

公司通讯

2024年8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七月物业合同销售达人民币6.2亿元

二零二四年七月单月计算，建业地产取得物业合同销售总额人民币6.2亿元，同比增加54.3%；合同销售建筑面积达88,211平方米，同比减少0.8%。二零二四年七月份之每平方米平均销售价格在人民币7,024元，同比增加55.4%。

截至二零二四年七月三十一日止七个月，本集团已取得物业合同销售总额人民币51.2亿元，同比减少50.9%；总合同销售建筑面积762,138平方米，同比减少50.5%；每平方米平均销售价格为人民币6,717元，同比减少0.8%。

✓ 建业地产柘城联盟东望二期一批次交付即发证

✓ 郑州房地产市场“以旧换新”和商品房团购家居家电消费券发放活动开启

股份讯息（2024年8月15日）

每股股价： 0.094港元	市值： 约2.86亿港元	52周波幅： 0.060 - 0.185港元	总股数： 约30.39亿股
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集团七月份合同销售获以下因素支持:

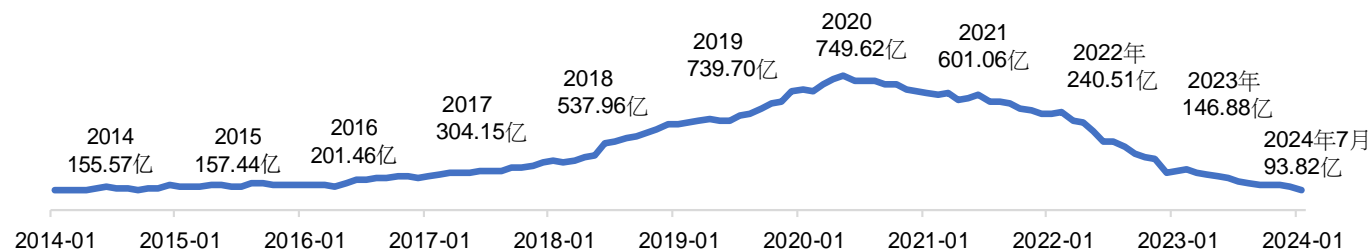
- i. 来自郑州的合同销售贡献约占总销售额的9%左右;
- ii. 来自河南三、四线城市的项目约占总销售额55%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的36%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的159个项目/分期;
- v. 七月份有97%合同销售额来自未受限购令影响的项目

二零二四年七月份合同销售明细:

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)
开封	开封建业半亩园	61	5,494	11,111
洛阳	洛阳建业中弘城	31	3,337	9,333
周口	扶沟滨河院子项目	31	6,864	4,484
周口	淮阳青凤院子	29	5,533	5,243
郑州	郑州建业君邻大院·竹苑	20	669	30,576
濮阳	台前建业建润府	18	2,844	6,291
驻马店	驻马店建业世和府	17	2,217	7,772
焦作	焦作建业府	16	1,804	9,009
焦作	济源建业世和府	16	1,919	8,336
郑州	郑州建业泰宏	15	1,400	10,657
郑州	郑州建业君邻大院·梅苑	14	518	26,946
驻马店	驻马店建业天中府	13	2,155	5,860
海南	海南建业世纪东方	12	1,241	10,001
鹤壁	鹤壁建业龙门柒号院	12	1,035	11,287
信阳	固始建业府	10	1,806	5,708
洛阳	洛阳建业定鼎府	10	1,936	5,238
新乡	新飞建业府	10	1,287	7,551
信阳	罗山建业府	8	1,474	5,616
郑州	郑州建业新筑	8	439	18,699
信阳	建业信阳府	8	729	10,813
	其他	260	43,510	5,968
	合计	620	88,211	7,024

12个月合同销售滚动趋势

人民币



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主要推盘项目

七月份，建业地产推出1个新项目或新期产品，新可售资源人民币84百万元。推盘首日录得平均销售认购率6%，将于未来数月转换为合同销售。

二零二四年七月推盘项目如下：

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	04/07/2024	84	5	6%	15,963	989	6%
	合共	84	5	6%	15,963	989	6%

土地收购

二零二四年七月暂无收购土地。

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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