



ZHONG LIAN
ASSETS APPRAISAL CO.,LTD

武汉中百便利店有限公司
拟增资扩股所涉及的武汉中百便利店有限公司
股东全部权益价值评估项目

[2017] 1010

资产评估师声明

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武汉中百便利店有限公司
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股东全部权益价值评估项目

[2017] 1010

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2016 12 31

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	2016	12	31		
				24,720.44	6,938.02
	17,782.42			24,909.50	
6,945.42			17,964.08	181.66	1.02%

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				2016	12
				31	
			17,319.72	17,782.42	
462.70		2.60%			

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				17,319.72	
	17,964.08		644.36		3.59%
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[2017] 1010

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2016 12 31

	2016-12-31		2016-12-31
	6,184,127.28		
	1,414,717.73		47,639,634.23
	4,355,554.61		528,301.92
			8,512,734.99
	178,693,529.04		
	30,755,283.39		
			12,699,571.74
	221,403,212.05		
			69,380,242.88
	11,764,460.33		
			69,380,242.88
	14,036,749.25		177,824,178.75
	25,801,209.58		

	68,044,856.73
	247,317.06
	10,383,105.81
	3,024,674.28
	33,591.66
	83,792.83
	-2,175,821.25
	-2,175,821.25
	-2,175,821.25

2016

2017 010024

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2016 12 31

247,204,421.63

221,403,212.05

11,764,460.33

14,036,749.25

69,380,242.88

177,824,178.75

	221,403,212.05		69,380,242.88
	6,184,127.28		
			47,639,634.23
	1,414,717.73		528,301.92
	4,355,554.61		
			8,512,734.99
	178,693,529.04		
	30,755,283.39		12,699,571.74
	25,801,209.58		

	11,764,460.33		
			69,380,242.88
	14,036,749.25		
			177,824,178.75
	247,204,421.63		247,204,421.63

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7	—		[2007]189
8	—		[2011]227
9		—	[2012]248
10	—		[2012]244
11			[2003]56
12			[2007]189
13			[2010]214
14			[2008]218
15		33	2006 2 15

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$$B = P + \sum C_i$$

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P--

$$P = \sum_{i=1}^n \frac{R_i}{(1+r)^i} + \frac{R_{i+1}}{r(1+r)^i}$$

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R_i i ;

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$$\begin{aligned}
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 & = - - + - + \\
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CAPM

r_e

$$r_e = r_f + \beta_e \times (r_m - r_f) + \varepsilon$$

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2016 12 31

2016 12 31

		A	B	C=B-A	D=C/A×100%
1		22,140.32	22,355.58	215.26	0.97
2		2,580.12	2,553.92	-26.20	-1.02
3		1,176.45	1,150.25	-26.20	-2.23
4		1,403.67	1,403.67	-	-
6		6,938.02	6,945.42	7.40	0.11

2016

12 31 24,909.50 189.06
 0.76% 6,945.42 7.40 0.11%
 17,964.08 181.66 1.02%

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2016

12 31 () 17,319.72
 17,782.42 462.70 2.60%

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17,319.72
 17,964.08 644.36 3.59%

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2016 12 31

17,964.08

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