

公司通讯

2023年12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十一月物业合同销售达人民币8.9亿元

二零二三年十一月单月计算，建业地产取得物业合同销售总额人民币8.9亿元，同比减少18.1%；合同销售建筑面积达105,194平方米，同比减少31.7%。二零二三年十一月份之每平方米平均销售价格在人民币8,478元，同比增加19.9%。

截至二零二三年十一月三十日止十一个月，本集团已取得物业合同销售总额人民币136.0亿元，同比减少37.6%；总合同销售建筑面积2,001,341平方米，同比减少35.4%；每平方米平均销售价格为人民币6,794元，同比减少3.5%。

✓ 安阳建业凤凰城北岸第二批提前40天交付

✓ 河南商丘出台房地产新政：换购住房可享税收优惠，支持企事业单位团购

✓ 河南内黄县：购买新房补贴契税20%

✓ 信阳出台房产新政：公积金贷款首套最低首付2成

股份讯息（2023年12月15日）

每股股价： 0.080港元	市值： 约2.43亿港元	52周波幅： 0.075 - 0.495 港元	总股数： 约30.39亿股
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集团十一月份合同销售获以下因素支持:

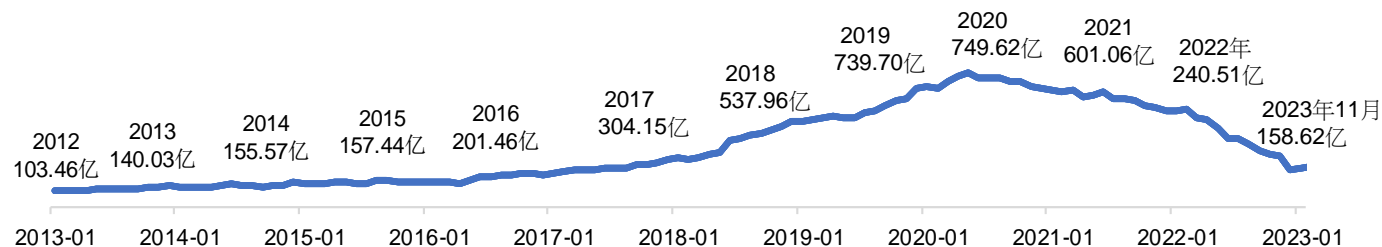
- i. 来自郑州的合同销售贡献约占总销售额的27%左右;
- ii. 来自河南三、四线城市的项目约占总销售额44%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的29%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的182个项目/分期;
- v. 十一月份有99%合同销售额来自未受限购令影响的项目

二零二三年十一月份合同销售明细:

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	198	30,338	6,529
商丘	商丘悦珑府	45	6,935	6,489
洛阳	洛阳建业中弘城	40	3,464	11,610
商丘	商丘建业世和府	36	4,463	8,042
驻马店	驻马店建业世和府	27	2,998	8,924
商丘	商丘建业新筑二期	27	1,712	15,600
周口	西华建业箕城上院	25	2,885	8,603
商丘	永城建业神火新筑	21	1,607	13,113
驻马店	驻马店建业天中府	19	3,209	5,766
郑州	郑州建业君邻大院·竹苑	18	144	121,608
信阳	潢川建业黄国府	16	3,298	4,893
平顶山	平顶山建业春天里	14	1,327	10,536
商丘	商丘建业神火江山府	13	1,727	7,763
鹤壁	鹤壁建业龙门柒号院	13	1,539	8,680
郑州	郑州建业新筑	13	478	26,775
商丘	商丘建业新筑	12	1,269	9,728
信阳	固始建业天明未来城	12	2,451	4,997
濮阳	濮阳建业天筑项目	12	373	32,139
周口	周口建业山水湖城	11	2,105	5,434
新乡	新乡新飞建业府	11	1,322	8,399
	其他	308	31,549	9,777
	合计	890	105,194	8,478

12个月合同销售滚动趋势

人民币



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主要推盘项目

十一月份，建业地产推出2个新项目或新期产品，新可售资源人民币4百万元。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。

二零二三年十一月推盘项目如下：

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 (%)
建业世和府三期（住宅）	15/11/2023	91	-	0%	16,751	0	0%
建业世和府三期（商业）	15/11/2023	16	4	23%	1,092	267	24%
合共		107	4	3%	17,843	267	1%

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

二零二三年十一月，集团并无收购土地。

截至二零二三年十一月底，集团共收购土地总建筑面积约67.2万平方米，总土地款约为人民币9.72亿元。预计集团应占建筑面积约29.0万平方米，权益土地款约为人民币4.92亿元。平均土地成本为每平方米人民币1,446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%
07/10/2023	永城新筑（中原路）	商丘	合作	住宅	948	123,445	70	74,067	60%
09/10/2023	扶沟洧水路项目（两宗）	周口	合作	住宅、商业	653	225,647	37	56,412	25%
			合计		1,446	672,319	492	290,447	

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