

3Q 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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Founded in 1996, Fantasia Group is a leading financial and property services provider in China, with a business model driven by financial operations, anchored on services, and supported by property development. It is committed to be the leading provider for interesting, tasteful and colourful living space and experience. Fantasia's property development portfolio of urban complexes and boutique upscale residences is strategically distributed across four of China's most economically prosperous regions, namely the Chengdu-Chongqing Economic Zone, the Pearl River Delta, the Yangtze River Delta and the Beijing-Tianjin metropolitan area. Fantasia was successfully listed on the main board of the Stock Exchange of Hong Kong in November 2009 under the stock code "1777". It is ranked as one of the Top 100 Real Estate Developers in China.

Quarterly Highlights

- **By the end of the third quarter of 2012, the Company recorded accumulated contract sales of approximately RMB5.43 billion and accumulated contract sales area of approximately 628,758 sq.m., representing about 75% of the annual sales target of RMB7.2 billion fulfilled.**
- **By the end of the third quarter of 2012, the planned gross floor area of land bank with land use right titles and that under framework agreement of the Company amounted to approximately 8.60 million sq.m. and 4.59 million sq.m., respectively.**
- **During the third quarter of 2012, Fantasia obtained construction permits for Huizhou Love Forever (GFA : 138,767 sq.m) and Phase 2 of Suzhou Lago Paradise Land Plot No.4 (GFA: 79,568 sq.m), both to be reclassified from “projects to be developed” to “projects under development”.**
- **During the third quarter of 2012, the Company issued US\$250 million 13.75% senior notes due 2017, the net proceeds of which amounted approximately US\$241 million. Given enthusiastic market response, the bonds were oversubscribed by almost 6 times, with a subscription amount exceeding US\$1.5 billion.**

Information about Property Development

Contract Sales (As at 30 September 2012)

City	Project name	Category	Sales amount RMB'000	Area sold sq.m.
Shenzhen	Funian Plaza	Urban complex	629,786	17,202
	Others		10,237	392
Chengdu	Fantasia Town	Mid-to-high end residence	360,218	83,274
	Meinian International Plaza	Urban complex	153,169	20,556
	Future Plaza	Urban complex	349,604	32,983
	Grande Valley	Boutique upscale residence	58,885	6,765
	Funian Plaza	Urban complex	468,588	38,118
	Others		35,692	7,064
Dongguan	Mont Conquerant	Boutique upscale residence	225,202	23,817
	Wonderland	Boutique upscale residence	620,974	90,810
Tianjin	Future Plaza	Urban complex	393,920	31,028
	Love Forever	Boutique upscale residence	177,206	20,323
	Others		22,119	1,766
Huizhou	Fantasia Special Town	Mid-to-high end residence	412,992	73,655
	Love Forever	Mid-to-high end residence	32,339	6,749
Suzhou	Lago Paradise	Boutique upscale residence	167,418	13,188
Wuxi	Love Forever	Boutique upscale residence	247,913	34,710
	Hailrun Complex	Urban complex	110,548	11,049
Dali	Art Wisdom	Mid-to-high end residence	183,096	26,326
Guilin	Fantasia Town	Urban complex	379,206	69,373
	Lakeside Eden	Boutique upscale residence	63,258	5,271
Nanjing	Yuhuatai Project	Urban complex	331,360	14,339
Total			5,433,730	628,758

Land Reserve (As at 30 September 2012)

City	Project	Product category	GFA (sq.m.)
The Pearl River Delta			
Huizhou	Love Forever	Mid-to-high end residence	168,545
	Fantasia Special Town	Mid-to-high end residence	513,582
Dongguan	Wonderland	Boutique upscale residence	318,764
Guilin	Fantasia Town	Urban complex	600,000
	Lakeside Eden	Boutique upscale residence	1,631,736
Subtotal of the Pearl River Delta			3,232,627
Chengdu-Chongqing Economic Zone			
Chengdu	Future Plaza	Urban complex	244,614
	Grande Valley	Boutique upscale residence	1,556,986
	Mont Conquerant	Boutique upscale residence	296,384
	Fantasia Town	Mid-to-high end residence	361,797
	Meinian International Plaza	Urban complex	449,845
	Pixian project	Urban complex	377,484
	Funian Plaza	Urban complex	180,168
Dali	Art Wisdom	Mid-to-high end residence	77,409
Subtotal of the Chengdu-Chongqing Economic Zone			3,544,687
Beijing-Tianjin Metropolitan Area			
Tianjin	Yingcheng Lake Project	Urban complex	168,339
	Future Plaza	Urban complex	55,080
	Love Forever	Boutique upscale residence	542,319
Subtotal of the Beijing-Tianjin Metropolitan Area			765,738
The Yangtze River Delta			
Suzhou	Lago Paradise	Boutique upscale residence	554,795
Wuxi	Love Forever	Boutique upscale residence	338,080
	Hailrun Complex	Urban complex	102,942
Nanjing	Yuhuatai Project	Urban complex	66,497
Subtotal of the Yangtze River Delta			1,062,314
Total			8,605,366

Projects under Framework Agreements (As at 30 September 2012)

Unit: sq.m

Name of Project	Location	Positioning	Expected Equity Interest	Total Planned GFA (sq.m)	Status
Chengdu					
Pixian project	Pixian County	Urban complex/ Boutique upscale residence	100%	3,539,848	Pihua Road's construction and transfer were completed. Land consolidation and demolition of Phase 1 were basically 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				4,585,625	

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