



Company Operation Information

The Group Repurchased RMB\$350 million Equivalent Worth of US Dollar Senior Notes in Aggregate in November; Further Enhanced its Debt Structure;

Fantasia and Colour Life were both Selected as Shenzhen-Hong Kong Stock Connect Eligible Stocks

(5 December 2016 – 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 2016. Fantasia Property Group, a subsidiary of the Group, achieved contracted sales of approximately RMB751 million, with 81,231 sq.m. in aggregated gross floor area (“GFA”) sold for the month of November.

花样年创造价值



Colour Life Services Group & Shanghai Yinwan Joint Platform Press Conference



Company Operation Information *(Cont.)*

Since October, property markets in China saw mulling of intensified macroscopic tightenings which gave rise to new austerity policies being introduced across the country. This orchestrated a persistent decline in number of eligible homebuyers. With more homebuyers stayed on the sideline, the overall transaction volume declined as expected.

In November, major projects were progressing smoothly in core first- and second-tier cities where Fantasia focuses on, with transaction volumes and average selling prices remained stable for projects in various cities. Mr. Pan Jun, Chairman of the Board of Directors at Fantasia said, “Reaping benefits from the ongoing expansion of Fantasia’s business scale and brand influence, with innovations in products, Fantasia’s real estate business maintained steady growth throughout November, against a backdrop for borrowing and purchase restrictions nationwide. Leveraging Fantasia’s strategies and platform, especially the Group’s enhanced operational efficiency and strong implementation capability, Fantasia accomplished steady profit margins and healthy operating cash flow. We believe that Fantasia will embrace further development after staged market adjustments.”

On 18 November 2016, Colour Life Services Group Co., Limited (“Colour Life” , HKEx stock code: 1778), a subsidiary of Fantasia, entered into a strategic partnership with Shanghai YinWan Technology Co., Ltd. (“Shanghai Yinwan”), to jointly foster in-depth cooperation in the areas of community B2F (Business to Family) service platform establishment, resources sharing, equity investments and technical support. Colour Life will acquire property management rights in 750 projects of 110 million sq.m. in aggregate GFA from Shanghai Yinwan and its affiliates, and in 2,200 projects of 460 alliance companies of Ikey Alliance of 250 million sq.m. in aggregate GFA through the cooperation, according to Mr. Tang Xuebin, CEO of Colour Life. Thus, property owners and residents from a total GFA of 360 million sq.m. covered by Colour Life, will benefit from Caizhiyun, the largest B2F platform.



Company Operation Information *(Cont.)*

Colour Life will also combine its property management fee levy system with that of Shanghai Yinwan and Ikey Alliance property. The service coverage of “Caizhiyun” will thus almost double, reaching nearly 800 million sq.m. Color Life believes that this scaled operation will improve efficiency and profitability of “Caizhiyun” platform. On the other hand, the community service platform will become a precursor to the Colour Life brand, improving its attractiveness and speeding up the expansion of its GFA under management against a backdrop of ongoing industry consolidation.



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

For the first 11 months ended 30 November 2016, the Group achieved contracted sales of approximately RMB11.127 billion, up 10.1% year on year, thereby completed 92.7% of its sale target for the year, with 1,181,245 sq.m. in aggregated GFA sold.

City	Project Name	Product Type	GFA Sol.d	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Flower Harbor	Boutique upscale residence	87	376
	Longqi Bay	Urban Complex	3,576	20,649
	Longnian Plaza	Urban Complex	117	294
	Love Forever	Boutique upscale residence	8,338	59,430
	Fangling Building	Boutique upscale residence	385	809
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	22,824	52,299
Chengdu	Hailrun Plaza	Urban Complex	47	66
	Love Forever	Mid-to-high residence	446	186
	Meinian Plaza	Urban Complex	338,658	272,787
	Xiangnian Plaza	Urban Complex	425	381
	Funian Plaza	Urban Complex	66	75
	Grande Valley	Boutique upscale residence	28,948	29,328
	Long Nian International Plaza	Urban Complex	143,818	71,081
Dongguan	Jun Shan	Boutique upscale residence	87	110
	Jiangshan Hui	Mid-to-high residence	2,801	2,511
Tianjin	Meinian Plaza	Urban Complex	21,831	37,428
	Love Forever	Boutique upscale residence	8,592	9,178



