

2018 010060



**China Alliance Appraisal Co.,Ltd.**

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010-68090001

010-68090099

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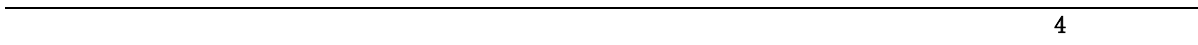
1		60,571,654.25
6		842,175,758.04
11		902,747,412.29
12		413,447,636.52
18		
19		413,447,636.52
20	( )	489,299,775.77

2018 160004



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1. 2008 2013  
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46,784.84

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2173.16

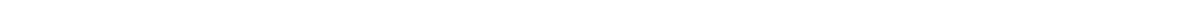
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	2015 12 31	2016 12 31	2017 12 31
	283,560.17	279,278.81	308,718.37
	204,918.27	161,307.67	190,805.17
	78,641.90	117,971.14	117,913.20
	<b>2015</b>	<b>2016</b>	<b>2017</b>
	216,831.42	231,029.36	218,741.33
	624.32	-4,213.68	-32.09
	837.79	-4,073.45	-815.59

	2015 12 31	2016 12 31	2017 12 31
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	147,706.32	92,671.57	90,274.74
	96,559.99	43,097.28	41,344.76
	51,146.32	49,574.29	48,929.98
	<b>2015</b>	<b>2016</b>	<b>2017</b>
	54,744.08		

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	13,968,355.28	
97,061.79	9	13,871,293.49

13,968,355.28

27,912.50

27,912.50

46,333,990.67

46,333,990.67



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715,819,458.23

			%	
		-	-	715,819,458.23
		-	-	
		-	-	715,819,458.23

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1983 08 14

91530000622600182R






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1	67.90%		2015-02-13		67.90%	5.98	5.20	1.47	1.28
2	100%		2015-02-17		100.00%	27.03	23.52	2.81	2.45
3	100%		2015-03-14		100.00%	15.77	13.72	4.27	3.72
4	97.69%		2015-03-22		97.69%	21.57	18.77	5.32	4.63
5	40%		2015-04-14		40.00%	11.32	11.32	N/A	
6	52.11%		2015-04-21		52.11%	19.46	16.93	6.61	5.75
7	League Agent		2015-04-28		3.35%	2.1	2.10	N/A	
8	100%		2015-05-14		100.00%	7.8	6.79	8.43	7.34
9	70%		2015-06-19		70.00%	10.63	9.25	2.58	2.25
10	49%		2015-06-24		49.00%	22.24	22.24	2.55	2.55
11			2015-06-25		5.10%	56.16	56.16	N/A	
12	100		2015-06-25		1.02%	56.16	56.16	N/A	
13	100		2015-06-25		1.02%	56.16	56.16	N/A	
14	200		2015-06-25		2.04%	56.16	56.16	N/A	
15			2015-07-07						

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	33%		9						
44	51%		2016-03-09		51.00%	17.31	15.06	N/A	
45	GMS(BVI)100%	GMS(BVI)	2016-03-24		100.00%	22.48	19.56	N/A	
46	Pharma 100%	Pharma	2016-03-30		100.00%	8.95	7.79	N/A	
47	300		2016-04-06		0.30%	14.92	14.92	N/A	
48	90%		2016-04-07		90.00%	10.36	9.02	2.49	2.17
49			2016-04-07		100.00%	13.82	12.03	4.50	3.92
50	100%		2016-05-25		100.00%	51.02	44.40	N/A	
51	62%		2016-05-25		62.00%	27.31	23.77	2.08	1.81
52	100%		2016-07-19		100.00%	8.4	7.31	1.14	0.99
53	Gland Pharma74%	Gland Pharma	2016-07-28		74.00%	21.75	18.93	N/A	
54			2016-08-31		100.00%	21.88	19.04	2.65	2.31
55	75%		2016-09-21		75.00%	25.99	22.62	2.66	2.31
56	51%		2016-11-29		51.00%	33.08	28.79	26.59	23.14
57	100%		2016-12-20		100.00%	16.51	14.37	3.55	3.09
58	60%		2017-03-12		60.00%	15.73	13.69	2.09	1.82
59	ACL100%	ACL	2017-05-12		100.00%	9.73	8.47	N/A	
60	100%		2017-05-25		100.00%	15.11	13.15	1.14	0.99
61	20%		2017-08-03		20.00%	23.63	23.63	N/A	
						24.44			4.64

