

公司通讯

2024年11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十月物业合同销售达人民币9.6亿元

二零二四年十月单月计算，建业地产取得物业合同销售总额人民币9.6亿元，同比增加5.8%；合同销售建筑面积达159,577平方米，同比增加9.4%。二零二四年十月份之每平方米平均销售价格在人民币6,003元，同比减少3.3%。

截至二零二四年十月三十一日止十个月，本集团已取得物业合同销售总额人民币76.0亿元，同比减少40.2%；总合同销售建筑面积1,140,971平方米，同比减少39.8%；每平方米平均销售价格为人民币6,662元，同比减少0.6%。

✓ 河南省房地产“白名单”项目授信进展：截至10月30日贷款投放突破750亿

股份讯息（2024年11月15日）

每股股价： 0.121港元	市值： 约3.68亿港元	52周波幅： 0.060 - 0.250港元	总股数： 约30.39亿股
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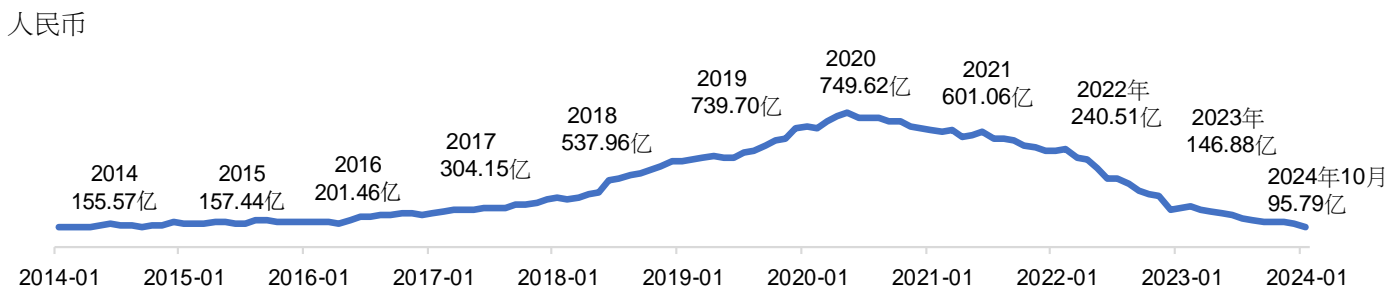
集团十月份合同销售获以下因素支持:

- i. 来自郑州的合同销售贡献约占总销售额的14%左右;
- ii. 来自河南三、四线城市的项目约占总销售额52%左右;
- iii. 来自县级城市的合同销售贡献约占总销售额的34%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. 十月份有97%合同销售额来自未受限购令影响的项目

二零二四年十月份合同销售明细:

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)
郑州	郑州建业泰宏	101	23,177	4,371
洛阳	洛阳建业中弘城	52	5,591	9,306
周口	淮阳青风院子	37	7,136	5,190
洛阳	洛阳建业中弘垄上院	30	4,578	6,454
商丘	商丘建业新筑二期	29	3,913	7,369
鹤壁	信阳建业城	28	3,998	7,105
新乡	新飞建业府	27	3,256	8,270
周口	淮阳明仁雅院项目	26	5,086	5,139
商丘	商丘建业神火江山府	25	3,607	7,026
信阳	信阳建业天筑	25	1,862	13,362
商丘	永城建业神火新筑	22	3,545	6,203
商丘	民权建业珑府	21	4,047	5,134
商丘	商丘建业上和院	19	2,936	6,540
驻马店	驻马店建业世和府	19	2,361	8,100
鹤壁	鹤壁建业花溪小镇	19	2,436	7,839
商丘	夏邑建业城	19	3,962	4,704
周口	太康建业府	17	3,701	4,680
周口	商丘建业未来城	17	3,274	5,107
商丘	商丘建业橙园	16	1,624	9,908
郑州	郑州建业君邻大院·梅苑	16	299	52,641
	其他	393	69,188	5,678
	合计	960	159,577	6,003

12个月合同销售滚动趋势



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主要推盘项目

十月份，建业地产推出2个新项目或新期产品，新可售资源人民币230百万元。推盘首日录得平均销售认购率16%，将于未来数月转换为合同销售。

二零二四年十月推盘项目如下：

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 (%)
淮阳建业青风院子	01/10/2024	162	34	21%	28,734	6,081	21%
夏邑建业城	01/10/2024	68	3	5%	13,658	640	5%
	合共	230	37	16%	42,392	6,721	16%

土地收购

二零二四年十月暂无收购土地。

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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