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

1

2

3

4

5

6

7

8

9

10

11

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

2016 12 31

2016 12 31

2016 12 31

2016 12 31

1

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%

2

2016 12 31

17,319.72 17,782.42

462.70 2.60%

3

1

17,319.72

17,964.08 644.36 3.59%

( )

(

)

2

46 4

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

2016　12　31

关

1 1 12 31

关

2016 12 31

1			

3

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

1 1 12 31

	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

2017 010024

1

4

2016 12 31

2017 010024

关

2016 12 31

1

2

15 33 2006 2 15

—

1　　事

2　　事

=[- /]

3 事

4 事

B

1

DCF

DCF

2

DCF

3

1

(DCF)

$$B = P + \sum C_i$$

B--

P--

--

P--

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

r

i

R_i i ;

n

2

5

5

5

3

( ) = + − +

= − − + − +

− + − − +

4

CAPM

r_e

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

r_f

r_m

e

5 Ci

6

2017 1

1

2

3

4

5

6

7

8

1

巨潮资讯
www.cninfo.com.cn
中国证监会指定信息披露网站

2

1

2016

12 31 24,909.50 189.06

0.76% 6,945.42 7.40 0.11%

17,964.08 181.66 1.02%

2

2016

12 31 ( ) 17,319.72

17,782.42 462.70 2.60%

3

1

17,319.72

17,964.08 644.36 3.59%

1 (
)
2 (
)

2

46 4

2016 12 31
17,964.08

1

2

3

4

5

8

9

2016 12 31

10

11