



Fantasia's October contracted sales increased by 158.09% year on year to record high of RMB2.215 billion in 2017

Colour Life enters new chapter of development by starting intelligent retail in community

(6 November, 2017 – 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 October 2017. Fantasia Property Group, a subsidiary of the Group, sold properties with an aggregate of 166,403 square metres (sq.m.) in gross floor area (“GFA”) and recorded contracted sales of RMB2.215 billion in the month. From January to October 2017, Fantasia Property Group sold properties with an aggregate of 1,151,138 sq.m. in GFA. The accumulated contracted sales reached RMB11.054 billion. For the first ten months of the year, the Group completed 73.7% of its full-year contracted sales target of RMB15 billion.

China's Quarterly Macroeconomic Model (CQMM) recently published a prediction that the growth rate of China's economy will increase slightly in 2017. The simultaneous economic recovery in different parts of the world from 2017 to 2018 will sustain the resumed growth in China's foreign trade. Meanwhile, steady progress in the country's supply-side reforms and steady growth in its domestic consumer demand will contribute to the steady growth of its economy. However, factors such as the financial sector's overhaul and preventive measures against systemic risks as well as the government's control of the real estate market can still limit the economic growth.

The “Golden September and Silver October”, which are usually months for the peak season of property sales, have ended. According to statistics, growth rates in property prices in some first-tier cities decreased to those in the same period last year, indicating the stabilization of the property market. Moreover, the selling price indices of newly completed commodity properties in first-, second- and third-tier cities in September recorded a decrease of 0.2%, no growth and growth of 0.3% respectively compared with those in the previous month. This means that the government's stringent property market control policies resulted in property price decreases in first-tier cities for two consecutive months while the property price growth was almost zero in the second-tier cities and narrowed in the third-tier cities. Completions of commodity residential properties in first-, second- and third-tier cities increased by 1.5%, 5.6% and 7.9% respectively year on year in September.

Contracted sales and average selling price (“ASP”) hit new highs in October

In October, Fantasia's contracted sales hit a monthly new high of RMB2.215 billion in 2017, up by 158.09% year on year and 38.29% month on month. The growth rates are in line with expectations. Meanwhile, the monthly ASP of RMB13,311 per square meter was also a new high in the year to date. The property projects such as Jinshanghua in Wuhan Pair Life (武漢錦上花), Ganzhou Yunding Gongguan (贛州雲頂公館) and Shijiazhuang Sports Town (石家莊體育小鎮) were launched in October and well received by the market, contributing RMB833 million to the Group's contracted sales. The other key projects such as Cixi Yue Cheng (慈溪悅城) and Jiatianxia (成都家天下) in Chengdu recorded contracted sales of more than RMB419 million and RMB316 million respectively with high sell-through rates.

Consistent expansion of the community-based property projects and start of intelligent retail in communities

On 27th October 2017, Colour Life Services Group Company Limited (“Colour Life”, HKEx stock code: 1777) and Rainbow

Department Store Company Limited formed a strategic partnership to develop a “Community+ Unmanned Convenience Store”. The two companies will enter a new chapter of their development by starting intelligent retail in communities by building a high-quality and convenient retail system. The move is aimed at increasing consumer satisfaction. Rainbow Department Store’s unmanned convenience store, Well Go, will set up shops in Colour Life Community and its commercial buildings. It will serve as the community’s “smart refrigerator” and “contingency kitchen”, providing fresh food and daily necessities for its members. In-store spending will be made through the Caizhiyun APP which will connect the store to the services to the residents. This will create a one-stop platform for comprehensive services to its community members.

China Merchants Securities gives a “buy” rating to Colour Life

China Merchants Securities gives Colour Life a “buy” rating and sets a target price of HK\$5.59 for its shares. In a report published by China Merchants Securities dated 24 October, Colour Life’s revenue from its property management is forecasted to grow at a compound annual growth rate (“CAGR”) of 16% between the years 2016 and 2019, while its profit is forecasted to grow at a CAGR of 27% during the period. By 2019, total GFA managed by Colour Life is forecasted to increase by 46% to 484 million sq.m. Moreover, Colour Life’s investment in the value-added services and online platforms has started generating returns. Its revenue from value-added services is forecasted to grow at a CAGR of 35% between 2016 and 2019. The real estate market has entered a stage of steady development after the government has combined its short-term market control measures and long-term mechanism. Meanwhile, the property market has shown signs of entering an era when the volume of second-hand property transactions exceeds that of new flats, and the property sector has begun transforming itself to adapt to such development. The market has speculated that property management will become the key in the transformation and upgrade of the real estate industry.

Mr. Pun Jun, Chairman of Fantasia Holdings, said, “As an integrated community service operator, Fantasia grows together with the community service industry. We strive to create an ecosystem of businesses as an organic whole based on our ‘Community +’ strategy. We integrate our core resources under our eight businesses and through inter-business segment coordination to provide services that meet customers’ needs throughout the entire human life cycle. In the future, Fantasia will continue to attain appreciation in value of its assets and build exemplary community-based property projects through three initiatives, namely the ‘creation of community service platform’, the ‘construction of intelligent community’ and the ‘establishment of community payment system’.”

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About Fantasia Holdings Group Co., Limited

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 business strategic layout 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 full-range of operations and community services, covering eight major areas of value-added services in 181 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 three publicly-listed companies – Fantasia Holdings Group (01777.HK), Colour Life (01778.HK) and Home E&E (834669.CC). It has become the world’s largest residential community service operation provider.

Currently, Fantasia is progressing with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo as well as investing property development projects in Singapore, the United States of America and Taiwan.

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It is committing to be the leading industry participant which provides a joyful, colourful and meaningful living space and experience 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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