

公司通讯

2024年6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五月物业合同销售达人民币9.5亿元

二零二四年五月单月计算，建业地产取得物业合同销售总额人民币9.5亿元，同比减少37.5%；合同销售建筑面积达142,765平方米，同比减少40.8%。二零二四年五月份之每平方米平均销售价格在人民币6,674元，同比增加5.7%。

截至二零二四年五月三十一日止五个月，本集团已取得物业合同销售总额人民币35.3亿元，同比减少59.7%；总合同销售建筑面积536,996平方米，同比减少57.4%；每平方米平均销售价格为人民币6,582元，同比减少5.4%。

✓ 河南省已取消首套和二套住房商业房贷利率下限

✓ 河南省多地有条件支持购房者预提住房公积金付首付

✓ 郑州市购房住房公积金贷款上限最高可达到120万元

股份讯息（2024年6月14日）

每股股价： 0.142港元	市值： 约4.31亿港元	52周波幅： 0.060 - 0.185港元	总股数： 约30.39亿股
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集团五月份合同销售获以下因素支持:

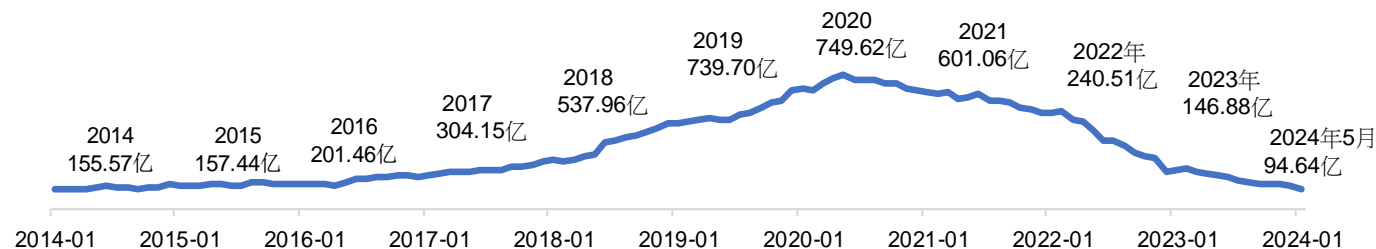
- i. 来自郑州的合同销售贡献约占总销售额的8%左右;
- ii. 来自河南三、四线城市的项目约占总销售额51%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的41%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的161个项目/分期;
- v. 五月份有98%合同销售额来自未受限购令影响的项目

二零二四年五月份合同销售明细:

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)
濮阳	台前建业建润府	125	23,456	5,315
鹤壁	鹤壁建业泰和府	51	8,111	6,249
周口	淮阳青风院子	39	7,705	5,110
洛阳	洛阳建业中弘城	37	3,342	11,123
驻马店	驻马店建业世和府	37	4,525	8,208
开封	开封建业半亩园	27	1,693	15,812
新乡	新乡新飞建业府	25	3,296	7,441
郑州	郑州建业泰宏	23	1,910	12,283
周口	扶沟滨河院子项目	18	4,248	4,281
商丘	商丘建业上和院	18	2,699	6,661
洛阳	洛阳建业旭辉尊府	17	1,901	9,193
郑州	郑州建业富居五龙口	17	516	32,729
南阳	南阳建业新筑	16	167	93,770
商丘	商丘建业未来城	14	2,359	5,861
鹤壁	鹤壁建业龙门柒号院	14	2,143	6,395
海南	海南建业世纪东方	13	3,843	3,500
驻马店	驻马店建业天中府	13	2,237	5,896
安阳	安阳建业凤凰城北岸	13	2,006	6,307
信阳	罗山建业府	11	1,879	6,094
周口	淮阳建业滨河院子	11	1,545	7,322
	其他	413	63,181	6,540
	合计	953	142,765	6,674

12个月合同销售滚动趋势

人民币



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主要推盘项目

五月份，建业地产推出7个新项目或新期产品，新可售资源人民币493百万元。推盘首日录得平均销售认购率8%，将于未来数月转换为合同销售。

二零二四年五月推盘项目如下：

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 (%)
扶沟建业府	01/05/2024	55	3	5%	5,453	260	5%
建业青云里	01/05/2024	16	5	29%	1,260	364	29%
东敬府	01/05/2024	2	1	55%	1,139	650	57%
美地云栖	01/05/2024	70	9	13%	10,239	1,625	16%
息县建业新城	03/05/2024	10	2	16%	2,180	362	17%
新飞建业府	07/05/2024	102	13	12%	13,920	1,690	12%
鹤壁建业泰和府	26/05/2024	239	6	3%	38,147	820	2%
	合共	493	38	8%	72,338	5,771	8%

土地收购

二零二四年五月暂无收购土地。

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	

联络我们

投资者关系部

电话 852 2620 5233

传真 852 2620 5221

电邮 ir@centralchina.com

关注微信公众号



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