



Company Operation Information

Fantasia:

Contracted sales continued to grow rapidly

Colour Life won title of “The Hong Kong Stock Company with the Greatest Potential for Growth”

(5 November 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 October 2018. Fantasia Real Estate Group, a subsidiary of the Group, sold properties with an aggregate of 244,224 square metres (sq.m.) in gross floor area (“GFA”) under contracts, **up by 46.77% year on year**, and recorded contracted sales of RMB3.65 billion, **up by 64.79% year on year**.

For the first ten months of 2018, the Group sold properties with an aggregate of 1,903,390 sq.m. in GFA. The **accumulated contracted sales during the period grew by 93.25% year on year** to RMB21.363 billion, which means accomplishment of 71.2% of the full-year contracted sales target of RMB30 billion.



Colour Life Won the Title of “The Hong Kong Stock Company with the Greatest Potential for Growth” at the “Securities Times 2018 Gold Wing Award”



Wuhan • Hanzheng Street



Company Operation Information (Cont.)

Excellent sales performance at property projects Jiatianxia helped Fantasia to maintain leading position in growth rate of accumulated contracted sales

In October, China's top 100 property developers recorded a significant month-on-month slowdown in sales. Deceleration in the year-on-year growth in their property sales continued well into October from the third quarter of 2018. The Chinese government pressed on with its policy on curbing the housing price hike under the principle of "Properties are something to live in, not to speculate on". As a result, reducing the number of receivables turnover days to secure the cash on hand has become the common goal of property developers.

Fantasia's contracted sales rose by 46.77% year on year to approximately RMB3.65 billion and its sold properties in terms of GFA increased by 64.79% year on year to 244,224 sq.m. The average selling price in October amounted to approximately RMB14,943 per square metre. Its property projects in Chengdu, Tianjin, Nanjing, Shenzhen and Wuhan were the main contributors to sales. The property projects under the brand Jiatianxia recorded excellent sales performance with aggregate sales of RMB1.361 billion, which accounted for 37.29% of the Group's total contracted sales in October. In particular, contracted sales at Jiatianxia projects in Tianjin, Nanjing, Chengdu and Shenzhen reached RMB412 million, RMB359 million, RMB329 million and RMB261 million respectively. The newly launched Hanzheng Street has become the star property project in Wuhan generating contracted sales of RMB1.578 billion in October. Also, property projects such as Chengdu Zhihui City, Grand Valley and Kunming Lakeside Eden have maintained stable performance in terms of sales results.

For the first ten months of 2018, the Group's aggregate contracted sales grew by 93.25% year on year to RMB21.363 billion, which far exceeded the average year-on-year growth rate of 41.99% at China's top 100 property developers (Data source: EH Consulting).

Colour Life entered into a partnership with Beijing Public Housing Center

In October, Colour Life and Beijing Public Housing Center established a joint venture company, which would undertake three relocation housing projects with a total GFA of approximately 1.16 million sq.m. The two parties will work together to explore a market-oriented and professional approach to supplying and managing and public housing as part of the country's housing reform. The move is also aimed at the sustainability of the public rental housing operation and management through the business model of "Internet+" properties.

Colour Life Won the Title of "The Hong Kong Stock Company with the Greatest Potential for Growth" at the "Securities Times 2018 Gold Wing Award"

On 19 October 2018, Securities Times 2018 Golden Wing Award at Hong Kong Stock Company Value Festival under the theme of "Clearing the fog and seeing the future" was held by a major financial media, Securities Times, in Shenzhen. Colour Life won the title of "The Hong Kong Stock Company with the Greatest Potential for Growth" at the "Securities Times 2018 Gold Wing Award" for its excellent overall strength. The event commends high-quality Hong Kong-listed companies eligible for trading under the Shanghai-Hong Kong Stock Connect and Shenzhen-Hong Kong Stock Connect schemes and thus can enhance such companies brand image in the capital markets of both Hong Kong and mainland China. It also serves to promote closer cooperation and more exchanges between the A-share and Hong Kong stock markets.

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

In October 2018, Fantasia achieved contracted sales of RMB3.65 billion, which represented a significant year-on-year growth of 64.79%. For the first ten months of 2018, the Group sold properties with an aggregate of 1,903,390 sq.m. in GFA. The accumulated contracted sales during the period **grew by 93.25% year on year** to RMB21.363 billion. The average selling price in October and the first ten months increased to RMB14,943 /sq.m. and RMB11,224/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	3,716	18,180
	Jiatianxia	Boutique Upscale Residence	31,073	120,241
	Lenian Plaza	Urban Complex	175	829
Chengdu	Love Forever	Boutique Upscale Residence	10,299	7,450
	Zhihui City	Mid-to-high Residence	230,980	191,420
	Jiatianxia	Boutique Upscale Residence	237,331	257,349
	Xiangmendi	Boutique Upscale Residence	324,971	252,185
	Fantasia Town	Mid-to-high Residence	64	46
	U Hotel	Urban Complex	8,255	10,000
	Grand Valley	Boutique Upscale Residence	78,635	65,204
	Long nian International Plaza	Urban Complex	46,436	39,655
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	6,169	9,850
	Jiatianxia	Boutique Upscale Residence	91,807	112,278
Huizhou	Kangchensiji	Mid-to-high Residence	14,698	16,757
Ganzhou	Yunding Mansion	Mid-to-high Residence	44,794	26,817
Kunming	Lakeside Eden	Mid-to-high Residence	101,765	64,391

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)
Shijiazhuang	Linghang Guoji	Mid-to-high Residence	6,557	7,402
	Sports Town	Mid-to-high Residence	13,787	12,964
Ningbo	Cixi Yue Cheng	Boutique Upscale Residence	27,067	41,988
Suzhou	Lago Paradise	Boutique Upscale Residence	15,843	19,584
	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	7,488	2,780
	Lakeside Eden	Boutique Upscale Residence	213,880	124,123
Shanghai	Love Forever	Boutique Upscale Residence	338	175
Hefei	BaoLi & Fung	Mid-to-high Residence	63,452	142,494
Nanjing	Hailrun Garden	Urban Complex	23,438	46,353
	Jiatianxia	Boutique Upscale Residence	60,130	72,959
	Love Forever	Boutique Upscale Residence	45,485	26,857
Wuhan	Fantasia Town	Mid-to-high Residence	996	748
	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	6,233	4,495
	Love Forever	Boutique Upscale Residence	3,634	1,993
Total			1,903,390	2,136,307

Company News

- On 15 October, the controlling shareholder of Fantasia, Fantasy Pearl International Limited, increased its holding in Fantasia by one million shares for about HK\$780,000, or for the average price of HK\$0.7809 per share. It also increased its the stake in Colour Life by a total of 828,000 shares on 12 and 15 October for HK\$3.068 million or for the average price of HK\$3.71 per share. The moves reflected the controlling stockholder's confidence in the two companies' prospect.



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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