

# 公司通讯

2023年9月

建业地产是河南省领先的物业开发商之一，专注高质量的住宅开发。扎根河南30载，建业地产首创并践行「省域化」发展战略，并于2019年完成河南省的18个地级城市和104个县级城市全覆盖。凭借卓越的质量、强大的品牌及经验丰富的管理团队，建业地产荣获2022年《财富》中国500强榜单，河南12家上榜企业中位列榜单第298位，并荣膺2022年中国企业500强第398位。

## 最新资讯

### ✓ 建业地产二零二三年八月物业合同销售达人民币6.5亿元

二零二三年八月单月计算，建业地产取得物业合同销售总额人民币6.5亿元，同比减少62.5%；合同销售建筑面积达98,368平方米，同比减少63.0%。二零二三年八月份之每平方米平均销售价格在人民币6,608元，同比增加1.1%。

截至二零二三年八月三十一日止八个月，本集团已取得物业合同销售总额人民币110.8亿元，同比减少38.1%；总合同销售建筑面积1,637,798平方米，同比减少34.6%；每平方米平均销售价格为人民币6,763元，同比减少5.3%。

- ✓ 建业淮阳建业·滨河院子首批房源盛大交付
- ✓ 信阳固始建业天明未来城提前80天交付
- ✓ 人行及住建部等印发通知 公布套房贷款“认房不用认贷”政策
- ✓ 央行推出新政下调按揭首付比例和二套住房房贷利率下限

## 股份讯息（2023年9月15日）

每股股价： 0.121港元	市值： 约3.68亿港元	52周波幅： 0.101–0.570 港元	总股数： 约30.39亿股
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## 集团八月份合同销售获以下因素支持:

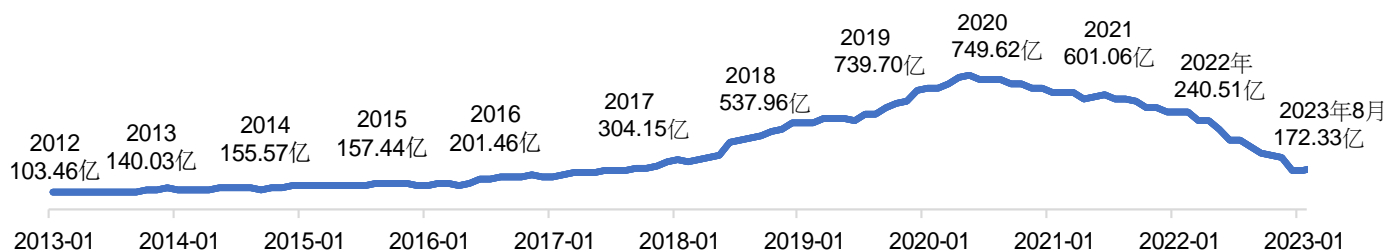
- i. 来自郑州的合同销售贡献约占总销售额的12%左右;
- ii. 来自河南三、四线城市的项目约占总销售额56%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的32%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的182个项目/分期;
- v. 八月份有99%合同销售额来自未受限购令影响的项目

## 二零二三年八月份合同销售明细:

城市	项目	合同销售金额 (人民币百万元)	合同销售面积 (平方米)	平均销售价格 (人民币/平方米)
商丘	商丘建业新筑二期	75	9,388	7,974
郑州	郑州建业泰宏	55	5,159	10,642
洛阳	洛阳建业中弘城	46	4,399	10,344
驻马店	驻马店建业世和府	34	4,136	8,193
周口	太康建业府	21	4,105	5,055
周口	淮阳建业滨河院子	19	3,364	5,785
信阳	固始建业天明未来城	17	3,840	4,310
鹤壁	鹤壁建业龙门柒号院	16	2,218	7,092
濮阳	濮阳建业世和府	14	1,345	10,402
新乡	新乡新飞建业府	13	1,702	7,531
信阳	信阳建业城	13	2,559	4,999
商丘	商丘建业神火江山府	11	1,678	6,640
漯河	漯河建业中梁新筑	10	1,393	7,446
新乡	新乡建业联盟新城	9	1,285	7,123
郑州	登封建业嵩岳府	9	434	20,244
南阳	南阳建业凯旋广场	8	993	8,519
郑州	郑州建业新筑	8	655	12,521
安阳	安阳建业世和府东麓	8	983	8,268
安阳	汤阴建业公园里	8	1,805	4,430
商丘	商丘建业世和府	8	1,018	7,528
	其他	249	45,909	5,420
	<b>合计</b>	<b>650</b>	<b>98,368</b>	<b>6,608</b>

## 12个月合同销售滚动趋势

人民币



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## 主要推盘项目

八月份，建业地产推出4个新项目或新期产品，新可售资源人民币9.16亿元。推盘首日录得平均销售认购率3%，将于未来数月转换为合同销售。

二零二三年八月推盘项目如下：

项目	推盘日期	预计收入 (人民币 百万元)	推盘首日 销售额 (人民币 百万元)	销售 认购率 (%)	可售面积 (平方米)	推盘首日 销售面积 (平方米)	已售面积 认购率 (%)
商丘上和院	06/08/2023	180	12	7%	26,394	1,868	7%
濮阳壹号城邦	11/08/2023	46	1	1%	9,182	111	1%
建业美地云栖	18/08/2023	90	6	6%	14,910	818	5%
商丘上和院车位	19/08/2023	600	6	1%	1,000	87	9%
	合共	<b>916</b>	<b>24</b>	<b>3%</b>	<b>51,486</b>	<b>2,884</b>	<b>6%</b>

## 河南房地产市场二零二三年首三月增加4.2%，建业地产市场占有率为4.1%\*

注\*：数据来源河南省统计局截至二零二三年三月三十一日之河南省总合同销售金额

## 土地收购

二零二三年八月，集团没有收购任何土地。

截至二零二三年八月底，集团共收购土地总建筑面积约32.3万平方米，总土地款约为人民币7.08亿元。预计集团应占建筑面积约16.0万平方米，权益土地款约为人民币3.85亿元。平均土地成本为每平方米人民币2,189元。

以下为二零二三年土地收购明细：

收购日期	项目名称	城市	收购方式	开发用途	楼面地价 (人民币/ 平方米)	总建筑 面积 (平方米)	建业集团 应付地价 (人民币 百万元)	应占 建筑面积 (平方米)	持有权益 (%)
07/02/2023	五龙口S09地块	郑州	一二级联动	住宅、车库	2,738	180,000	320	117,000	65%
15/05/2023	淮阳区育德路项目	周口	合作	住宅	1,500	143,226	64	42,968	30%
				合计	<b>2,189</b>	<b>323,226</b>	<b>385</b>	<b>159,968</b>	

## 即将举行的投资者活动

日期	活动	主办机构	地点
19/09/2023	摩根大通新兴市场固定收益峰会	摩根大通	伦敦

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