

4Q 2011

Quarterly Report

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 of the 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

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- ▶ As at 31 December 2011, Fantasia Holdings recorded cumulated contract sales of RMB7,005 million and cumulated contract sales area of 746,104 sq.m, representing a YoY increase of 80% and 95% respectively. The cumulated contract sales has already reached 117% of the full year contract sales target of RMB6 billion in 2011.
- ▶ As at 31 December 2011, Fantasia's planned gross floor area of total land bank amounted to 13.23 million sq.m. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 8.27 million sq.m and 4.96 million sq.m respectively.
- ▶ During the fourth quarter, Tianjin Lover Forever phase 1.1 (GFA: 75,028 sq.m) and Wuxi Hailrun Complex (GFA: 102,942 sq.m) have obtained construction permits. Those projects are reclassified as projects under development.
- ▶ During the fourth quarter, Chengdu Fantasia Town phase 2, Chengdu Meinian International Plaza phase 1.3, Tianjin Hailrun Plaza phase 2, Block 5-8 of Suzhou Lago Paradise Land Plot No.6, and Huizhou Fantasia Special Town phase 1 were completed and delivered to customers.

## Information about Property Development

### Projects Completed & under Sales (As at 31 December 2011)

Unit: sq.m

Project Number	Name of Project	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held by Company
				To be Contracted	Contracted	
Shenzhen	1 Future Plaza	74,348	60,590	0	59,079	1,511
	2 Meinian International Complex (MIC)	87,638	73,420	292	36,204	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
Dongguan	1 Mont Conquerant phase 2	122,983	95,957	32,228	61,728	2,001
Huizhou	1 Fantasia Special Town phase 1	71,716	70,940	804	70,136	0
Tianjin	1 Hailrun Plaza	131,123	93,459	1,761	77,281	14,417
Chengdu	1 Love Forever Fantasia Town phase 1	354,967	331,526	18,333	304,913	8,280
	2 and phase 2	223,759	180,382	3,026	170,885	6,471
	3 Hailrun Plaza	132,218	114,787	4,259	90,197	20,331
	4 Grand Valley phase 1.1, 1.2 & 2.1	201,107	200,012	58,940	134,121	6,951
	5 Mont Conquerant phase 1	51,135	51,135	26,642	24,493	0
	6 Meinian International Plaza phase 1	422,352	358,594	78,338	280,256	0
Suzhou	1 Block 5-8 of Lago Paradise Land Plot No.6	19,939	14,559	2,542	12,018	0
Yixing	1 Town on the Water	40,798	40,240	10,736	22,409	7,095
Guilin	1 Zhongding Project	11,483	11,483	0	0	11,483
<b>Total</b>		<b>2,089,534</b>	<b>1,809,906</b>	<b>238,235</b>	<b>1,435,063</b>	<b>136,608</b>

Note 1: Projects completed and under sales refer to the projects which have obtained completion and acceptance reports as at 31 December 2011;

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

Note 3: Areas to be contracted refer to the saleable areas yet to be contracted.

Projects under Development (As at 31 December 2011)

Unit: sq.m

Project Number	Name of Project	Total GFA	Total Saleable Areas	Contracted
Shenzhen 1	Funian Plaza	61,219	46,793	0
Huizhou 1	Fantasia Special Town phase 2	180,642	159,199	61,881
Dongguan 1	Wonderland phase 1&2	160,139	112,647	56,843
Guilin 1	Fantasia Town phase 1	440,931	330,646	62,816
Chengdu	1 Future Plaza	244,614	194,151	64,526
	2 Mont Conquerant phase 2.1	12,699	6,850	209
	3 Fantasia Town phase 3&4.1	200,442	181,589	102,446
	4 Funian Plaza	180,168	132,150	34,541
Dali 1	Human Art Wisdom	77,301	64,488	12,161
Tianjin	1 Future Plaza	55,080	45,849	14,022
	2 Love Forever phase 1.1	75,028	52,332	610
Suzhou 1	Lago Paradise Land Plots No.6 & No.4	88,799	77,162	17,862
Wuxi	1 Love Forever phase 1&2	318,660	242,050	24,301
	2 Hailrun Complex	102,942	83,088	0
<b>Total</b>		<b>2,198,664</b>	<b>1,728,993</b>	<b>452,218</b>

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

## Projects to be Developed (As at 31 December 2011)

Unit: sq.m

Project number	Name of Project	Project location	Nature of land	Company's interest	Total GFA	Average cost of floor area (RMB/sq.m)
1 Huizhou	Love Forever	Huangyuyong, Daya Bay	Residential and commercial	100%	168,545	312
	Remaining Phases of Fantasia Special Town	Huinan Road, Huizhou City	Residential and commercial	100%	332,940	423
Subtotal					501,485	
Dongguan 1	Remaining phases of Wonderland	Huangjiang Town, Dongguan City	Residential and commercial	100%	173,261	923
Subtotal					173,261	
Guilin 1	Remaining phases of Gaohua Project	Lingui New District, Guilin City	Residential and commercial	100%	1,790,805	393
Subtotal					1,790,805	
1 2 3 4 Chengdu	Remaining phases of Meinian International Plaza	Chengdu High-technology zone	Residential, commercial and education	100%	449,845	669
	Remaining phases of Mont Conquerant	Laojun Mountain, Xinjin County	Residential and commercial	100%	283,685	823
	Remaining phases of Fantasia Town	Wenjiang District, Chengdu City	Residential and commercial	100%	169,708	81
	Remaining phases of Grand Valley	Pujiang County, Chengdu City	Residential and commercial	100%	1,556,986	281
Subtotal					2,460,224	
1 2 Tianjin	Yingcheng Lake Project	Hangu District, Tianjin City	Residential, commercial, and tourism	100%	168,339	766
	Remaining phases of Love Forever	Wuqing District, Tianjin City	City and town residential use land	100%	467,291	1,183
Subtotal					635,630	

Unit: sq.m

Project number	Name of Project	Project location	Nature of land	Company's interest	Total GFA	Average cost of floor area (RMB/sq.m)
Suzhou 1	Remaining phases of Lago Paradise	Taihu National Tourism Vacation Zone	Accommodation, dining, residential	100%	424,382	1,522
		Subtotal				424,382
Wuxi 1	Remaining phases of Love Forever	New Development Zone, Wuxi City	Residential and commercial	100%	19,420	1,523
		Subtotal				19,420
Nanjing 1	Yuhuatai District Project	Yuhuatai District, Nanjing City	Wholesale and retail land use	100%	66,497	4,337
		Subtotal				66,497
Total					6,071,704	

Projects under Framework Agreements (As at 21 December 2011)

Unit: sq.m

	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	Relevant preparations for project construction application and Pihua Road's construction and transfer were completed.
Dali	Yunnan project	Near the Butterfly Spring, Dali	Boutique upscale residence	100%	996,531	Project planning proposal 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>	

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