

2Q 2011 Quarterly 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 primarily focus on the development of two key product lines, urban complex and boutique upscale residences.

## Quarterly Highlights

- ▶ During the second quarter 2011, Fantasia Holdings has made breakthrough in its contract sales. As at 30 June 2011, the accumulated contract sales for the year 2011 was RMB 3,405 million and accumulated contract sales area was 351,203 sqm, representing a year-on-year increase of 144% and 198% respectively. The accumulated contract sales has already reached 57% of the full year sales target of RMB 6 billion in 2011.
- ▶ As at 30 June 2011, Fantasia's planned gross floor area of total land bank amounted to 13.82 million sqm, and the planned gross floor area of attributable land bank amounted to 13.79 million sqm. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 8.86 million sqm and 4.96 million sqm respectively.
- ▶ During the second quarter 2011, the Company launched batches of urban complex projects such as Shenzhen Meinian International Complex, Tianjin Future Plaza, Chengdu Funian Plaza and Guilin Fantasia Town. Urban complex projects have contributed 57% of the first half year's contract sales. Meanwhile, many boutique upscale residential projects, such as Wuxi Love Forever and Dongguan Wonderland, were also launched this quarter and have achieved good sales performance as well.
- ▶ During the second quarter 2011, Tianjin Future Plaza (GFA: 55,080 sqm), Dongguan Wonderland (GFA: 75,557 sqm), Wuxi Love Forever Phase 1 (GFA: 94,793 sqm), Guilin Fantasia Town (GFA: 440,931 sqm) and Dali Human Art Wisdom (GFA: 77,301 sqm) have obtained construction permits. Those projects are reclassified from projects to be developed to projects under development.
- ▶ In June 2011, Shenzhen Love Forever Phase 2 was completed and delivered to customers (GFA: 63,505 sqm).

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## Information about Property Development

### Projects Completed & under Sales (As at 30 June 2011)

Project Number	Name of Project	Total GFA	Total Saleable Areas	Areas Held for Sale		Unit: sqm
				To be Contracted	Contracted	Areas Held by Company
Shenzhen	1 Future Plaza	74,348	60,590	0	59,079	1,511
	2 Meinian International Complex(MIC)	87,638	73,420	11,787	24,709	36,924
	3 MIC Hotel	12,571	12,571	0	0	12,571
	4 Love Forever	131,396	100,251	335	91,343	8,573
Tianjin	1 Hailrun Plaza phase 1	48,052	26,945	92	26,853	0
Chengdu	1 Love Forever	354,967	331,526	19,871	303,375	8,280
	2 Fantasia Town phase 1	109,892	105,962	24,495	81,467	0
	3 Hailrun Plaza	132,218	114,787	4,884	89,572	20,331
	4 Grand Valley phase 1.1, 1.2&2.1	201,107	200,012	69,115	123,946	6,951
	5 Mont Conquerant phase 1	51,135	51,135	27,529	23,606	0
	6 Meinian International Plaza (phase 1.1-1.2)	226,301	193,532	33,285	160,247	0
Yixing	1 Town on the Water	40,798	40,240	11,063	22,082	7,095
Guilin	1 Zhongding Project	11,483	11,483	0	0	11,483
<b>Total</b>		<b>1,481,906</b>	<b>1,322,454</b>	<b>202,456</b>	<b>1,006,279</b>	<b>113,719</b>

Note 1: Projects completed and under sales refer to the projects which have obtained completion acceptance reports as at 30 June 2011;

Note 2: Contracted areas refer to total areas with sales contracts;

Note 3: Areas to be contracted refer to the saleable areas not contracted yet.