= / = /

6

$$=724,402,796.43 \times 21\% \times 4.64 = 705,858,100.00$$

$$= 64,870,483.87 \times 21\% \times 24.44 = 332,941,300.00$$

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332,941,300.00

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2015 04 10

12,000.00

51.06%

11,500.00

48.94%

51.06%

257,926,979.19

= 257,926,979.19 × 51.06%

= 131,697,515.57

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		<b>21</b>	132,914,442.79	105,844,194.50	
1		15			
2		6			

1998      2013

1

7      4-7

13,632.98

9-12

22      1~3      4      468

1-8      1      5      24,297.69

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4

(1)

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		%	%
	20-40	5%	2.38-4.75

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< > ( [1999]1283 )

6

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( [2002]125 )

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< > ( [2016]504 )

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< > ( [2007]670 )

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2013

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			7.09	80.00	
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			%	/m <sup>2</sup>	
1			0.08		[2002]125
2			0.22		[2002]1980
3			1.04		[2002]394
4			2.73		[2002]10
5			0.18		[2014]89
6			1.65		[2007]670
7			0.39		1999 1283
8			0.50		
9		/		80.00	[2009]550
			6.75	80.00	

3

( × ×

×1/2

2017 12 31

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%

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×100%

2

×                    =                    ×   +                    ×   +

				%

1

2

**(1-8)**



2	B		CSXMHJ			3,058,726.92
2.2	B2		ZZCSF			3,058,726.92
2.2.1	B21		AQWMSG F			2,216,160.92
2.2.1.1	B211		LSSSF			776,010.34
2.2.2	B22		ZZCSF-AQ WMSGF	-		842,566.00
3	C		QTXMHJ			1,420,000.00
3.1	C1					1,420,000.00
4	D		D1 + D2 + D3	+		3,770,392.34
4.1	D1		FBFX_DE RGF+JSCS _DERGF+J RG_GRSL *63.88	+ *63.88	+	26 3,630,748.19
4.2	D2		FBFX_DE RGF+JSCS _DERGF+J RG_GRSL *63.88	+ *63.88	+	1 139,644.15
5	F		A+B+C+D- E	+ -	+	11.36 4,008,451.83
5.1	F1	-	FBFX+CS XM+QTX M+GF-BJS SBF			11 3,881,423.43
5.2	F2	-	FBFX+CS XM+QTX M+GF-BJS SBF			0.36 127,028.40
6	G		A + B + C + D + F	+ +	+	40,714,119.42

( )=40,714,119.42

( )=40,714,119.42 - 3,881,423.43

= 36,832,696.00

2

前期及其他费用取费表 (含税)

			%	/m <sup>2</sup>	
1			0.08		32,571.30

2			0.23		93,642.47
3			1.04		423,426.84
4			2.89		1,176,638.05
5			0.19		76,481.47
6			1.75		712,497.09
7			0.41		166,927.89
8			0.50		203,570.60
9		/	-	80.00	416,217.60
			7.09	81.00	3,301,973.31

前期及其他费用取费表(不含税)

			%	/m <sup>2</sup>	
1			0.08		30,739.16
2			0.22		88,349.64
3			1.04		423,426.84
4			2.73		1,110,029.75
5			0.18		72,145.42
6			1.65		672,149.40
7			0.39		157,482.21
8			0.47		192,047.73
9		/	-	80.00	416,217.60
			6.75	81.00	3,162,587.76

3

2

2

4.75%

= ( ) + ( ) ×

×1 ×1/2

=(40,714,119.42+3,301,973.31)×4.75% ×2 ×1/2

=2,090,764.41

4

( ) = ( ) + ( ) +

= 36,832,696.00 + 3,162,587.76 + 2,090,764.41

= 42,086,000.00 ( )

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( )

$$= \frac{2013 \text{ 年 } 1 \text{ 月 } 50 - 4.92}{50} \times 100\%$$

$$= \frac{50 - 4.92}{50} \times 100\%$$

$$= 90.16\%$$

			25	24		
			25	24		
			15	14	0.60	57
			20	19		
			15	14		
			25	24	0.3	28.5

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				20	19		
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17.4

5621

240mm

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2013

2013

2013

2017

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1	A		FBFXHJ			14,206,743.25
1.1	A1		FBFX_DE RGF			6,971,642.19
			RGFTZ			1,045,746.34
1.2	A2		CLF_DJGC +ZCF_DJG C	( )+ ( )		1,217,055.68
1.4	A4		FBFX_DEJ XF			1,225,372.85
1.5	A5		FBFX_GLF +FBFX_LR	+		3,746,926.19
2	B		CSXMHJ			1,527,049.15

