

2010.12 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, Guilin and Nanjing.

## Latest News

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3891.61

In December 2010, Fantasia Holdings recorded a contracted sales amount of RMB 787.13 million. The accumulated contracted sales amount for the year 2010 was RMB3891.61 million.

As at 31 December 2010, Fantasia Holdings' planned gross floor area of total land bank amounted to 13.93 million sqm, and the planned gross floor area of attributable land bank amounted to 13.87 million sqm. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 8.91 million and 5.02 million sqm respectively.

13.93

On 10 December 2010, Fantasia Holdings announced that the Company was successful in bidding for a plot of commercial land, identified as 2010G48, in Nanjing for a total consideration of RMB 280 million. The total land area and gross floor area are approximately 55,419 square meters and 66,497 square meters respectively. The cost of planned floor area is equal to approximately RMB 4,210 per square meter.

4,210

On 23 December 2010, Fantasia Holdings announced that the Company successfully acquired a plot of commercial land identified as XDG-2008-08 in Wuxi from Jiangsu Dongfa Property Co. Ltd, for a total consideration of RMB 70million. The total land area and gross floor area are approximately 12,789 square meters and 83,128 square meters respectively. The cost of planned floor area is equal to approximately RMB 842 per square meter.

842

### Stock Information ( 31 December, 2010)

Price per Share	Market Capitalization	Amount of Total Issued Shares
HKD 1.33	HKD 6,482 million	4,874 million shares

### IR Contact

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## Information about Property Development

### Projects Completed & under Sales (As at 31 December, 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	0	59,079	1,511
	2 Flower Harbor	27,033	22,315	0	21,315	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 Hailrun Plaza phase 1	48,052	26,945	268	26,678	0
Chengdu	1 Love Forever	354,967	328,361	0	297,250	31,111
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailrun Plaza	132,218	114,787	5,051	89,405	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	2,757	58,859	0
	6 Grand Valley phase 2.1	88,637	87,761	75,299	12,462	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	6,187	152,632	0
Wuxi	1 HYPERLINK Town on the Water	40,798	40,240	12,028	21,117	7,095
Guilin	1 Gaohua project (Zhongding project)	11,483	8,933	0	0	8,933
<b>Total</b>		<b>1,465,378</b>	<b>1,275,081</b>	<b>203,389</b>	<b>953,431</b>	<b>118,262</b>

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

Note 6: Guilin Zhongding project is currently for rent and self using office only, there is no plan to sell it so far.

## Projects under Development (As at 31 December,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 phase 2	64,445	49,127	15,265	33,862	0
	Funian Plaza	61,219	46,795	46,795	0	0
Huizhou 1	Fantasia SpecialTown phase 1	72,418	70,582	44,402	26,180	0
Chengdu 1	Future Plaza	243,839	235,246	225,758	9,488	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	46,737	63,631	0
	Chengdu Meinian International Plaza (phases 1.3)	198,160	131,333	216,504	38,288	0
Shuzhou 1	Suzhou Lago Paradise phase 1	11,848	9,902	1,258	8,644	0
Tianjin 1	Tianjin Hailrun Plaza phase 2	83,289	52,098	42,692	36,351	0
Dongguan 1	Mont Conquerant phase 2	122,983	97,014	82,369	14,645	0
Total		984,513	815,163	734,477	231,089	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.

Note 3: Chengdu Future Plaza is under development but has not yet entered into pre-sales.

Mont Conquerant



Projects to be Developed (As at 31 December, 2010)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sq.m)	Total Land Cost /Total GFA (RMB/ Sq.m)	
Chengdu	1	Meinian International Plaza (all phases except phases 1.1-1.3)	New and Hi-tech zone in the south city	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	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&2.1)	Pujiang County	Residential and commercial	100%	1,556,986	281
	5	Noah project	ChengDu High-tech District	Urban complex	100%	165,845	603
		subtotal			2,826,510	——	
Huizhou	1	Endless Blue	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2	Fantasia SpecialTown phase 2-5	Beside bus terminal, Huinan rd	Residential, commercial and parking spaces	100%	513,582	423
		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	Scientific Research and Design	100%	64,227	1,870
	3	Tianjin Wuqing project	East side of JinJi railway,XiaZhu village, WuQing district	Residential	100%	542,319	1,183
		subtotal			774,885	——	
Nanjing	1	Nanjing Yuhuatai project	North-east of Shizha lake, Banqiao Town	Commercial	100%	66,497	4,210
			subtotal			66,497	——
Suzhou	1	Suzhou Lago Paradise project	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	Wuxi Binhu Project	Western side of Yinxiu Road in the scenic Binhu District	Scientific Research and Design;office and Commerical	100%	83,128	842
			subtotal			421,208	——

Yunnan	1	Dali Human Art Wisdom	Xiaguan town	Residential (including commercial service)	100%	64,488	808
			subtotal			64,488	—
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			7,922,124	—

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.

Note 2: The purchase of 100% equity of all project companies in Guilin Gaohua project, namely Dihao, Wanhao and Juhao was completed. The corresponding land under the title of the company has been included into Fantasia's land bank of projects to be developed.

## Projects under Framework Agreements (As at 31 December, 2010)

	List of projects	Location	Positioning	Expected Equity Interest	Total Planned GFA (Sq.m)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/boutique residence	100%	3,917,332	Already completed the related preparation work for project application 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/ Property Agency Services

### Information about Property Management (As at 31 October , 2010)

Type	Region	Quantity	Areas under Management Contracts(Sq.m)
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	10	1,259,693
	Subtotal	184	14,703,489
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		205	18,519,547

### Information about Property Agency Services (As at 31 October, 2010)

Number of Projects	GFA ('000 sq.m)	Total Revenue (RMB:'000 yuan)
37	2,930	6,150,000

Note 1: All the above data were the year-to-date data.

Note 2: Total Revenue refers to the revenue of projects sold instead of the fee we get through property agency services.



## 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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