

公司通讯

2023年10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九月物业合同销售达人民币7.2亿元

二零二三年九月单月计算，建业地产取得物业合同销售总额人民币7.2亿元，同比减少50.8%；合同销售建筑面积达112,477平方米，同比减少50.1%。二零二三年九月份之每平方米平均销售价格在人民币6,431元，同比减少1.4%。

截至二零二三年九月三十日止九个月，本集团已取得物业合同销售总额人民币118.0亿元，同比减少39.1%；总合同销售建筑面积1,750,275平方米，同比减少35.9%；每平方米平均销售价格为人民币6,742元，同比减少4.9%。

- ✓ 郑州下调首付比例及全面取消限购限售
- ✓ 河南开封兰考县发布促进房地产市场十条措施
- ✓ 河南商丘拟允许分期缴纳土地出让金，多子女家庭提高公积金贷款额度

股份讯息（2023年10月11日）

每股股价： 0.102港元	市值： 约3.10亿港元	52周波幅： 0.097–0.570 港元	总股数： 约30.39亿股
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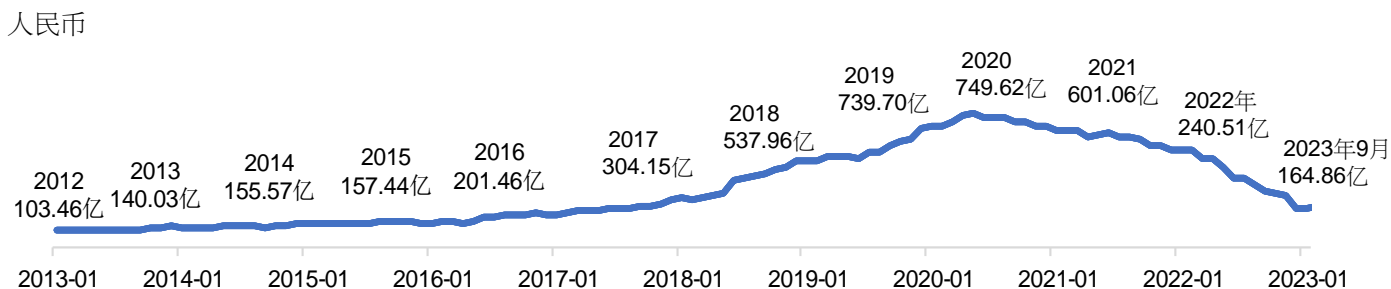
集团九月份合同销售获以下因素支持:

- i. 来自郑州的合同销售贡献约占总销售额的19%左右;
- ii. 来自河南三、四线城市的项目约占总销售额51%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的30%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158个项目/分期;
- v. 九月份有99%合同销售额来自未受限购令影响的项目

二零二三年九月份合同销售明细:

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)
郑州	郑州建业泰宏	136	21,711	6,271
洛阳	洛阳建业中弘城	41	3,516	11,724
驻马店	驻马店建业世和府	34	3,936	8,647
周口	淮阳建业滨河院子	22	3,663	5,961
鹤壁	鹤壁建业龙门柒号院	22	2,897	7,511
商丘	商丘建业橙园	21	3,537	6,065
商丘	商丘建业神火江山府	21	3,475	6,107
信阳	潢川定城府	17	3,836	4,440
商丘	商丘建业世和府	16	2,286	6,940
驻马店	驻马店建业天中府	14	2,562	5,573
南阳	邓州建业青云里	14	2,189	6,467
焦作	济源建业世和府	14	1,483	9,107
周口	太康建业府	13	2,704	4,992
许昌	许昌建业心怡苑	12	1,351	9,161
商丘	商丘建业新筑	12	1,464	7,934
富居	郑州建业时代合鸣	11	899	12,219
信阳	建业信阳府	10	838	12,357
周口	周口建业山水湖城	10	1,912	5,005
商丘	商丘建业未来城	9	1,786	5,158
濮阳	濮阳建业璞园	9	1,361	6,727
	其他	264	45,071	5,859
	合计	723	112,477	6,431

12个月合同销售滚动趋势



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主要推盘项目

九月份，建业地产推出7个新项目或新期产品，新可售资源人民币4.42亿元。推盘首日录得平均销售认购率10%，将于未来数月转换为合同销售。

二零二三年九月推盘项目如下：

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 (%)
鹤壁建业龙门柴号院	14/09/2023	53	4	7%	7,007	419	6%
淮阳建业滨河院子一期	14/09/2023	71	1	1%	13,118	112	1%
罗山建业府	17/09/2023	6	0	0%	1,158	0	0%
建泓项目-S09	21/09/2023	212	15	7%	17,065	1,231	7%
建业世和府	23/09/2023	74	14	18%	8,319	1,485	18%
建业心怡苑	23/09/2023	22	10	42%	2,192	936	43%
商丘建业神火·江山府	26/09/2023	4	3	81%	629	503	80%
	合共	442	46	10%	49,489	4,685	9%

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

二零二三年九月，集团没有收购任何土地。

截至二零二三年九月底，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	2,189	323,226	385	159,968	

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