2.2	B2		ZZCSF			1,527,049.15
2.2. 1	B21		AQWMSG F			1,106,403.66
2.2. 1.1	B211		LSSSF			387,418.02
2.2. 2	B22		ZZCSF-AQ WMSGF	-		420,645.49
3 3.1	C		QTXMHJ			-

3			1.04		204,020.22
4			2.89		566,940.80
5			0.19		36,851.15
6			1.75		343,303.25
7			0.41		80,431.05
8			0.50		98,086.64
9		/	-	80.00	449,680.00
			7.09	80.00	1,840,126.84

前期及其他费用取费表(不含税)

			%	/m <sup>2</sup>	
1			0.08		14,811.08
2			0.22		42,569.60
3			1.04		204,020.22
4			2.73		534,846.85
5			0.18		34,761.91
6			1.65		323,862.48
7			0.39		75,879.83
8			0.47		92,534.57
9		/	-	80.00	449,680.00
			6.75	80.00	1,772,966.55

3

2

2

4.75%

= (                      (                      ) +                      ) ×

$$= \frac{2013 \text{ 年 } 1 \text{ 月 } 50}{2013 \text{ 年 } 1 \text{ 月 } 50 - 4.92} \times 100\%$$

$$= \frac{50 - 4.92}{50} \times 100\%$$

$$= 90.16\%$$

			25	24	0.60	57		
			25	24				
			15	14				
			20	19				
			15	14				
			25	24			0.3	28.5
			20	19				

				20	19		
				20	19		
				15	14		
				60	57	0.1	9.5
				40	38		

$$=90.16\% \quad 40\%+95\% \quad 60\%=93\%$$

$$= \quad \times$$

$$=20,471,700 \times 93\%$$

$$=19,038,681$$

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		<b>76</b>	4,191,653.33	1,443,936.04	0.00
1		7	2,977,031.51	1,081,643.31	0.00
2		1	424,121.00	195,799.24	0.00
3		68	790,500.82	166,493.49	0.00

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S7-630/10

2008 3

52,195.00

2,609.75

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630KVA

W

1290

8169

4.5%

1382kg

442kg

2400kg

2.

= + + + + + -

1

2017

33000.00

2

3

10%

= 3300.00

4

10<05CD199E>TjEEMC \*0 nBT 160.1 2199E>TjEEMC \*0 nBTef\*325199E>

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$$= ( \quad + \quad + \quad + \quad ) \times 7.09\%$$

$$= 2573.67$$

5

$$= \frac{\quad}{(1+0.17) \times 0.17} + \frac{\quad}{(1+0.11) \times 0.11} + \dots$$

$$= 5246.21$$

6

$$= \quad + \quad + \quad - \quad - \quad$$

$$= 33600.00 \quad ( \quad )$$

3.

20          2008      3

9.76

$$- \quad / \quad \times 100\%$$

51%

50%

1			40	18
2			30	12
3			30	10
			100	40

$$= \quad 40\% + \quad 60\% = 44\%$$

4.

$$= \quad \times$$

$$= 33,600.00 \times 44\% = 14,784.00$$

**1**

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:          A379YG

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: GTM6480GSL

: 2012 4

:

: 12.2

: 424,121.00

: 195,799.24

7

15

2790mm

2.

= + +

380,000.00

= + + -

=380,000.00+ 380,000.00/1.17 ×10%+500-380,000.00/1.17×17%

=357,800

3.

2012 4

5.69

12.2

60

15

( ) - / ×100%

60 12.2 /60×100% 80%

( ) - / ×100%

%

1.

2017 1

2017 1

2,980.00

2,114.96

i3, 2GB, 500GB

2.

3,000.00

= /1.17

= 3,000.00 /1.17

= 2,600.00

3.

5 2017 1

1

- / 100%

80%

4.