## Projects under Development (As at 30 June 2011)

Project Number	Name of Project	Total GFA	Total Saleable Areas	Unit: sqm
				Contract Sales Area
Shenzhen 1	Funian Plaza	61,219	46,795	0
Huizhou 1	Fantasia Special Town phase 1	72,418	70,582	68,858
Dongguan	1 Mont Conquerant phase 2	122,983	90,637	57,698
	2 Wonderland phase 1&2	160,139	112,647	9,428
Guilin 1	Fantasia Town phase 1	440,931	264,019	8,879
Chengdu	1 Future plaza	243,839	235,246	39,537
	2 Mont Conquerant phase 2 section 1	12,699	12,699	0
	3 Fantasia Town phase 2&3	295,172	263,495	143,246
	4 Meinian International Plaza phase 1.3	198,160	131,333	89,165
	5 Funian Plaza	180,168	172,031	10,054
Dali 1	Human Art Wisdom	77,301	64,488	0
Tianjin	1 Hailrun Plaza phase 2	83,289	52,097	48,436
	2 Future Plaza	55,080	45,849	3,881
Suzhou 1	Lago Paradise Land Plot No.6	91,799	54,440	18,105
Wuxi 1	Love Forever phase 1	94,793	78,204	8,618
<b>Total</b>		<b>2,189,990</b>	<b>1,694,562</b>	<b>505,905</b>

Note 1: Contracted areas refer to total areas with sales contracts.

Tianjin Hailrun Plaza



## Projects to be Developed (As at 30 June 2011)

Project Number	Name of Project	Location	Use of land	Company's Equity Interest	Total GFA	Unit:sqm
						Average Cost of Floor Area (RMB/ sqm)
Huizhou	1 Love Forever	Huangyuchong, Daya Bay	Residential and commercial	100%	168,545	312
	2 Fantasia Special Town Phase 2-4	Huinan road	Residential and commercial	100%	513,582	423
<b>Subtotal</b>					<b>682,127</b>	
Dongguan 1	Wonderland (Remaining Phases)	Huangjiang Town	Residential and commercial	100%	173,261	923
<b>Subtotal</b>					<b>173,261</b>	
Guilin 1	Gaohua Project (Remaining Phases)	Lingui New District Xicheng Blvd	Residential and commercial	100%	1,790,805	393
<b>Subtotal</b>					<b>1,790,805</b>	
Chengdu	1 Meinian International Plaza (Remaining Phases)	New and Hi-tech zone	Commercial, residential and education	100%	449,845	669
	2 Mont Conquerant (Remaining Phases)	Xinjin County	Residential and commercial	100%	283,685	823
	3 Fantasia Town (Remaining Phases)	Wenjiang District	Residential and commercial	100%	188,590	81
	4 Grand Valley (Remaining Phases)	Pujiang County	Residential and commercial	100%	1,556,986	281
<b>Subtotal</b>					<b>2,479,106</b>	
Tianjin	1 Yingcheng Lake Project	South of Yingcheng reservoir, Hangu District	Residential, commercial and tourism	100%	168,339	766
	2 Wuqing Project	Xiazhuzhuang Street in Wuqing District	Residential	100%	542,319	1,183
<b>Subtotal</b>					<b>710,658</b>	

Project Number	Name of projects	Location	Use of land	Company's Equity Interest	Total GFA	Unit:sqm
						Average Cost of Floor Area (RMB/ sqm)
Suzhou 1	Lago Paradise (Remaining phases )	Taihu National Tourism Vacation zone	Residential	100%	441,322	1,522
<b>Subtotal</b>					<b>441,322</b>	
1	Love Forever (Remaining phases )	Wuxi New District	Residential and commercial	100%	243,287	1,523
2	Hailrun Complex	Binhu District	R&D, office and commercial	100%	83,128	842
<b>Subtotal</b>					<b>326,415</b>	
Nanjing 1	Yuhuatai Project	North-east of Shizha lake, Banqiao Town	Commercial	100%	66,497	4,337
<b>Subtotal</b>					<b>66,497</b>	
<b>Total</b>					<b>6,670,191</b>	

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.

Yixing Town on the Water



**Projects under Framework Agreements (As at 30 June 2011)**

						Unit:sqm
	Name of Project	Location	Positioning	Expected Equity Interest	Total Planned GFA	Status
Chengdu	Pixian project	Pixian county	Urban complex/ Boutique upscale residence	100%	3,917,332	Land consolidation phase 1 and Pi Hua Road's construction were almost completed.
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique upscale residence	100%	996,531	Conceptual design was submitted for government approval.
Suzhou	Taihu hotel project	Taihu National Tourism Vacation Zone	Hotel	100%	49,246	Construction permit obtained
<b>Total</b>					<b>4,963,109</b>	

## Disclaimer

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