

# 公司通讯

## 2024年10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九月物业合同销售达人民币7.2亿元

二零二四年九月单月计算，建业地产取得物业合同销售总额人民币7.2亿元，同比增加0.1%；合同销售建筑面积达108,056平方米，同比减少3.9%。二零二四年九月份之每平方米平均销售价格在人民币6,700元，同比增加4.2%。

截至二零二四年九月三十日止九个月，本集团已取得物业合同销售总额人民币66.4亿元，同比减少43.7%；总合同销售建筑面积981,394平方米，同比减少43.9%；每平方米平均销售价格为人民币6,769元，同比增加0.4%。

#### ✓ 河南出台二十条房地产措施，促进房地产市场止跌回稳

### 股份讯息（2024年10月16日）

每股股价： 0.155港元	市值： 约4.71亿港元	52周波幅： 0.060 - 0.250港元	总股数： 约30.39亿股
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## 集团九月份合同销售获以下因素支持:

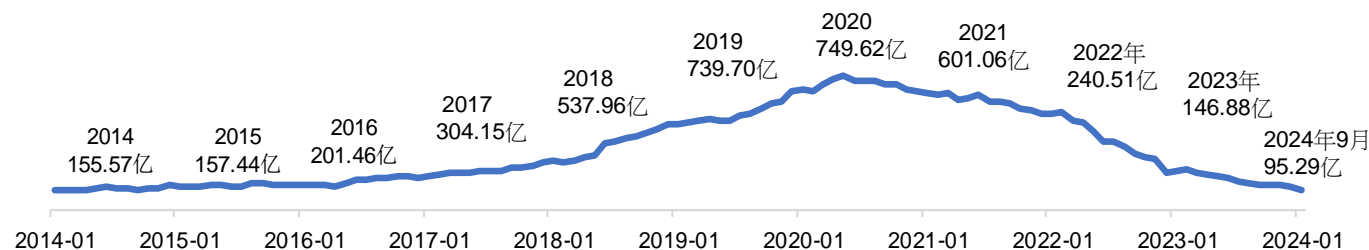
- i. 来自郑州的合同销售贡献约占总销售额的5%左右;
- ii. 来自河南三、四线城市的项目约占总销售额64%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的31%左右;
- iv. 我们的省域化战略令合同销售持续多元化, 合同销售来自河南省二、三及四线城市, 以及县级城市的156个项目/分期;
- v. 九月份有97%合同销售额来自未受限购令影响的项目

## 二零二四年九月份合同销售明细:

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	鹤壁建业泰和府	68	9,477	7,210
商丘	商丘建业新筑二期	28	3,688	7,479
鹤壁	鹤壁建业龙门柒号院	27	3,326	8,116
周口	淮阳青风院子	27	5,158	5,193
周口	淮阳明仁雅院项目	25	4,740	5,236
信阳	信阳建业城	24	4,047	5,827
信阳	信阳建业天筑	22	1,547	14,323
农业	鹤壁建业花溪小镇	22	3,054	7,050
新乡	新飞建业府	19	1,776	10,583
洛阳	洛阳建业中弘城	18	2,850	6,334
商丘	柘城建业联盟东望	17	3,479	4,800
焦作	武陟建业天玺	15	2,587	5,873
商丘	商丘建业未来城	14	2,695	5,061
商丘	永城建业神火新筑	13	2,144	6,279
信阳	固始建业天明未来城	12	2,517	4,828
信阳	潢川建业黄国府	12	2,874	4,210
商丘	商丘建业神火江山府	12	1,599	7,305
周口	周口建业运河古镇	11	1,220	9,272
周口	太康建业府	11	2,445	4,584
商丘	民权建业珑府	11	2,072	5,178
	其他	317	44,762	7,087
	<b>合计</b>	<b>720</b>	<b>108,056</b>	<b>6,700</b>

## 12个月合同销售滚动趋势

人民币



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### 主要推盘项目

九月份，建业地产推出3个新项目或新期产品，新可售资源人民币220百万元。推盘首日录得平均销售认购率9%，将于未来数月转换为合同销售。

二零二四年九月推盘项目如下：

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 (%)
民权珑府	20/09/2024	59	6	9%	11,383	1,060	9%
夏邑建业城	21/09/2024	90	1	1%	18,728	262	1%
鹤壁建业泰和府	26/09/2024	70	12	17%	11,365	1,980	17%
	<b>合共</b>	<b>220</b>	<b>19</b>	<b>9%</b>	<b>41,476</b>	<b>3,302</b>	<b>8%</b>

### 土地收购

二零二四年九月暂无收购土地。

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%
				<b>合计</b>	<b>1,063</b>	<b>58,599</b>	<b>62</b>	<b>17,580</b>	

### 联络我们

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