

2Q 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

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- ▶ **By the end of the second quarter of 2012, the Company recorded cumulative contract sales of approximately RMB3.35 billion and cumulative contract sales area of approximately 388,921 sq.m during the first half of the year. The cumulative contract sales have already reached 47% of the full year contract sales target of RMB7.2 billion.**
- ▶ **By the end of the second half of 2012, the planned gross floor area of land bank with land use right titles and that under framework agreements signed by Company amounted to approximately 8.29 million sq.m. and 4.96 million sq.m., respectively.**
- ▶ **During the second quarter of 2012, Chengdu Meinian International Plaza phase 2.1 (GFA : 82,906 sq.m), Nanjing Yuhuatai phase 1 (GFA : 6,766 sq.m), Huizhou Fantasia Special Town Phase 3 (GFA : 160,250 sq.m ) obtained relevant construction permits. Those projects are reclassified as projects under development. Construction work under blocks 1-3 of Suzhou Lago Paradise Land Plot No.6 were completed (area of completed project: 20,954 sq.m) and the project is reclassified as completed project.**

## Information on Property Development

### Projects Completed & Under Sales (As at 30 June 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	—	59,079	1,511
	2 Meinian International Complex (MIC)	87,638	73,420	—	36,496	36,924
	3 MIC Hotel	12,571	12,571	—	—	12,571
	4 Love Forever	131,396	100,187	167	91,443	8,577
Dongguan	1 Phase 2 of Mont Conquerant	122,983	93,956	16,491	77,465	—
Huizhou	1 Phase 1 of Fantasia Special Town	71,716	70,940	497	70,443	—
Tianjin	1 Hailrun Plaza	131,123	92,980	—	79,047	13,933
Chengdu	1 Love Forever	354,967	331,526	17,034	306,212	8,280
	2 Phase 1 and Phase 2 of Fantasia Town	223,759	180,382	1,559	172,352	6,471
	3 Hailrun Plaza	132,218	114,787	4,018	90,438	20,331
	4 Phase 1.1, 1.2 & 2.1 of Gravde Valley	201,107	200,012	55,189	137,872	6,951
	5 Phase 1 of Belle Epoque	51,135	51,135	23,971	27,164	—
	6 Phase 1 of Meinian International Plaza	422,352	358,594	58,359	300,235	—
Suzhou	1 Block 5-8 of Lago Paradise Land Plot No. 6	40,888	35,909	13,503	22,406	—
Yixing	1 Town on the Water	40,798	40,240	10,781	22,364	7,095
Guilin	1 Zhongding Project	11,483	11,483	—	—	11,483
<b>Total</b>		<b>2,110,482</b>	<b>1,828,712</b>	<b>201,569</b>	<b>1,493,016</b>	<b>134,127</b>

**Note 1:** The term “Projects completed and under sales” refers to the projects which have obtained completion and acceptance reports as at 30 June 2012;

**Note 2:** The term “Contracted areas” refers to cumulated contract sales area of such project;

**Note 3:** The term “Area to be contracted” refers to saleable areas which are not subject to any sales contracts contracted.

Projects under Development (As at 30 June 2012)

Unit: sq.m

Project Number	Name of Project	Total GFA	Total Saleable Areas	Contracted Area
Shenzhen 1	Funian Plaza	61,219	46,793	11,011
Huizhou 1	Phase 2 & 3 of Fantasia Special Town	340,892	159,199	116,328
Dongguan 1	Wonderland	318,764	257,033	117,118
Guilin 1	Phase 1 of Fantasia Town	440,931	330,646	105,071
2	Phase 1.1 of Lakeside Eden	37,635	25,041	2,299
1	Future Plaza	244,614	194,151	77,318
2	Phase 2.1 of Belle Epoque	12,699	8,339	112
3	Phase 3 & 4 of Fantasia Town	361,797	294,234	141,272
4	Funian Plaza	180,168	132,150	58,372
5	Phase 2.1 of Meinian International Plaza	82,906	30,000	—
Dali 1	Human Art Wisdom	77,409	64,488	33,759
Tianjin 1	Future Plaza	55,080	45,849	32,027
2	Phase 1.1 of Love Forever	75,028	52,332	10,828
Suzhou 1	Land Plots No. 6 & No. 4 of Lago Paradise	130,413	122,579	18,876
Wuxi 1	Phase 1 & 2 of Love Forever	318,660	242,050	50,590
2	Hailrun Complex	102,942	83,088	2,401
Nanjing 1	Yuhuatai Project	6,766	2,928	2,696
<b>Total</b>		<b>2,847,923</b>	<b>2,090,900</b>	<b>780,078</b>

Note 1: The term “Contracted areas” refers to cumulated contract sales area of the project.

## Projects to be Developed (As at 30 June 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)
1 Huizhou	Love Forever	Huangyuyong, Daya Bay	Residential and commercial	100%	168,545	312
	Remaining Phases of Fantasia Special Town	Huinan Road, Huizhou City	Residential and commercial	100%	172,690	423
Subtotal					341,235	
1 Guilin	Remaining phases of Guilin Fantasia Town	Lingui New District, Guilin City	Residential and commercial	100%	159,069	393
	Remaining phases of Lakeside Eden	Lingui New District, Guilin City	Residential and commercial	100%	1,594,101	393
Subtotal					1,753,170	
1 Chengdu	Remaining phases of Meinian International Plaza	Chengdu High-technology zone, Chengdu City	Commercial, residential and education	100%	366,939	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					2,207,610	
1 Tianjin	Yingcheng Lake Project	Hangu District, Tianjin City	Residential, commercial service, 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%	59,731	4,337
		Subtotal				59,731
Total					5,441,178	

**Projects under Framework Agreements (As at 30 June 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. 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
<b>Total</b>					<b>4,963,109</b>	

## Disclaimer

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