

公司通讯

2024年5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

✓ 建业地产二零二四年四月物业合同销售达人民币7.5亿元

二零二四年四月单月计算，建业地产取得物业合同销售总额人民币7.5亿元，同比减少25.9%；合同销售建筑面积达106,742平方米，同比减少30.1%。二零二四年四月份之每平方米平均销售价格在人民币7,031元，同比增加6.0%。

截至二零二四年四月三十日止四个月，本集团已取得物业合同销售总额人民币25.8亿元，同比减少63.3%；总合同销售建筑面积394,231平方米，同比减少60.8%；每平方米平均销售价格为人民币6,548元，同比减少6.4%。

- ✓ 兰考建业百城天地、民权建业珑府实现交付
- ✓ 安阳林州推出促进房地产市场健康平稳发展新政
- ✓ 郑州契税补贴30%政策延续至年底 以旧换新购房政策取得进展

股份讯息（2024年5月14日）

每股股价： 0.097港元	市值： 约2.95亿港元	52周波幅： 0.060 - 0.190港元	总股数： 约30.39亿股
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集团四月份合同销售获以下因素支持:

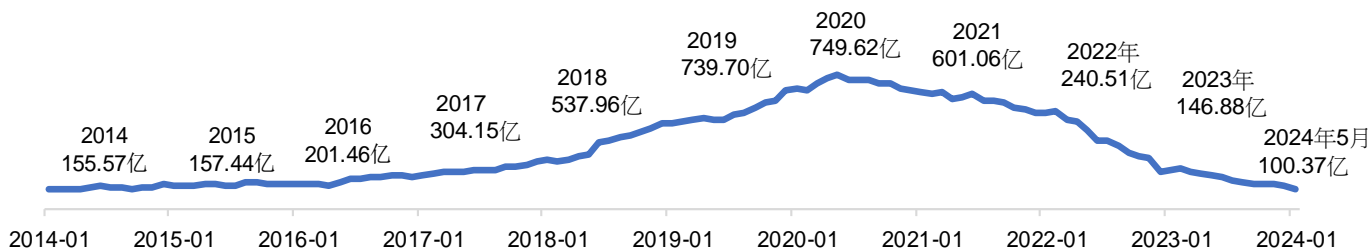
- i. 来自郑州的合同销售贡献约占总销售额的12%左右;
- ii. 来自河南三、四线城市的项目约占总销售额54%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的34%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的167个项目/分期;
- v. 四月份有98%合同销售额来自未受限购令影响的项目

二零二四年四月份合同销售明细:

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)
洛阳	洛阳建业中弘城	64	6,446	9,852
郑州	郑州建业泰宏	63	5,472	11,457
濮阳	台前建业建润府	48	8,984	5,297
新乡	新乡新飞建业府	28	3,767	7,438
驻马店	驻马店建业世和府	25	2,855	8,773
周口	商水建业阳城上院	21	1,622	13,099
商丘	商丘建业上和院	20	2,993	6,631
商丘	商丘悦珑府	19	2,688	7,000
周口	周口建业关帝老街	17	926	18,406
周口	淮阳建业百城天地	16	1,790	9,217
郑州	郑州建业富居五龙口	15	270	56,670
鹤壁	鹤壁建业泰和府	15	2,247	6,650
鹤壁	鹤壁建业龙门柒号院	15	2,109	6,972
海南	海南建业世纪东方	14	3,942	3,500
周口	太康建业生态新城	13	2,661	4,878
驻马店	驻马店建业天中府	13	2,141	6,009
商丘	商丘建业新筑	13	1,247	10,304
周口	淮阳青风院子	13	2,315	5,475
信阳	罗山建业府	11	1,710	6,531
周口	扶沟滨河院子项目	11	2,322	4,633
	其他	298	48,234	6,180
	合计	750	106,742	7,031

12个月合同销售滚动趋势

人民币



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主要推盘项目

四月份，建业地产推出5个新项目或新期产品，新可售资源人民币218百万元。推盘首日录得平均销售认购率12%，将于未来数月转换为合同销售。

二零二四年四月推盘项目如下：

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 (%)
罗山建业府	04/04/2024	22	4	18%	3,285	444	14%
建业新筑	16/04/2024	12	0	3%	242	6	2%
扶沟建业滨河院子	17/04/2024	77	10	13%	15,969	2,178	14%
淮阳明仁雅院（高层）	30/04/2024	90	9	10%	16,457	1,870	11%
淮阳明仁雅院（商业）	30/04/2024	17	3	18%	1,101	186	17%
	合共	218	26	12%	37,054	4,684	13%

土地收购

二零二四年四月暂无收购土地。

二零二四年累计，集团在周口共收购1幅土地，预计总建筑面积约5.9万平方米，总土地款约为人民币62百万元；预计集团应占建筑面积约1.8万平方米，权益土地款约为人民币19百万元，平均土地成本为每平方米人民币1,063元。

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 (%)
01/03/2024	明仁路项目	周口	合作	住宅	1,063	58,599	62	17,580	30%
				合计	1,063	58,599	62	17,580	

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