

公司通讯

2024年7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六月物业合同销售达人民币9.6亿元

二零二四年六月单月计算，建业地产取得物业合同销售总额人民币9.6亿元，同比减少23.4%；合同销售建筑面积达136,931平方米，同比减少28.3%。二零二四年六月份之每平方米平均销售价格在人民币7,046元，同比增加6.8%。

截至二零二四年六月三十日止六个月，本集团已取得物业合同销售总额人民币45.0亿元，同比减少55.1%；总合同销售建筑面积673,927平方米，同比减少53.5%；每平方米平均销售价格为人民币6,676元，同比减少3.4%。

✓ 建业地产多项目实现提前交付

✓ 河南济源出台14条措施稳楼市

✓ 河南兰考进一步促进房地产市场平稳健康发展

股份讯息（2024年7月15日）

每股股价： 0.113港元	市值： 约3.43亿港元	52周波幅： 0.060 - 0.185港元	总股数： 约30.39亿股
------------------	-----------------	---------------------------	------------------

公司通讯

2024年7月

集团六月份合同销售获以下因素支持:

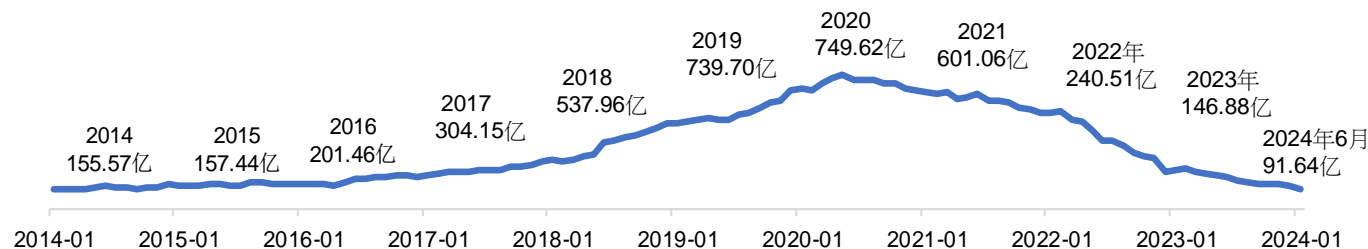
- i. 来自郑州的合同销售贡献约占总销售额的5%左右;
- ii. 来自河南三、四线城市的项目约占总销售额70%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的25%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的162个项目/分期;
- v. 六月份有99%合同销售额来自未受限购令影响的项目

二零二四年六月份合同销售明细:

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)
鹤壁	鹤壁建业龙门柒号院	100	12,582	7,963
安阳	安阳建业城	56	9,189	6,087
周口	周口建业关帝老街	46	2,683	16,979
开封	开封建业半亩园	38	3,252	11,673
洛阳	洛阳建业中弘城	25	2,227	11,273
郑州	郑州建业泰宏	23	2,105	11,017
驻马店	驻马店建业世和府	22	2,576	8,426
信阳	固始建业府	21	4,114	5,194
新乡	新乡心连心建业尊府	20	3,201	6,337
周口	淮阳青风院子	19	3,302	5,622
海南	海南建业世纪东方	15	4,387	3,500
郑州	郑州建业君邻大院·竹苑	15	335	44,463
洛阳	洛阳建业旭辉尊府	15	1,580	9,373
商丘	商丘建业未来城	14	2,803	5,059
新乡	新乡新飞建业府	13	1,691	7,978
濮阳	台前建业建润府	13	1,811	7,172
商丘	永城建业神火新筑	13	2,064	6,136
周口	周口建业山水湖城	12	2,126	5,501
商丘	商丘建业神火江山府	12	1,689	6,897
驻马店	驻马店建业天中府	10	1,653	5,814
	其他	464	71,562	6,480
	合计	965	136,931	7,046

12个月合同销售滚动趋势

人民币



公司通讯

2024年7月

主要推盘项目

六月份，建业地产推出3个新项目或新期产品，新可售资源人民币339百万元。推盘首日录得平均销售认购率5%，将于未来数月转换为合同销售。

二零二四年六月推盘项目如下：

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 (%)
新飞建业府	15/06/2024	99	14	14%	13,608	1,890	14%
江山府	25/06/2024	119	1	1%	19,579	127	1%
淮阳建业滨河院子二期	28/06/2024	120	1	1%	21,446	249	1%
	合共	339	16	5%	54,633	2,266	4%

土地收购

二零二四年六月暂无收购土地。

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



DISCLAIMER

This document has been prepared by Central China Real Estate Limited (the "Company") and is subject to change without notice. The information contained in this newsletter has not been independently verified. No representation or warranty, express or implied, is made and no reliance should be placed on the accuracy, fairness or completeness of the information presented. The Company, its affiliates, or any of their directors, officers, employees, advisers and representatives accept no liability whatsoever for any losses arising from any information contained in this presentation or otherwise arising in connection with this document.

This newsletter does not constitute or form part of, and should not be construed as, an offer to sell or a solicitation of an offer to buy any securities in the United States or any other jurisdictions in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction, and no part of this presentation shall form the basis of or be relied upon in connection with any contract or commitment. No securities may be offered or sold in the United States absent registration or an applicable exemption from registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the Company making the offer and its management and financial statements. No public offering of any securities is to be made by the Company in the United States. Specifically, this presentation does not constitute a "prospectus" within the meaning of the U.S. Securities Act of 1933, as amended.

This newsletter contains statements relating to the Company's financial condition, results of operations and business, the Company's strategies and future prospects and information about the real estate industry and Chinese economy and global economy which are forward-looking. Such forward-looking statements are only predictions and are not guarantees of future performance. You are cautioned that any such forward-looking statements are and will be, as the case may be, subject to both known and unknown risks, uncertainties and factors relating to the operations and business environments of the Company and the real estate industry and market and economic conditions that may cause the actual results of the Company to be materially different from any future results expressed or implied in such forward-looking statements. All forward-looking statements that are made in this newsletter speak only as of the date of such statements. The Company expressly disclaim a duty to update any of the forward-looking statements.

The information herein is given to you solely for your own use and information, and no part of this document may be copied or reproduced, or redistributed or passed on, directly or indirectly, to any other person (whether within or outside your organization/firm) in any manner or published, in whole or in part, for any purpose. The distribution of this document may be restricted by law, and persons into whose possession this document comes should inform themselves about, and observe, any such restrictions.