



Company Operation Information

Fantasia's contracted sales grow by over 80% year on year

Approval obtained for issue of RMB2.9 billion worth of corporate bonds in China

Colour Life expands business into Vietnam

(5 December 2018 – Hong Kong) Fantasia Holdings Group Co., Limited (“Fantasia” or the “Company” which, together with its subsidiaries, is referred to as the “Group” , HKEx stock code: 1777) announces its sales performance for November 2018. Fantasia Real Estate Group, a subsidiary of the Group, sold properties with an aggregate of 325,240 square metres (sq.m.) in gross floor area (“GFA”) under contracts, **up by 91.26% year on year**, and recorded contracted sales of RMB4.042 billion, **up by 80.76% year on year**.

For the first eleven months of 2018, the Group sold properties with an aggregate of 2,228,630 sq.m. in GFA, **up by 68.68% year on year**. The accumulated contracted sales **grew by 91.15% year on year** to RMB25.405 billion during the period. This marks accomplishment of 84.68% of the full-year contracted sales target of RMB30 billion.



Suzhou • Biluowan



Colour Life established a joint venture in Vietnam



Company Operation Information (Cont.)

Successful Fantasia Neighborhood Festival boosted sales

In November, Fantasia's contracted sales rose by 80.76% year on year to approximately RMB4.042 billion and its sold properties in terms of GFA increased by 91.26% year on year to 325,240 sq.m. The growth was driven by the Fantasia Neighborhood Festival. The rapid month-on-month growth in sales far exceeded the average growth rate of 24.5% at China's top 100 property developers (Data source: CRIC). Its property projects in Chengdu, Shenzhen, Tianjin, Suzhou and Nanjing were the main contributors to sales. The property projects under the brand Ji Tianxia continued to record excellent sales performance with aggregate sales of RMB1.104 billion, which accounted for over a quarter of the Group's total contracted sales in November. The three newly launched projects met with enthusiastic market response. In particular, the Suzhou Biluowan project recorded contracted sales of RMB468 million on the back of effective integration of resources and business referrals from existing customers. Also, property projects such as Chengdu Xiangmendi and Zhihui City, Guilin Lakeside Eden, Kunming Lakeside Eden and Cixi Yue Cheng maintained stable performance in terms of sales results.

For the first eleven months of 2018, Fantasia's accumulated contracted sales **surged by 91.15% year on year** to RMB25.405 billion. The growth rate far exceeded the average growth rate of 37.5% recorded by the country's top 100 property developers (Data source: CRIC).

Colour Life established a joint venture in Vietnam to speed up overseas expansion through the business model of "Internet + Property"

On 19 November, the wholly owned subsidiary of Colour Life Services Group, Novel Era Holdings Limited, entered into an comprehensive agreement with Phu My Hung Development Corporation, a company under Phu My Hung Holdings Corporation ("Phu My Hung"), in Hồ Chí Minh, Vietnam to form a smart community services joint venture in the country. The joint venture will build an online platform and operate properties at a property project of Phu My Hung Development Corporation in Hồ Chí Minh.

This cooperation also marked the independent operation of Caizhiyun under Colour Life Services Group in Vietnam. Caizhiyun and Phu My Hung will work together to promote the development of the cloud-computing-enabled smart communities. They will popularize Colour Life's smart community-based services in Hồ Chí Minh and even elsewhere in Vietnam. Colour Life will authorize the joint venture to use its online platform technology, provide the latter with guidance on Cloud platform technology, and assist it in using cloud platform to develop a smart community.



Property Sales *(Note: Data in this news letter is unaudited and may be adjusted)*

In November 2018, Fantasia achieved contracted sales of RMB4.042 billion, which represented a significant year-on-year growth of 80.76%. For the first eleven months of 2018, the Group sold properties with an aggregate of 2,228,630 sq.m. in GFA. The accumulated contracted sales during the period **grew by 91.15% year on year** to RMB25.405 billion. The average selling price in October and the first eleven months increased to RMB12,429 /sq.m. and RMB11,400/sq.m respectively.

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Pair Life	Boutique Upscale Residence	1,234	3,087
	Xinghua Industrial Project	Urban Complex	37,490	145,000
	Fuchi Mansion	Boutique Upscale Residence	19,139	98,329
	Jitianxia	Boutique Upscale Residence	44,956	140,262
	Lenian Plaza	Urban Complex	175	829
Chengdu	Love Forever	Boutique Upscale Residence	11,555	8,366
	Zhihui City	Mid-to-high Residence	245,142	203,861
	Jitianxia	Boutique Upscale Residence	261,209	288,915
	Xiangmendi	Boutique Upscale Residence	431,925	353,361
	Fantasia Town	Mid-to-high Residence	64	46
	U Hotel	Urban Complex	8,255	10,000
	Grand Valley	Boutique Upscale Residence	83,203	68,821
	Kanjinzhao	Boutique Upscale Residence	1,286	3,091
	Long nian International Plaza	Urban Complex	49,743	43,155
Dongguan	Jun Shan	Boutique Upscale Residence	12	11
	Xin Chengshi Huayuan	Boutique Upscale Residence	29,949	39,017
	Jiangshan Hui	Mid-to-high Residence	113	49
Tianjin	Meinian Plaza	Urban Complex	6,403	10,178
	Jitianxia	Boutique Upscale Residence	134,302	148,348
Huizhou	Kangchengsiji	Mid-to-high Residence	14,698	16,757
Ganzhou	Yunding Mansion	Mid-to-high Residence	44,794	26,817