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

City	Project Name	Product Type	GFA Sol.d	Sales Amount
			(sq.m.)	(RMB 0'000)
Huizhou	Huiyang Special Town project	Mid-to-high residence	7,720	5,786
	Love Forever	Mid-to-high residence	1,634	865
	Kang Town	Mid-to-high residence	135,439	123,776
Suzhou	Lago Paradise	Boutique upscale residence	28,153	28,283
	Special Town	Boutique upscale residence	1,824	1,953
	Hailrun Complex	Urban Complex	18,933	40,611
Wuxi	Love Forever	Boutique upscale residence	18,895	10,946
	Hailrun Complex	Urban Complex	12,409	6,581
Guilin	Fantasia Town	Urban Complex	60	21
	Lakeside Garden	Boutique upscale residence	4,367	2,491
Shanghai	Beilun Ningbo	Boutique upscale residence	139,791	69,485
	Self Life	Boutique upscale residence	5,177	3,516
Singapore	Singapore Project	Boutique upscale residence	4,088	23,166
Nanjing	Nanjing Project	Urban Complex	2,445	26,806
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	32,929	73,056
	Love Forever	Boutique upscale residence	2,297	1,268
Huizhou	Huiyang Special Town project	Mid-to-high residence	154,973	103,503
	Love Forever	Mid-to-high residence	29,008	33,281
Total			1,181,245	1,112,736



Company Updates

The Company recently announced that the Group has officially cancelled the US\$30.30 million in aggregate face value of US Dollar Senior Notes due 2017, and US\$21.10 million in aggregate face value of US Dollar Senior Notes due 2019 (totalled US\$51.40 million) that the Company had repurchased earlier. This move illustrated the Company's confidence about its current financial position and credit quality. The Company will effect moves including repurchases and redemptions, etc., of the United States Dollar bonds issued earlier to lower financial costs in order to boost profitability. Meanwhile, the Company shall further its adjust asset-liability structure to avert risks stemming from devaluation of the RMB.

On 29 November, Fantasia earned a further endorsement from professional investors and commentators in Hong Kong, and received the "Outstanding Listed Company Award" at "The Hong Kong Institution of Financial Analysts and Professional Commentators Limited 15th Anniversary and Outstanding Listed Company Award in 2016" in recognition of the Company's distinguished performances for the past year.

Besides, with debut of the Shenzhen-HK Stock Connect ("SZ-HK Connect") today, qualified mainland investors can buy stocks of Fantasia and Colourlife via this facility. The debut will help improve the mutual connections and communications between domestic and overseas markets and facilitate internationalization of the domestic capital markets, bringing more conveniences for investors in both regions who are interested in to investing in each other's market. Inclusion of both Fantasia and Colourlife on SZ-HK Connect eligible stock list adds convenience to both domestic and foreign investors.

Mr. Pan Jun, Chairman of Fantasia and Colourlife said: "Businesses and prospects of Fantasia and Colourlife have been widely recognized by investors. We believe the liquidity of Fantasia and Colourlife shares will be improved from their inclusions in the Shenzhen-Hong Kong Stock Connect, a development that can also help broaden our shareholder base, enhance our profile in capital market, and reflect the enterprise values of Fantasia and Colourlife."



Company Updates

Colour Life Residences under Fantasia Group are receiving widening recognition in the market. According to the latest statistics, Colour Life Residences have landed in 27 cities nationwide, signed cooperation agreements with 24 developers, and have 2,000 apartments sold. There are some 100,000 Colour Life Residence apartments with contracts signed and are ready launch in the market, with contracted area aggregating 10 million sq.m.

Right now, the Company saw healthy recycling if its sales proceeds and its cash flow was abundant to meet its property development and light-asset transformation needs. Looking ahead, the Group will continue to explore and establish diversified financing channels, optimize onshore and offshore debt structures, lower capital costs and enhance financial stability and capital efficiency in order to achieve stable and sustainable development.

About Fantasia

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, Colour Life Group, property development, international commercial community services, cultural and tourism, commercial services, senior citizen services and education. 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.

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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