

1Q 2012

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

- ▶ **On 13 March 2012, Fantasia Holdings was pleased to announce the annual financial results for the year ended 31 December 2011. In 2011, Fantasia recorded total revenue of RMB5,592 million, representing a year-on-year increase of 25.1%; Net Profit was approximately RMB1,154 million, representing a year-on-year growth of 42.9%; Net profit from core business amounted to RMB860 million, showing a surge of 59.1%; Basic earnings per share was RMB0.23, up 35.3% over last year. The Board of the Company proposed a final dividend of HKD4.00 cents per share for 2011.**
- ▶ **As of the end of 1Q 2012, Fantasia Holdings recorded cumulated contract sales of approximately RMB1,013 million and GFA sold of 132,368 square meters.**
- ▶ **As of the end of 1Q 2012, the planned gross floor area of land bank with land use right titles and that under framework agreement were 8.25 million sq.m and 4.96 million sq.m respectively.**
- ▶ **During the first quarter of 2012, Dongguan Wonderland phase 3 (GFA: 158,625 square meters), Chengdu Fantasia Town phase 4.2 (GFA: 161,355 square meters), Guilin Luhui International phase 1.1 (GFA: 37,635 square meters) have obtained construction permit. Those projects are reclassified as projects under development.**

Information about Property Development

Projects Completed and under Sales (As at 31 March 2012)

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	100,187	267	91,343	8,577
Dongguan	1 Mont Conquerant phase 2	122,983	93,956	24,547	69,409	0
Huizhou	1 Fantasia Special Town phase 1	71,716	70,940	497	70,443	0
Tianjin	1 Hailrun Plaza	131,123	92,980	136	78,906	13,938
Chengdu	1 Love Forever	354,967	331,526	17,475	305,771	8,280
	2 Fantasia Town phase 1 and phase 2	223,759	180,382	2,499	171,412	6,471
	3 Hailrun Plaza	132,218	114,787	4,226	90,230	20,331
	4 Grande Valley phase 1.1, 1.2 & 2.1	201,107	200,012	56,956	136,105	6,951
	5 Belle Epoque phase 1	51,135	51,135	26,642	24,493	0
	6 Meinian International Plaza phase 1	422,352	358,594	61,356	297,238	0
Suzhou	1 Block 5-8 of Lago Paradise Land Plot No.6	19,939	14,559	2,356	12,204	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
Total		2,089,534	1,807,362	207,984	1,465,246	134,132

Note 1: Projects completed and under sales refer to the projects which have obtained completion and acceptance reports as at 31 March 2012;

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 March 2012)

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	76,629
Dongguan 1	Wonderland	318,764	257,033	71,491
Guilin 1	Fantasia Town phase 1	440,931	330,646	76,110
2	Luhu International phase 1.1	37,635	25,041	0
1	Future Plaza	244,614	194,151	69,929
2	Belle Epoque phase 2.1	12,699	8,339	112
3	Fantasia Town phase 3&4	361,797	294,234	118,006
4	Funian Plaza	180,168	132,150	42,590
Dali 1	Human Art Wisdom	77,409	64,488	23,260
Tianjin 1	Future Plaza	55,080	45,849	20,644
2	Love Forever phase 1.1	75,028	52,332	1,795
Suzhou 1	Lago Paradise Land Plots No.6 & No.4	88,799	77,162	21,541
Wuxi 1	Love Forever phase 1&2	318,660	242,050	32,246
2	Hailrun Complex	102,942	83,088	0
Total		2,556,387	2,012,553	554,354

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

Projects to be Developed (As at 31 March 2012)

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)
Huizhou 1 2	Love Forever	Huangyuyong, Daya Bay, Huizhou City	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	
Guilin 1 2	Remaining phases of Fantasia Town	Lingui New District, Guilin City	Residential and commercial	100%	159,069	393
	Remaining phases of Luh International	Lingui New District, Guilin City	Residential and commercial	100%	1,594,101	393
Subtotal					1,753,170	
Chengdu 1 2 3	Remaining phases of Meinian International Plaza	Chengdu High-technology zone	Residential, commercial and education	100%	449,845	669
	Remaining phases of Belle Epoque	Laojun Mountain, Xinjin County, Chengdu City	Residential and commercial	100%	283,685	823
	Remaining phases of Grande Valley	Pujiang County, Chengdu City	Residential and commercial	100%	1,556,986	281
Subtotal					2,290,516	
Tianjin 1 2	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 Project	Yuhuatai District, Nanjing City	Wholesale and retail land use	100%	66,497	4,337
		Subtotal			66,497	
Total					5,691,100	

Projects under Framework Agreements (As at 31 March 2012)

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	Pihua Road's construction and transfer were completed, and land consolidation phase 1 was almost 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
Total					4,963,109	

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