Property Sales (Cont.) *(Note: Data in this news letter is unaudited and may be adjusted)*

城市	项目名称	产品类型	销售面积	销售金额
			(平方米)	(人民币万元)
Kunming	Lakeside Eden	Mid-to-high Residence	7,837	10,367
Qingdao	Biyun Bay	Mid-to-high Residence	115,594	73,022
Shijiazhuang	Linghang Guoji	Mid-to-high Residence	6,557	7,402
	Sports Town	Mid-to-high Residence	14,017	13,199
Ningbo	Cixi Yue Cheng	Boutique Upscale Residence	31,278	48,038
Suzhou	Biluowan	Boutique Upscale Residence	27,304	46,812
	Lago Paradise	Boutique Upscale Residence	16,410	20,318
	Special Town Project	Boutique Upscale Residence	400	363
	Hailrun Complex	Urban Complex	387	677
Wuxi	Love Forever	Boutique Upscale Residence	518	469
Guilin	Fantasia Town	Boutique Upscale Residence	7,510	2,780
	Lakeside Eden	Boutique Upscale Residence	231,153	134,209
Shanghai	Love Forever	Boutique Upscale Residence	1,175	623
Hefei	BaoLi & Fung	Mid-to-high Residence	64,374	143,914
Nanjing	Hailrun Garden	Urban Complex	23,967	47,389
	Jiatianxia	Boutique Upscale Residence	79,241	95,744
	Love Forever	Boutique Upscale Residence	46,173	27,443
Wuhan	Fantasia Town	Mid-to-high Residence	3,387	1,359
	Biyuntian	Boutique Upscale Residence	14,130	19,782
	Huahaoyuan	Boutique Upscale Residence	41,400	72,450
	Hanzheng Street	Urban Complex	58,261	157,835
	Fantasia Town	Boutique Upscale Residence	7,760	5,868
	Love Forever	Boutique Upscale Residence	4,150	2,174
Total			2,228,630	2,540,537



Company News

Approval obtained for the issue of RMB2.9 billion worth of Fantasia's corporate bonds in China

The China Securities Regulatory Commission has recently granted approval to Fantasia Group (China) Company Limited for the public offering of RMB2.9 billion worth of corporate bonds to qualified investors. The success in obtaining the approval is attributable to Fantasia's good operating results and stable financial position. The Group will further optimize its capital structure and expand financing channels to ensure its sustainable and steady development in the future. Previously, Fantasia Group (China) Company Limited obtained a no-objection letter on August 31, 2018 from the Shanghai Stock Exchange for the non-public offering of its RMB2.7 billion worth of corporate bonds on the secondary market.

In addition, Fantasia Group (China) Company Limited also posted an announcement titled "The Public Offering of Corporate Bonds to Qualified Investors (Phase II) in 2015" on November 26, 2018 about the reselling of its bonds by investors on the Shenzhen Stock Exchange. RMB14.008 million worth of the bonds were resold by the investors, meaning that over 98.72% of the bonds issued would be held until maturity. In another announcement titled "The Public Offering of Fantasia Group (China) Company Limited's Corporate Bonds in 2015" about the reselling of such bonds by investors, and RMB43.295 million worth of such bonds were resold by the investors, meaning that more than 97.83% of the bonds would be held to maturity. This has demonstrated the capital market's recognition for Fantasia's performance.

Fantasia and signed an agreement on RMB10 billion financing to cooperate in the community-based service business with China Everbright Trust

In November, Fantasia and China Everbright Trust signed an agreement on RMB10 billion financing in Shenzhen and entered into a long-term strategic partnership in different business fields. Fantasia and China Everbright Trust had previously established a solid cooperative relationship in an urban renewal project in Shenzhen. In the future, the two parties will seek synergy and complement each other with respective resources with the aim of attaining growth.

Fantasia repurchased US\$6.74 million worth of US dollar-denominated senior notes which would expire in 2019

On 16 November, Fantasia announced that, of the US\$300 million US dollar-denominated senior notes that it had issued with a coupon rate of 7.25% (which would expire in 2019), it repurchased US\$6.74 million worth of such notes. Repurchasing a part of the US dollar-denominated senior notes can help the Group save some interest expense and lower the gearing ratio. In the future, Fantasia will continue to manage its finance prudently and explore different financing channels in order to maintain its gearing ratio at a healthy level. This will enable the Company to enhance its financial stability and flexibility.



About company

Founded in 1998, Fantasia was successfully listed on the Main Board of The Stock Exchange of Hong Kong in November 2009 under the stock code 1777. Having completed its strategic plan for business development in the upcoming era of mobile internet and customer big data, Fantasia Group has evolved into a leading financial holding group in China, with a business model driven by financial operations, anchoring on services, and supported by property development. Fantasia conducts a full range of operations and community services, covering eight major areas of value-added services in over 200 cities in mainland China, namely – financial services for communities, Colour Life Residence services for communities, property development, operation of commercial properties for international business and tourism, cultural tours of communities, commercial property management in communities, elderly care and education in communities. So far, the Group has two publicly-listed companies – Fantasia Holdings Group (01777.HK) and Colour Life (01778.HK). It has become the world's largest residential community service operation provider.

Currently, Fantasia is making good progress with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo. It has invested in property development projects in Singapore, the United States of America and Taiwan.

It is committed to providing a joyful, colourful and meaningful living space and experience as a leading industry participant and aims to deliver unique and inspiring living space and experience to value-oriented customers.

To learn more about the Company, please visit Fantasia's website at: www.cnfantasia.com

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