

Capital Asset Pricing Model and Empirical Capital Asset Pricing Model Results  
Using DCF-derived Expected Market Return and 5-year Beta Coefficients

		[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]
Company	Ticker	Current 30- Year Treasury Yield	5-Year Bloomberg Beta Coefficient	5-Year Value Line Beta Coefficient	Average Beta Coefficient	DCF Expected Market Return	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.61%	0.70	0.90	0.80	14.92%	10.31%	12.86%	13.37%
New Jersey Resources Corporation	NJR	4.61%	0.74	1.00	0.87	14.92%	10.31%	13.58%	13.92%
NiSource Inc.	NI	4.61%	0.69	0.95	0.82	14.92%	10.31%	13.08%	13.54%
Northwest Natural Gas Company	NWN	4.61%	0.65	0.90	0.77	14.92%	10.31%	12.59%	13.17%
ONE Gas, Inc.	OGS	4.61%	0.66	0.85	0.75	14.92%	10.31%	12.38%	13.02%
Southwest Gas Corporation	SWX	4.61%	0.72	0.95	0.84	14.92%	10.31%	13.22%	13.65%
Spire, Inc.	SR	4.61%	0.73	0.90	0.82	14.92%	10.31%	13.03%	13.50%
								Mean:	12.96%
								Median:	13.03%
								Average of the Mean and Median:	13.00%
									13.48%
		[9]	[10]	[11]	[12]	[13]	[14]	[15]	[16]
Company	Ticker	Projected 30- Year Treasury Yield	5-Year Bloomberg Beta Coefficient	5-Year Value Line Beta Coefficient	Average Beta Coefficient	DCF Expected Market Return	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.39%	0.70	0.90	0.80	14.92%	10.52%	12.81%	13.34%
New Jersey Resources Corporation	NJR	4.39%	0.74	1.00	0.87	14.92%	10.52%	13.56%	13.90%
NiSource Inc.	NI	4.39%	0.69	0.95	0.82	14.92%	10.52%	13.04%	13.51%
Northwest Natural Gas Company	NWN	4.39%	0.65	0.90	0.77	14.92%	10.52%	12.54%	13.13%
ONE Gas, Inc.	OGS	4.39%	0.66	0.85	0.75	14.92%	10.52%	12.33%	12.98%
Southwest Gas Corporation	SWX	4.39%	0.72	0.95	0.84	14.92%	10.52%	13.19%	13.62%
Spire, Inc.	SR	4.39%	0.73	0.90	0.82	14.92%	10.52%	12.99%	13.47%
								Mean:	12.92%
								Median:	12.99%
								Average of the Mean and Median:	12.96%
									13.45%

Notes:

[1] Source: Bloomberg Professional Service; 30-day average

[2] Source: Bloomberg Professional Service

[3] Source: Value Line

[4] Equals Average of Col. [2] and Col. [3]

[5] Source: EGU 2.04; Value Line DCF-based expected market return

[6] Equals Col. [5] - Col. [1]

[7] Equals Col. [1] + (Col. [4] x Col. [6])

[8] Equals Col. [1] + (0.75 x Col. [4] x Col. [6]) + (0.25 x Col. [6])

[9] Source: Blue Chip Financial Forecasts, Vol. 43, No. 12, November 27, 2024 at 14 and Vol. 44, No. 4, April 1, 2025 at 2

[10] See Note [2]

[11] See Note [3]

[12] Equals Average of Col. [10] and Col. [11]

[13] See Note [5]

[14] Equals Col. [13] - Col. [9]

[15] Equals Col. [9] + (Col. [12] x Col. [14])

[16] Equals Col. [9] + (0.75 x Col. [12] x Col. [14]) + (0.25 x Col. [14])

Capital Asset Pricing Model and Empirical Capital Asset Pricing Model Results  
Using Long-Term Historical Market Return and 5-year Beta Coefficients

		[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]
Company	Ticker	Current 30-Year Treasury Yield	5-Year Bloomberg Beta Coefficient	5-Year Value Line Beta Coefficient	Average Beta Coefficient	Long-Term Average Historical Market Return (1926-2024)	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.61%	0.70	0.90	0.80	12.17%	7.56%	10.66%	11.04%
New Jersey Resources Corporation	NJR	4.61%	0.74	1.00	0.87	12.17%	7.56%	11.19%	11.44%
NiSource Inc.	NI	4.61%	0.69	0.95	0.82	12.17%	7.56%	10.82%	11.16%
Northwest Natural Gas Company	NWN	4.61%	0.65	0.90	0.77	12.17%	7.56%	10.46%	10.89%
ONE Gas, Inc.	OGS	4.61%	0.66	0.85	0.75	12.17%	7.56%	10.31%	10.78%
Southwest Gas Corporation	SWX	4.61%	0.72	0.95	0.84	12.17%	7.56%	10.93%	11.24%
Spire, Inc.	SR	4.61%	0.73	0.90	0.82	12.17%	7.56%	10.79%	11.13%
Mean:								10.74%	11.10%
Median:								10.79%	11.13%
Average of the Mean and Median:								10.76%	11.11%