= ×

= 2600.00×80%

= 2080.00



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102 °10' 103 °40' 24 °23' 26 °22'

25 °02'11" 102 °42'31"

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15 2200 240  
1035mm

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3

1891m 746m 4247.7m

1500 2800m

4

46

2 138

50

60

3

5

2012

2010215.62

1628179.61 77% 432106.94

53660.49 1021319.18 3013.27 118079.73

	145784.16		7%		115149.53
	69626.28				30634.63
	327251.85		16%		
	2015		2016		2016
8392179.26		6567724.29			1894697.558
6					
1					
	7	1	3	3	
2					
2016		672.80			478.02
	71.05%		6.21		559.79
	319.26		57.03%		
3					
					2020
					60%
					LNG
7					
1					
2016		4300.43			8.5%
	200.51		6.0%		1660.46
	2439.46		9.3%		4.7:38.6:56.7
2					
2017	1-8				2303
					0.4%
		3			282.3

28.8%	981.8	4.9%	407.9	16.4%
3				
2017		35,561		6,610
	5,546		1,763	
6,380	15,972		50,074	
8				
1				
2				
			2	
	12	12		
9				
1		2011	2020	
2		2010-2020	2020	

	2020


**2**

**3**

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2017 12 31

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5048EP7



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797.00 /m<sup>2</sup>

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3

106,013

2.5

50

9,064

855 /

jk-ly-26-07

66,179

2

50

5,678

858 /

05-12-1#

16,447

2

50

1,473

896 /

2

A

B

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C

D

E

/m2

F

3

	(		jk-ly-26-07		05-12-1#
区域因素			1	G78	G78
个别因素			2.5	2	2
权属因素					


4

33.68      50

$$K = [1 - 1/(1+R)^n] / [1 - 1/(1+R)^N]$$

K

R      6%

n      33.68

N      50

K = 0.9088

100

110.03

0.5%

1%

1%

1%

2%

1%

1%

2° 6° 6° 15° 15° 25° >25

1%

1%

100

	(			
区域因素				
个别因素				
附属				


**5**

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133,798.09

OA

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198,564.10

64,766.01

48.41

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448,725.41

146,532.24

146,532.24

21,867,627.76

			%		
					21,867,627.76

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21,867,627.76

310,984,751.11

310,984,751.11

:

				%
	413,447,636.52	413,447,636.52		

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					%
1		60,571,654.25	60,330,258.45	-241,395.80	-0.40
6		842,175,758.04	1,167,562,686.11	325,386,928.06	38.64

15





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1998 12 21

2001 12 24

91530000713401509F

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1999 10 14

000948

IT

PR

BST

BP

PC

IBM

HP AVAYA BMC

HDS

IT

IBM

IT

3.

66,271,984

26.87%

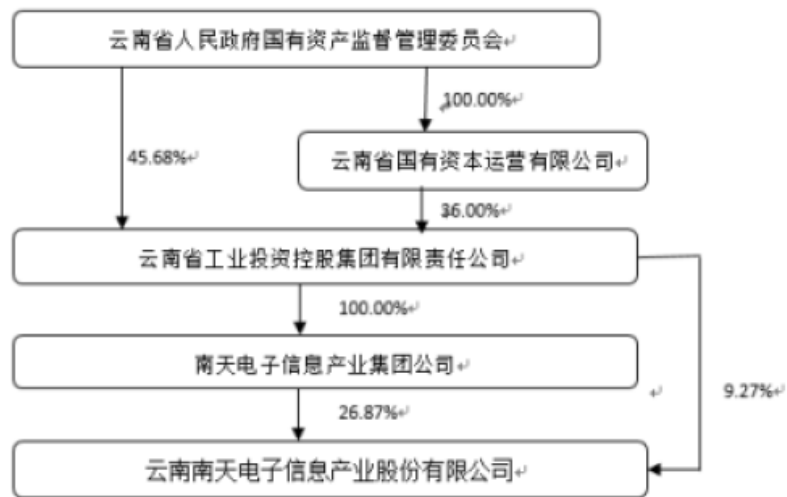
22,870,213

9.27%

36.15%

45.68%

36%



1.

( )

468

468

2006 03 14

915301002165230548

( )

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3.

1999 43

1999 12 17

2014 12 31

131,926,800.00

58.527%

41.359%

0.114%

2015 4 29

878,725.00

0.114%

2015 4 30

748,319,660.97

628,319,660.97

120,000,000.00

100.00%

2017 12 31

131,926,800.00

58.64%

41.36%

	( )	(%)
1	7,736.34	58.64
2	5,456.34	41.36
	13,192.68	100.00

4.

	2015 12 31	2016 12 31	2017 12 31
	283,560.17	279,278.81	308,718.37
	204,918.27	161,307.67	190,805.17
	78,641.90	117,971.14	117,913.20
	<b>2015</b>	<b>2016</b>	<b>2017</b>

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18		
19		413,447,636.52
20	( )	489,299,775.77

2017 12 31

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12,591.28

90,274.74

41,344.76

48,929.98

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