

2010.01 Monthly Newsletter

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 our 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 have a total of 29 projects at various stages of development in 7 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou and Yixing.

Latest News

In Jan. 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 160 million, representing a year-on-year growth of about 30.0%.

30.0%

In Jan. 2010, the business of the sectors of property management and property agent service recorded a year-on-year growth of 45.5%.

45.5%



In Jan 2010, Chengdu Mont Conquerant phase 2 entered into the process of development and obtained construction works commencement permit for the section 1, which is planned to be completed in Dec 2011. The area under construction of Chengdu Mont Conquerant in Jan was 12,699 sq.m and the total area under construction was 12,699 sq.m.

12,699

34,806 In Jan 2010, Chengdu Grand Valley phase 2.1 obtained construction works commencement permits for section 3 &4, which are planned to be completed in Dec 2010. The area under construction of Grand Valley phase 2.1 in Jan was 34,806 sq.m and the total area under construction was 51,642 sq.m.

Stock Information (As at Jan.31, 2010)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 1.61	HKD 7.847 billion	1,475 million shares

IR Contact

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Information about Property Development



Shenzhen Meinian Plaza

Projects Completed & under Sales (As at Jan.31,2010)

unit:sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen	1 Future Plaza	74,348	60,590	7,086	53,504	0
	2 Flower Harbor	27,033	22,402	1,366	21,036	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 No.3 Warehouse	12,571	12,571	0	0	12,571
Chengdu	1 Love Forever	354,967	328,361	36,380	291,981	0
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,493	81,469	0
	3 Chengdu Hailun Plaza	132,218	114,787	22,715	71,741	20,331
	4 Grand Valley phase 1.1	50,839	50,635	8,076	42,559	0
	5 Grand Valley phase 1.2	61,631	61,616	7,328	54,288	0
Total		911,137	830,344	144,154	616,578	69,612

Note 1: Projects completed and under sales means the projects which had obtained pre-sale permits and completion acceptance reports and were being sold as at Jan.31,2010.

Note 2: Contracted areas means the project's total areas with sales contracts.

Note 3: Shenzhen Meinian Plaza(namely, the Pengji Times Enterprise Incubation Park in Shenzhen) was completed but has not yet entered into pre-sales. The area held for sale is expected to be 50% of total saleable area and the actual exact figure is up to the final pre-sale permit and property ownership certificate

Note 4: Shenzhen No.3 Warehouse project is planed to be held for the use of hotel.

Note 5: The construction and saleable areas of Chengdu Grand Valley phase 1.2 and Shenzhen Meinian Plaza may be amended accordingly due to the discrepancies between the areas in completion mapping reports and pre-sale mapping reports. The actual exact figures are up to completion mapping reports and property ownership certificates.

Projects under Development (As at Jan.31,2010)

unit:sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen 1	Love Forever	132,336	100,441	54,773	45,668	0
Chengdu	1 Future Plaza	245,248	235,246	235,246	0	0
	2 Grand Valley phase 2.1.1	51,642	51,642	50,810	832	0
	3 Mont Conquerant phase 1	50,560	48,176	38,246	9,930	0
	4 Mont Conquerant phase 2 section 1	12,699	12,699	12,699	0	0
	5 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	105,978	4,390	0
	Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	333,988	78,805	0
Tianjin 1	Tianjin Hailrun Plaza	131,341	79,051	53,897	25,154	0
Yixing 1	Town on the Water	41,432	40,240	17,066	16,079	7,095
Dongguan 1	Mont Conquerant	142,928	116,899	98,804	18,095	0
Total		1,346,239	1,207,555	1,001,507	198,953	7,095

Note 1: Contracted areas means the project's total areas with sales contracts;

Note 2: Chengdu Future Plaza is under development but has not yet entered into pre-sales.



Tianjin Hailrun Plaza



Grand Valley



Chengdu Meinian International Plaza



Yixing Town on the Water

Projects to be Developed (As at Jan.31,2010)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sq ^m)	Total Land Cost /Total GFA (RMB/ Sq ^m)	
Chengdu	1	Meinian International Plaza (all phases except phases 1.1-1.3)	New and Hi-tech zone in the south city	Office,commercial, hotel and parking spaces	100%	449,845	669
	2	Fantasia Town (all phases except phases 1.2 & 2)	Wenjiang District	Residential,commercial and parking spaces	100%	370,149	81
	3	Mont Conquerant (all phases except phase 1 and phase 2 section 1)	Xinjin County	Residential,commercial, hotel and parking spaces	100%	283,685	825
	4	Grand Valley (all the remaining phases)	Pujiang County	Residential and commercial	100%	1,490,444	296
	subtotal					2,594,123	—
Shenzhen	1	Futian Free Trade Zone Project	Futian District	Warehousing	100%	67,908	2179
	subtotal					67,908	—
Huizhou	1	Endless Blue	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2	Huiyang project	Beside bus terminal, Huinan rd	Residential, commercial and parking spaces	100%	586,000	423
	subtotal					754,545	—
Tianjin	1	Yingcheng	South of the Yingcheng reservoir, Hangu District	Residential, office and commercial	100%	168,339	766
	subtotal					168,339	—
Suzhou	1	Suzhou Taihu project	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	533,121	1473
	subtotal					533,121	—
total					4,118,036	—	

Note 1: Suzhou project is under framework agreement. We have paid Suzhou CITIC RMB 423 million as part of the consideration. The project is in the process of listing and public notice.

