



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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[2017] 1010

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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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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		
	247,204,421.63		247,204,421.63

/	2016
	79,641,517.12

	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

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	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		

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$$B = P + \sum C_i$$

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

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CAPM

r_e

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

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r_m

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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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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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