

The Empire District Electric Company Case No. ER-2021-0312  
Constant-Growth Discounted Cash Flow (DCF) Estimated Costs of Common Equity  
for the Comparable Electric Utility Companies

Company Name	Symbol	Ticker	[1]		[2]	[3]	[4]	[5]	[6]	Corrected FERC-Weighted Average Growth Rate According to Opinion 569-A	Corrected GDP Growth Projection	
			Analysts EPS		Analysts EPS		Projected				Blue Chip Financial Forecast	2028-2032
			Estimate (Market Intelligence)	Estimate (Value Line)	Average	Rate	Average	Growth Rate			Real GDP Growth	Consumer Price Index
Alliant Energy Corporation	LNT	5.90%	5.50%	5.70%	4.24%	5.08%	5.41%	5.41%	Real GDP Growth	2.00%	[7]	
Ameren Corporation	AEE	7.32%	6.00%	6.66%	4.24%	5.72%	6.18%	6.18%	Consumer Price Index	2.20%	[8]	
American Electric Power Company, Inc.	AEP	5.89%	6.50%	6.19%	4.24%	5.41%	5.80%	5.80%	Nominal GDP Growth	4.24%	[9]	
Avista Corporation	AVA	5.08%	1.00%	3.04%	4.24%	3.30%	3.28%	3.28%				
CMS Energy Corporation	CMS	7.20%	7.50%	7.35%	4.24%	6.18%	6.73%	6.73%				
Duke Energy Corporation	DUK	5.14%	7.00%	6.07%	4.24%	5.32%	5.70%	5.70%				
Evergy, Inc.	EVRG	6.33%	8.00%	7.17%	4.24%	6.05%	6.58%	6.58%				
IDACORP, Inc.	IDA	3.53%	4.50%	4.02%	4.24%	3.95%	4.06%	4.06%				
NorthWestern Corporation	NWE	4.99%	2.50%	3.75%	4.24%	3.77%	3.85%	3.85%				
OGE Energy Corp.	OGE	2.44%	4.00%	3.22%	4.24%	3.42%	3.42%	3.42%				
Pinnacle West Capital Corporation	PNW	2.78%	4.50%	3.64%	4.24%	3.70%	3.76%	3.76%				
PNM Resources, Inc.	PNM	5.34%	7.50%	6.42%	4.24%	5.56%	5.98%	5.98%				
Portland General Electric Company	POR	5.80%	4.00%	4.90%	4.24%	4.54%	4.77%	4.77%				
Southern Company	SO	5.53%	5.00%	5.26%	4.24%	4.79%	5.06%	5.06%				
Xcel Energy, Inc.	XEL	6.18%	6.00%	6.09%	4.24%	5.34%	5.72%	5.72%				
<b>Average</b>		<b>5.30%</b>	<b>5.30%</b>	<b>5.30%</b>	<b>4.24%</b>	<b>4.81%</b>	<b>5.09%</b>	<b>5.09%</b>				

[1] Analysts Earnings per Share Estimate from S&P Market Intelligence, as of August 31, 2021.

[2] Analysts Earnings per Share Estimate from Value Line: LNT, AEE, AEP, CMS, EVRG, OGE were pulled from the February 12, 2021 Value Line Publication; AVA, IDA, NWE, PNM, PNW, POR, XEL were pulled from the January 22, 2021 Value Line Publication; DUK and SO were pulled from the May 14, 2021 Value Line Publication

[3] Average of [1] and [2]

[4] Source: CBO, Fed and [5]  $(2/3)*[3] + (1/3)*[4]$

[6] Equals [3] \* 80% + [4] \* 20%

[7] Source: Blue Chip Financial Forecasts, Vol. 40, No. 12, December 1, 2021, at 14.

[8] Source: Blue Chip Financial Forecasts, Vol. 40, No. 12, December 1, 2021, at 14.

[9] Nominal GDP Growth = Real GDP Growth \* GDP Chained Price Index Growth

**The Empire District Electric Company Case No. ER-2019-0374**  
Recalculated Constant-Growth Discounted Cash Flow (DCF) Estimated Costs of Common Equity for the Comparable Electric Utility Companies