		[9]	[10]	[11]	[12]	[13]	[14]	[15]	[16]
Company	Ticker	Projected 30-Year Treasury Yield	5-Year Bloomberg Beta Coefficient	5-Year Value Line Beta Coefficient	Average Beta Coefficient	Long-Term Average Historical Market Return (1926-2024)	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.39%	0.70	0.90	0.80	12.17%	7.78%	10.62%	11.00%
New Jersey Resources Corporation	NJR	4.39%	0.74	1.00	0.87	12.17%	7.78%	11.17%	11.42%
NiSource Inc.	NI	4.39%	0.69	0.95	0.82	12.17%	7.78%	10.78%	11.13%
Northwest Natural Gas Company	NWN	4.39%	0.65	0.90	0.77	12.17%	7.78%	10.41%	10.85%
ONE Gas, Inc.	OGS	4.39%	0.66	0.85	0.75	12.17%	7.78%	10.26%	10.74%
Southwest Gas Corporation	SWX	4.39%	0.72	0.95	0.84	12.17%	7.78%	10.89%	11.21%
Spire, Inc.	SR	4.39%	0.73	0.90	0.82	12.17%	7.78%	10.75%	11.10%
Mean:								10.70%	11.07%
Median:								10.75%	11.10%
Average of the Mean and Median:								10.72%	11.08%

[1] Source: Bloomberg Professional Service; 30-day average

[2] Source: Bloomberg Professional Service

[3] Source: Value Line

[4] Equals Average of Col. [2] and Col. [3]

[5] Kroll, Cost of Capital Navigator

[6] Equals Col. [5] - Col. [1]

[7] Equals Col. [1] + (Col. [4] x Col. [6])

[8] Equals Col. [1] + (0.75 x Col. [4] x Col. [6]) + (0.25 x Col. [6])

[9] Source: Blue Chip Financial Forecasts, Vol. 43, No. 12, November 27, 2024 at 14 and Vol. 44, No. 4, April 1, 2025 at 2

[10] See Note [2]

[11] See Note [3]

[12] Equals Average of Col. [10] and Col. [11]

[13] See Note [5]

[14] Equals Col. [13] - Col. [9]

[15] Equals Col. [9] + (Col. [12] x Col. [14])

[16] Equals Col. [9] + (0.75 x Col. [12] x Col. [14]) + (0.25 x Col. [14])

Capital Asset Pricing Model and Empirical Capital Asset Pricing Model Results  
Using DCF-derived Expected Market Return and 10-Year Bloomberg Beta Coefficient

		[1]	[2]	[3]	[4]	[5]	[6]
Company	Ticker	Current 30- Year Treasury Yield	10-Year Bloomberg Beta Coefficient	DCF Expected Market Return	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.61%	0.74	14.92%	10.31%	12.28%	12.94%
New Jersey Resources Corporation	NJR	4.61%	0.79	14.92%	10.31%	12.72%	13.27%
NiSource Inc.	NI	4.61%	0.78	14.92%	10.31%	12.70%	13.25%
Northwest Natural Gas Company	NWN	4.61%	0.69	14.92%	10.31%	11.75%	12.54%
ONE Gas, Inc.	OGS	4.61%	0.76	14.92%	10.31%	12.42%	13.05%
Southwest Gas Corporation	SWX	4.61%	0.83	14.92%	10.31%	13.15%	13.59%
Spire, Inc.	SR	4.61%	0.76	14.92%	10.31%	12.47%	13.09%
					Mean:	12.50%	13.10%
					Median:	12.47%	13.09%
				Average of the Mean and Median:		12.49%	13.09%
		[7]	[8]	[9]	[10]	[11]	[12]
Company	Ticker	Projected 30- Year Treasury Yield	10-Year Bloomberg Beta Coefficient	DCF Expected Market Return	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.39%	0.74	14.92%	10.52%	12.22%	12.89%
New Jersey Resources Corporation	NJR	4.39%	0.79	14.92%	10.52%	12.67%	13.23%
NiSource Inc.	NI	4.39%	0.78	14.92%	10.52%	12.65%	13.22%
Northwest Natural Gas Company	NWN	4.39%	0.69	14.92%	10.52%	11.68%	12.49%
ONE Gas, Inc.	OGS	4.39%	0.76	14.92%	10.52%	12.37%	13.01%
Southwest Gas Corporation	SWX	4.39%	0.83	14.92%	10.52%	13.11%	13.56%
Spire, Inc.	SR	4.39%	0.76	14.92%	10.52%	12.42%	13.05%
					Mean:	12.45%	13.06%
					Median:	12.42%	13.05%
				Average of the Mean and Median:		12.43%	13.06%