Projects under Framework Agreements (As at Jan.31,2010)

	List of projects	location	Positioning	Expected Equity Interest expected	Total GFA (Sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Successfully started and an amount of RMB100 million paid for resettlement. Resettlement completed in general.
Yunan	Yunnan project	Near the Butterfly Spring, Dai	Boutique residence	100%	996,531	The mobilization for resettlement, land requisition and compensation was finished. The conceptual design was finished internally and submit for government' s approval.
Beijing	Tongzhou Project	Xinhua Ave, Tongzhou District	Urban complex	100%	55,000	The project is under evaluation of resettlement. Fantasia Holdings is also seeking for other appropriate projects in Beijing.
Total					4,968,863	

Information about Property Management/Property Agency Services

Information about Property Management (As at Jan.31,2010)

Type	Region	2009 Quantity	2009 Areas under Management Contracts(Sq.m)
Projects under Full Management Service	Shenzhen	119	5,227,179
	Chengdu	21	3,268,022
	Huizhou	16	1,912,220
	Dongguan	9	395,052
	Others	0	0
	Subtotal	165	10,946,614
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	2	306,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,131,610
	Subtotal	20	2,846,058
Total		185	13,792,672

Information about Property Agency Services (As at Jan.31,2010)

Number of Projects	GFA('000 Sq.m)	Total Revenue (Rmb:'000 yuan)
28	2,310	181,960

Note 1: All the above data were the year-to-date data by the end of Jan. 2010.

Note 2: Total Revenue means the revenue of projects sold instead of the fee we get through property agency services.

Honors and Awards



Company

Fantasia Holdings won the award of Popular Real Estate Companies in Shenzhen in 2009 and the Most Influential Real Estate Company with Brand in Shenzhen in 2009 by www.soufun.com.

Fantasia Holdings won the Award of Special Contribution by Shenzhen City/Architecture Biennial Exhibition Committee and be named as the Leading Sponsor.

Fantasia Holdings won the award of Top 10 Famous Real Estate Developers in Shenzhen in 2009 by Shenzhen Economic Daily.

Fantasia (Chengdu) Development Co., Ltd. won the award of Idols of China-Top 50 in Western China, and ranked No.5 on the list of Top 20 Real Estate Developers (Brands out of Sichuan) with Comprehensive Strength by Sichuan Daily, Western China Daily and the Listing Committee of Top 50 Sichuan Real Estate Developers with Comprehensive Strength.

Fantasia (Chengdu) Development Co., Ltd. won the award of the Real Estate Corporate of the Year for the Golden Hibiscus Prize in Chengdu in 2009 by Sichuan Daily Press Group and Chengdu Real Estate Bureau.

Fantasia (Chengdu) Development Co., Ltd. won the award of the Outstanding Real Estate Developers in 2009 by Chengdu Real Estate Bureau of.

Fantasia (Chengdu) Development Co.,Ltd. won the award of A Decade in Real Estate Industry: Enterprises with Pioneering Brands by Chengdu Media Group and Chengdu Evening News.

Dongguan Fantasia Real Estate Investment Co., Ltd, won the award of Outstanding Contribution by the local government of Liaobu Town, Dongguan.

Shenzhen Fantasia Property Management Co., Ltd won the award of Top 100 Property Management Companies in 2009 by the China Real Estate Top 10 Research Team.

Projects

Shenzhen Future Plaza won the award of the Best Base for Corporate Headquarters in Shenzhen in 2009 by Shenzhen Economic Daily.

Shenzhen Love Forever won the award of Top 20 Famous Buildings in Shenzhen in 2009 by Shenzhen Economic Daily.

Shenzhen Love Forever (phase 2) won the award of the Most Anticipated Buildings in Shenzhen in 2010 by www.soufun.com.

Chengdu Meinian International Plaza won the award of the Most Influential Urban Complex in 2009 by Sichuan Daily, Western China Municipal Daily and the Listing Committee of Top 50 Sichuan Real Estate Developers with Comprehensive Strength.

Chengdu Meinian International Plaza won the award of the Golden Hibiscus Prize (2009) for Real Estate Industry in Chengdu as the Building with Regional Driving Force by Sichuan Daily Press Group and Chengdu Real Estate Bureau.

Disclaimer

Our monthly newsletter is provided to the investors and other relevant parties for our business update, but there may be some discrepancies existed between those information and the data in our annual report and the interim report for reasons not limited to the following: (1) all the above financial data is unaudited, which may be different from those audited because of different accounting judgment and estimation; (2) all the above operation data may change during the whole operation and financial period due to the uncertainty in sale and operation, etc. As a result, this monthly newsletter is for your reference only, and please be reminded of the above-mentioned potential discrepancies when you refer to those information.

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