	(1)	(2)	(3)	(4)
	Expected	Average High/Low	Projected	Recalculated Estimated Cost
Company Name	Annual Dividend	Stock Price	Dividend Yield	of Equity
Alliant Energy Corporation	\$1.50	\$52.87	2.83%	7.90%
Ameren Corporation	\$2.00	\$76.78	2.60%	8.09%
American Electric Power Company, Inc.	\$2.79	\$92.32	3.02%	8.20%
Avista Corporation	\$1.59	\$47.66	3.34%	7.29%
CMS Energy Corporation	\$1.60	\$62.68	2.55%	8.44%
Duke Energy Corporation	\$3.89	\$93.24	4.18%	8.52%
Evergy, Inc.	\$3.74	\$116.65	3.21%	8.62%
IDACORP, Inc.	\$2.62	\$108.32	2.42%	6.05%
NorthWestern Corporation	\$2.37	\$72.90	3.25%	6.82%
OGE Energy Corp.	\$1.57	\$43.46	3.62%	8.37%
Pinnacle West Capital Corporation	\$3.15	\$92.74	3.40%	8.22%
PNM Resources, Inc.	\$1.58	\$50.54	3.12%	8.45%
Portland General Electric Company	\$1.60	\$56.13	2.85%	7.23%
Southern Company	\$2.53	\$61.35	4.12%	8.43%
Xcel Energy Inc.	\$1.64	\$63.11	2.59%	7.51%
<b>Average</b>	<b>\$2.28</b>	<b>\$72.72</b>	<b>3.14%</b>	<b>7.88%</b>
			<b>High</b>	<b>8.62%</b>
			<b>Low</b>	<b>6.05%</b>
		<b>Proposed Dividend Yield:</b>		<b>3.14%</b>
		<b>Proposed Range of Growth:</b>		<b><u>4.20%-5.00%</u></b>
		<b>Estimated Proxy Cost of Common Equity:</b>		<b><u>7.34% - 8.14%</u></b>

Notes: Column 1 = Expected Annual Dividend based on the sum of equity analysts' expected next four quarters of DPS. FactSet projected dividends per share according to SNL Financial.  
Sources: Column 1 = SNL Financial Column 2 = Schedule 11.  
Column 3 = Column 1/Column 2  
Column 4 =

SCHEDULE PC-8-2

The Empire District Electric Company Case No. ER-2021-0312  
Constant-Growth Discounted Cash Flow (DCF) Estimated Costs of Common Equity  
for the Comparable Electric Utility Companies

Company Name	Ticker Symbol	[1]	[2]	[3]	[4]	[5]	[6]	[7]	
		Projected Annual Dividend	Stock Price	Expected Dividend Yield	Estimated Growth Rate	DCF COE Estimate	Corrected FERC-Weighted Growth Rate According to Opinion No. 569-A	Corrected DCF COE Estimate	
Alliant Energy Corporation	LNT	1.66	\$ 58.61	2.83%	5.08%	7.91%	5.41%	8.24%	
Ameren Corporation	AEE	2.21	\$ 84.84	2.60%	5.72%	8.32%	6.18%	8.78%	
American Electric Power Company, Inc.	AEP	3.15	\$ 86.75	3.63%	5.41%	9.04%	5.80%	9.43%	
Avista Corporation	AVA	1.72	\$ 43.15	3.99%	3.30%	7.29%	3.28%	7.27%	
CMS Energy Corporation	CMS	1.81	\$ 61.64	2.94%	6.18%	9.11%	6.73%	9.67%	
Duke Energy Corporation	DUK	4.18	\$ 103.29	4.05%	5.32%	9.37%	5.70%	9.75%	
Eergy, Inc.	EVRG	2.03	\$ 64.57	3.14%	6.05%	9.20%	6.58%	9.72%	
IDACORP, Inc.	IDA	2.95	\$ 102.56	2.87%	3.95%	6.83%	4.06%	6.93%	
NorthWestern Corporation	NWE	2.53	\$ 62.58	4.04%	3.77%	7.81%	3.85%	7.89%	
OGE Energy Corp.	OGE	1.65	\$ 34.49	4.79%	3.42%	8.21%	3.42%	8.21%	
Pinnacle West Capital Corporation	PNW	3.48	\$ 82.76	4.21%	3.70%	7.91%	3.76%	7.97%	
PNM Resources, Inc.	PNM	1.33	\$ 48.70	2.74%	5.56%	8.30%	5.98%	8.72%	
Portland General Electric Company	POR	1.70	\$ 48.77	3.49%	4.54%	8.03%	4.77%	8.26%	
Southern Company	SO	2.69	\$ 63.70	4.22%	4.79%	9.00%	5.06%	9.28%	
Xcel Energy, Inc.	XEL	1.89	\$ 68.44	2.76%	5.34%	8.09%	5.72%	8.48%	<i>Difference from 7.74%</i>
		<b>2.33</b>	<b>\$ 67.66</b>	<b>3.49%</b>	<b>4.81%</b>	<b>8.30%</b>	<b>5.09%</b>	<b>8.57%</b>	<b>0.83%</b>
				<b>Mean</b>		<b>8.30%</b>			
				<b>High</b>		<b>9.37%</b>			
				<b>Low</b>		<b>6.83%</b>			

[1] = Projected Annual Dividend is analysts' estimated average high/low dividends for the next 12 months (as of July 30, 2021) from Market Intelligence

[2] = Average of the opening and closing recent three-months stock prices, ending July 30, 2021. [3] = [1]/[2]

[4] = Average of analysts' estimated earnings per share growth rate for the next five years, as of July 30, 2021. Source: Market Intelligence and Value Line (see PC-8-2).

[5] = [3]-[4]

[6] See modified Schedule PC-7

[7] Equals [3] + [6]