Notes:

[1] Source: Bloomberg Professional Service; 30-day average

[2] Source: Bloomberg Professional Service

[3] Source: EGU 2.04; Value Line DCF-based expected market return

[4] Equals Col. [3] - Col. [1]

[5] Equals Col. [1] + (Col. [2] x Col. [4])

[6] Equals Col. [1] + (0.75 x Col. [2] x Col. [4]) + (0.25 x Col. [4])

[7] Source: Blue Chip Financial Forecasts, Vol. 43, No. 12, November 27, 2024 at 14 and Vol. 44, No. 4, April 1, 2025 at 2.

[8] See Note [2]

[9] See Note [3]

[10] Equals Col. [9] - Col. [7]

[11] Equals Col. [7] + (Col. [8] x Col. [10])

[12] Equals Col. [7] + (0.75 x Col. [8] x Col. [10]) + (0.25 x Col. [10])

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Using Long-Term Historical Market Return and 10-Year Bloomberg Beta Coefficient

		[1]	[2]	[3]	[4]	[5]	[6]
Company	Ticker	Current 30- Year Treasury Yield	10-Year Bloomberg Beta Coefficient	Long-Term Average Historical Market Return (1926-2024)	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.61%	0.74	12.17%	7.56%	10.23%	10.72%
New Jersey Resources Corporation	NJR	4.61%	0.79	12.17%	7.56%	10.56%	10.96%
NiSource Inc.	NI	4.61%	0.78	12.17%	7.56%	10.54%	10.95%
Northwest Natural Gas Company	NWN	4.61%	0.69	12.17%	7.56%	9.85%	10.43%
ONE Gas, Inc.	OGS	4.61%	0.76	12.17%	7.56%	10.34%	10.80%
Southwest Gas Corporation	SWX	4.61%	0.83	12.17%	7.56%	10.87%	11.20%
Spire, Inc.	SR	4.61%	0.76	12.17%	7.56%	10.38%	10.83%
Mean:						10.40%	10.84%
Median:						10.38%	10.83%
Average of the Mean and Median:						10.39%	10.83%

		[7]	[8]	[9]	[10]	[11]	[12]
Company	Ticker	Projected 30- Year Treasury Yield	10-Year Bloomberg Beta Coefficient	Long-Term Average Historical Market Return (1926-2024)	Market Risk Premium	Traditional CAPM	Empirical CAPM
Atmos Energy Corporation	ATO	4.39%	0.74	12.17%	7.78%	10.18%	10.68%
New Jersey Resources Corporation	NJR	4.39%	0.79	12.17%	7.78%	10.51%	10.92%
NiSource Inc.	NI	4.39%	0.78	12.17%	7.78%	10.50%	10.92%
Northwest Natural Gas Company	NWN	4.39%	0.69	12.17%	7.78%	9.78%	10.38%
ONE Gas, Inc.	OGS	4.39%	0.76	12.17%	7.78%	10.29%	10.76%
Southwest Gas Corporation	SWX	4.39%	0.83	12.17%	7.78%	10.83%	11.17%
Spire, Inc.	SR	4.39%	0.76	12.17%	7.78%	10.33%	10.79%
Mean:						10.34%	10.80%
Median:						10.33%	10.79%
Average of the Mean and Median:						10.34%	10.79%

Notes:

[1] Source: Bloomberg Professional Service; 30-day average

[2] Source: Bloomberg Professional Service

[3] Kroll, Cost of Capital Navigator

[4] Equals Col. [3] - Col. [1]

[5] Equals Col. [1] + (Col. [2] x Col. [4])

[6] Equals Col. [1] + (0.75 x Col. [2] x Col. [4]) + (0.25 x Col. [4])

[7] Source: Blue Chip Financial Forecasts, Vol. 43, No. 12, November 27, 2024 at 14 and Vol. 44, No. 4, April 1, 2025 at 2

[8] See Note [2]

[9] See Note [3]

[10] Equals Col. [9] - Col. [7]

[11] Equals Col. [7] + (Col. [8] x Col. [10])

[12] Equals Col. [7] + (0.75 x Col. [8] x Col. [10]) + (0.25 x Col. [10])