

Company Operation Information

Fantasia:

Cumulative Contracted Sales of Approximately RMB3.01 billion for January to February Eye On Beijing-Tianjin-Hebei Up North, Radiate Greater Bay Area Down South in 2019

Colour Life: Entered into Shanxi Province, “Internet + Property” platform integration innovation

Controllable Risk, Maintain “Increase in Shareholding” Rating with the Target Price of HK\$5.3

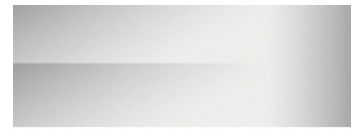
(4 March, 2019 – Hong Kong) **Fantasia Holdings Group Co., Limited** (“Fantasia” or the “Company” which, together with its subsidiaries, is referred to as the “Group”, HKEx stock code: 1777) announces its sales performance for January 2019. Fantasia Real Estate Group, a subsidiary of the Group, achieved contracted sales area and contracted sales of 118,065 sq.m. and approximately RMB1.303 billion respectively for its real estate business. **The 2019 cumulative contracted sales area and contracted sales amount are 281,922 sq.m. and approximately RMB3.01 billion respectively, which is almost the same as the period in 2018.**



Strategic Cooperation



Colour Life



Company Operation Information (Continues)

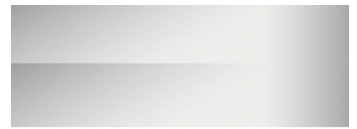
Property purchasing is booming in Chengdu, Nanjing and Suzhou, grasped the opportunity of home-return purchase to achieve a good performance in the year-end sales

During the Spring Festival in February 2019, Chengdu Fantasia-Jiatianxia, Nanjing, Shuixian Fantasia-Jiatianxia, etc., achieved good results in the contracted sales, which accounted for approximately 54% of its total sales. At the same time, due to the home-return spree during the Chinese New Year, Fantasia seized the opportunity to achieve a certain result in its year-end sales, contributed a total of approximately RMB650 million in contract sales. From the perspective of regional layout, the Chengdu-Chongqing Economic Zone continued to play a leading role, and contributed a total of approximately RMB 940 million in contract sales in February, accounting for 31%.

Fantasia dedicated to the Beijing-Tianjin-Hebei integrated construction

In the afternoon of 21 February 2019, Fantasia Group (China) Co., Limited held the strategic cooperation signing ceremony of “China-Huailai Shanggu Science Town” in Beijing with iSoftStone Holdings Limited (hereinafter referred to as “iSoftStone”) and Zaitian (Shanghai) Investment and Management Co., Ltd. (在田(上海)投资管理有限公司) (hereinafter referred to as “Zaitian Capital”). Fantasia Group acquired 348 acres of land in Huailai Shanggu Science Town through this project signing ceremony, the first piece of land acquired by the Beijing branch company of Fantasia Real Estate in 2019 in the country.

Fantasia hopes to take root in Huailai with long-term development. It leverages the advantages of Fantasia regime community services and the ability to develop customized products in making contributions to the Huailai development. Fantasia expresses that the dominant advantages of Huailai County are its healthy ecological environment which is air pollution free. Firstly, it is adamant to protect the natural environment in Huailai, a responsibility for every company and every developer; Secondly, it is necessary to search for cooperation with parties, operate the Huailai new town well and enable it to become sustainable with nice and warm industrial cluster. At the same time, Xu Shixiang, the director of Zaitian Capital, also expresses his expectation of in-depth cooperation with Huailai, with the three parties joining their efforts to establish a landmark engineering project.

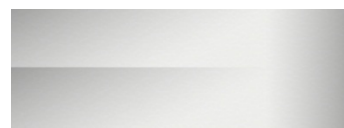


Company Operation Information (Continues)

“Colour Life Model” entered into Shanxi Province, “Internet + Property” platform integration innovation

On 22 February 2019, Colour Life Services Group under Fantasia held a launching ceremony with Shanxi Nengtou Yi'anju Property Management Co., Ltd. (山西能投怡安居物業管理有限公司) (“Shanxi Nengtou Yi'anju”) in Taiyuan, Shanxi, regarding the online cooperation under the theme of “Integration, Innovation, Win-Win Cooperation”. It indicates that Colour Life will jointly work with Shanxi Nengtou Yi'anju to build an “Internet + Property” smart community operation model that is suitable for regional development in Shanxi Province, marking Fantasia’s “Caizhiyun” platform of Colour Life, the world’s largest community service platform, formally setting its foothold in Shanxi, and comprehensively establish a platform for cooperation and exchange between Shanxi and Shenzhen.

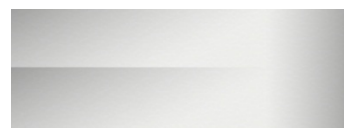
After entering into Shanxi, Colour Life will first implement in the “Taiyuan Transformation and Comprehensive Reform Demonstration Zone”. Its platform products such as Colour Benefit Life, Colour Parking Space (彩車位) and Colour Wealth Life will be fully opened to the homeowners in the zone, provide more convenient, fast and caring services. At the same time, Colour Life’s “online and offline integration” service operating model connecting offline property basic services based on “Internet +”, internet of things, artificial intelligence and other technological means will also open to Yi'anju, and the intelligent community eco-system projects will also be gradually introduced, which includes the face recognition access control, automatic gateway, E-Master (E師傅), E-Energy, 1 kilometre micro-business circle communities.



