwhile, the monthly average selling price ("ASP") of RMB13,149 per square meter was a year-to-date high. The key projects such as Nanjing Hailun Garden, Chengdu Xiang Men Di, Huizhou Kangchengsiji and Dongguan Xin Chengshi Huayuan were well received by the market, contributing more than RMB375 million, RMB204 million, RMB301 million and RMB208 million to the Group's contracted sales. Moreover, a new project, Taicang Taigucheng, was launched in November and met with positive market responses.

Colour Life's consolidation of Wanxiangmei led to wider market coverage

Fantasia plans to sell its 100% equity stake in Shenzhen Wanxiang and 100% equity interest in Wanxiangmei Property Management Co., Ltd. (formerly Wanda Property Management Co., Ltd.) to Colour Life for approximately RMB2.013 billion. When the transactions are completed, Wanxiangmei will become a subsidiary of Colour Life and its financial results will be consolidated into Colour Life's financial statement. This will boost Colour Life's revenue and the gross floor area of properties under its management.

Wanxiangmei, which was held by Fantasia through Fantasia Properties Fund, recorded after-tax profit of around RMB22 million for 2016. Yet, Wanxiangmei's after-tax profit for the first half of 2017 already reached RMB129 million, reflecting a significant increase in profitability. This has proven Fantasia's and Colour Life's extraordinary capability to integrate different operations.

Mr. Pan Jun, Chairman of Fantasia and Colour Life said that as an integrated community-based property services operator in the world, Fantasia was now building a community-based business of financial services which aimed to understand and meet the customers' wants and needs. This move will enable Fantasia to provide home owners with its diverse and people-oriented community-based services and products, thus allowing Fantasia and the community-based services industry to develop together, and laying the foundation for an ecosystem of businesses under the principle of "Community +".



Property Sales (Note: Data in this news letter is unaudited and may be adjusted)

For November 2017, Fantasia recorded an aggregated sold gross floor area (“GFA”) of 170,048 square metres (sq.m.) and contracted sales of RMB2.236 billion. For the first eleven months of the year, accumulated sold GFA surged to 1,321,186 sq.m., accumulated contracted sales surged to RMB13.291 billion, achieving 88.6% of the Group’ s full-year contracted sales target of RMB15.0 billion.

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Longqi Bay	Urban Complex	2,076	16,096
	Longnian Plaza	Urban Complex	331	862
	Fuchi Mansion	Boutique Upscale Residence	4,018	19,982
	Lenian Plaza	Urban Complex	894	3,468
Chengdu	Fantasia Town	Mid-to-high Residence	36	16
	Jiatianxia	Boutique Upscale Residence	78,655	70,348
	Xiang Men Di	Boutique Upscale Residence	122,099	86,933
	Fantasia Town	Mid-to-high Residence	66	59
	Grande Valley	Boutique Upscale Residence	36,895	37,787
	Long Nian International Plaza	Urban Complex	43,349	40,962
Dongguan	Jun Shan	Boutique Upscale Residence	820	814
	Xin Chengshi Huayuan	Boutique Upscale Residence	27,781	37,283
	Jiangshan Hui	Mid-to-high Residence	2,416	1,953
Tianjin	Meinian Plaza	Urban Complex	7,780	12,486
	Love Forever	Boutique Upscale Residence	1,488	479
Huizhou	Special Town project	Mid-to-high Residence	7,825	3,309
	Love Forever	Boutique Upscale Residence	71	84
	Kangchensiji	Mid-to-high Residence	126,892	118,442
Suzhou	Lago Paradise	Boutique Upscale Residence	44,877	40,270
	Cixi Yue Cheng	Boutique Upscale Residence	61,485	95,418
	Taicang Taigu City	Boutique Upscale Residence	4,164	6,015
	Special Town project	Boutique Upscale Residence	6,109	5,926
	Hailun Complex	Urban Complex	17,110	22,774

Property Sales (Note: Data in this news letter is unaudited and may be adjusted)

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq. m.)	(RMB 0'000)
Ganzhou	Yunding Gongguan	Mid-to-high Residence	12,388	7,412
Shijiazhuang	Sports Town	Mid-to-high Residence	17,877	15,993
Wuxi	Love Forever	Boutique Upscale Residence	169	152
Kunming	Yishu Huaxiang	Mid-to-high Residence	199	140
Guilin	Fantasia Town	Boutique Upscale Residence	962	619
	Lakeside Garden	Boutique Upscale Residence	231,836	122,957
Shanghai	Love Forever	Boutique Upscale Residence	642	315
	Qu Yuan	Boutique Upscale Residence	248	1,340
Singapore	Singapore project	Boutique Upscale Residence	3,886	47,437
Nanjing	Hailun Garden	Urban Complex	48,699	92,490
	Love Forever	Boutique Upscale Residence	82,117	60,494
Wuhan	Wuhan Fantasia Town	Mid-to-high Residence	44,345	35,929
	Wuhan Pair Life	Boutique Upscale Residence	35,000	70,000
	Hanzhengjie	Urban Complex	62,051	137,145
	Wuhan Jinxiu Town	Boutique Upscale Residence	170,720	102,920
	Love Forever	Boutique Upscale Residence	12,932	12,162
Total			1,151,138	1,105,448

Company News

➤ **Fantasia held an event to acknowledge diamond VIP customers' support in 2017**

On the night of November 25, 2017, "Building an intelligent business with a human touch, Working together for a better tomorrow – A Day of Acknowledging Diamond VIP Customers' Support in 2017" and the "National Good Voice Finals" were officially held at Four Points By Sheraton in Lingui District, Guilin. More than 160 VIP customers of Fantasia from all over the country attended the event, and more than 40,000 people watched it live online. In a speech delivered at the event, Mr. Pan pointed out that, in 2018, Fantasia would step up its effort to serve its customers with a human touch and better developed smart services so as to create a "community-based service platform" and to build a "smart community".



Company News (Cont.)

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About Fantasia

Founded in 1998, Fantasia was successfully listed on the Main Board of The Stock Exchange of Hong Kong in December 2009 under the stock code 1777. Having completed its business strategic layout in the upcoming era of mobile internet and customer big data, Fantasia Group has evolved into a leading financial holding group in China, with a business model driven by financial operations, anchoring on services, and supported by property development. Fantasia conducts full-range of operations and community services, covering eight major areas of value-added services in over 200 cities in mainland China, namely – financial services, Colour Life Group, property development, international commercial community services, cultural and tourism, commercial services, senior citizen services and education. So far, the Group has three publicly-listed companies – Fantasia Holdings Group (01777.HK), Colour Life (01778.HK) and Home E&E (834669.CC). It has become the world's largest residential community service operation provider.

Currently, Fantasia is progressing with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo as well as investing property development projects in Singapore, the United States of America and Taiwan.

It is committing to be the leading industry participant which provides a joyful, colourful and meaningful living space and experience and aims to deliver unique and inspiring living space and experience to value-oriented customers.

To learn more about the Company, please visit Fantasia's website at: www.cnfantasia.com

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