

# 公司通讯

2024年1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十二月物业合同销售达人民币10.9亿元

二零二三年十二月单月计算，建业地产取得物业合同销售总额人民币10.9亿元，同比减少51.9%；合同销售建筑面积达174,686平方米，同比减少50.5%。二零二三年十二月份之每平方米平均销售价格在人民币6,234元，同比减少2.8%。

截至二零二三年十二月三十一日止十二个月，本集团已取得物业合同销售总额人民币146.9亿元，同比减少38.9%；总合同销售建筑面积2,176,027平方米，同比减少36.9%；每平方米平均销售价格为人民币6,749元，同比减少3.2%。

### ✓ 建业地产元旦假期前后完成多个项目交付

### ✓ 河南商丘：缴纳房屋契税最高给予15%补贴

### ✓ 河南三门峡出台16条楼市新政

## 股份讯息（2024年1月16日）

每股股价： 0.080港元	市值： 约2.43亿港元	52周波幅： 0.072 - 0.490 港元	总股数： 约30.39亿股
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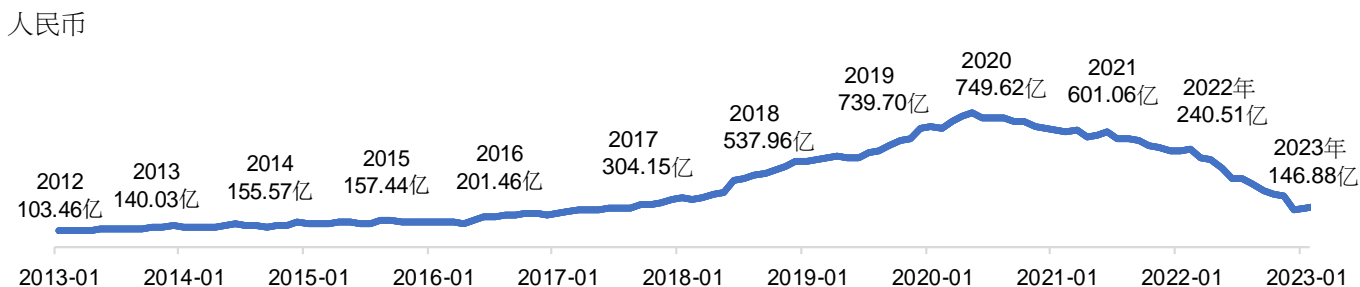
## 集团十二月份合同销售获以下因素支持:

- i. 来自郑州的合同销售贡献约占总销售额的18%左右;
- ii. 来自河南三、四线城市的项目约占总销售额65%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的17%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215个项目/分期;
- v. 十二月份有99%合同销售额来自未受限购令影响的项目

## 二零二三年十二月份合同销售明细:

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)
信阳	信阳建业天筑	111	7,736	14,325
鹤壁	鹤壁建业花溪小镇	106	13,772	7,701
商丘	商丘悦珑府	60	9,258	6,481
商丘	永城建业神火新筑	55	8,704	6,282
新乡	新乡新飞建业府	44	5,604	7,781
驻马店	驻马店建业世和府	40	4,966	8,120
济源	济源建业世和府	37	4,536	8,256
商丘	商丘建业未来城	35	6,564	5,357
商丘	商丘建业神火江山府	35	3,507	9,853
信阳	建业信阳府	33	1,704	19,395
信阳	潢川建业黄国府	32	8,701	3,684
许昌	许昌建业心怡苑	26	3,323	7,971
周口	周口建业山水湖城	23	4,544	5,078
驻马店	驻马店建业天中府	22	4,032	5,467
海南	海南建业世纪东方	20	5,597	3,534
南阳	邓州建业青云里	18	1,956	9,409
南阳	南阳建业十里湖山	16	1,884	8,618
信阳	固始建业天明未来城	15	3,244	4,613
许昌	许昌建业壹号城邦	13	1,748	7,633
周口	淮阳建业滨河院子	13	1,900	6,876
	其他	334	71,405	4,676
	<b>合计</b>	<b>1,090</b>	<b>174,686</b>	<b>6,234</b>

## 12个月合同销售滚动趋势



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## 主要推盘项目

十二月份，建业地产推出1个新项目或新期产品，新可售资源人民币14百万元。推盘首日录得平均销售认购率100%，将于未来数月转换为合同销售。

二零二三年十二月推盘项目如下：

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 (%)
建业青云里	17/12/2023	14	14	100%	1,097	1,097	100%
	合共	14	14	100%	1,097	1,097	100%

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

二零二三年十二月，集团并无收购土地。

截至二零二三年十二月底，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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