Property sales (Note: The information in this monthly newsletter is unaudited and may be adjusted)

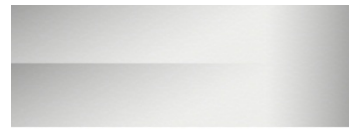
Fantasia recorded contracted sales area and contracted sales of 118,065 sq.m. and approximately RMB1.303 billion respectively for its real estate business. In the first two months of 2019, the cumulative contracted sales area and contracted sales amount are 281,922 sq.m. and approximately RMB3.01 billion respectively.

Cities	Project Names	Products	Sales Area	Contracted Sales
			(sq.m)	(RMB0000)
成都	资阳项目	精品高档住宅	15,968	11,750
	智荟城	精品高档住宅	15,656	11,086
	花漾锦江	城市综合体	6,766	14,987
	家天下	精品高档住宅	19,807	26,431
	香门第	精品高档住宅	228	29
	花样城	中高档住宅	14,961	10,633
	大溪谷	精品高档住宅	8,027	6,395
	看今朝	精品高档住宅	978	2,250
	龙年国际	城市综合体	15,604	5,764
石家庄	领航国际	中高档住宅	2,373	2,708
	体育小镇	中高档住宅	219	219
苏州	碧螺湾	精品高档住宅	612	1,000
	太仓太古城	精品高档住宅	1,094	1,592
	喜年中心	精品高档住宅	988	1,385
	太湖天城	精品高档住宅	5,529	11,279
	慈溪悦城	精品高档住宅	4,146	5,188
	慈溪珑玥府	精品高档住宅	12,291	13,520



Property sales continues (Note: The information in this monthly newsletter is unaudited and may be adjusted)

Cities	Project Names	Products	Sales Area	Contracted Sales
			(sq.m)	(RMB0000)
深圳	家天下	精品高档住宅	3,452	13,510
天津	家天下	精品高档住宅	10,963	13,724
惠州	家天下	中高档住宅	2,716	4,133
	花好园	中高档住宅	358	418
	康城四季	中高档住宅	320	122
青岛	碧云湾	中高档住宅	5,827	7,231
昆明	麓湖国际	中高档住宅	6,170	4,058
桂林	麓湖国际	精品高档住宅	19,323	11,429
上海	花郡	精品高档住宅	558	506
合肥	宝利丰	中高档住宅	3,582	8,144
南京	喜年中心	城市综合体	489	1000
	家天下	精品高档住宅	30,078	35,858
	花郡	精品高档住宅	1,052	854
武汉	汉正街	城市综合体	4,087	7,253
	花郡	精品高档住宅	1,878	761
其他	尾盘	中高档住宅	65,822	65,247
总计			281,922	300,464



Company News

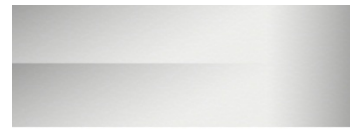
Publication of Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area, Fantasia Integrates its Advantages to complement National Strategy

On 18 February, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area was published after two years of preparation. Fantasia embarked on its journey in Shenzhen in 1998, developed its first project, Endless Blue (碧雲天), in Shenzhen two decades ago. Up till now, we layout our presence in Shenzhen, Huizhou, Dongguan and Guangzhou within the Guangdong-Hong Kong-Macao Greater Bay Area, and is very well conversant with the environment. In 2018, Fantasia constructed its urban replacement setup and integrated its businesses to ensure its relative leading advantage in the Guangdong-Hong Kong-Macao Greater Bay Area. Currently, Fantasia possesses nearly 40 projects in the Greater Bay Area with the scale keeps on expanding. Fantasia will focus on three product regimes, in which we will take rigid housing demand as direction to proactively develop the long-term lease apartments and elderly care apartments, and initiate the development and operation of industrial parks in key districts.

The diversified industry layout of Fantasia will further solidify in line with the development of Greater Bay Area. The industry patterns with Fantasia features such as commercial business, cultural tourism, trade, finance and elderly care will depend on the dual leading platforms of “real estate development” and “community services”, so as to promote innovation and integration, accelerate the development and secure bigger development opportunities through flexible trade policies. Meanwhile, the development in innovative industries of Fantasia will attract more new talents from many cities, which will, in turn, generate more job opportunities. Moreover, the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area will speed up the connectivity in financial markets and free exchanges between finance and trade, which will help promoting the domestic and overseas capital flows of the Company, reducing corporate foreign exchange exposures and diversifying the financing.

ShenWan HongYuan: Colour Life - Controllable Risk, Maintain “Increase in Shareholding” Rating with the Target Price of HK\$5.3

According to the estimates, Colour Life, a community service operator, achieves its stable management expansion and actively pursues value-added service development. While the potential impact of sales slowdown by the Group’s developers and the new regulations of social security payment controllable, after considering the pace of future debt repayments, we adjust the 2018 net profit per share forecast slightly downwards to RMB0.38, representing a year-on-year increase of 19%, and also adjust upwards to RMB 0.51 and RMB0.57 for 2019 and 2020 respectively, representing a year-on-year increase of 34% and 12%, respectively. We adjust the Company’s target price to HK\$5.3, with a corresponding PE of 9 for 2019, maintaining our increase in shareholding perspective.



About Fantasia

Founded in 1998, Fantasia Holdings Group Co., Ltd. was successfully listed on the Main Board of The Stock Exchange of Hong Kong in November 2009 under the stock code 1777 (“**Fantasia**”). Having completed its business strategic layout in the upcoming era of mobile internet and customer big data. Through the real estate + community double-head strategy, Fantasia Group is committed to building China's first-class real estate community intelligence makers and the largest community O2O service platform, covering more than 200 cities in mainland China, So far, Fantasia has one publicly-listed subsidiary, namely Colour Life Services Group Co., Ltd. (01778.HK). 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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