Unitil Energy Systems, Inc.
2023 Step Adjustment

Line No.	Description		Total Investment Year 2022	Growth Investment Year 2022	Non-Growth Investment Year 2022	Growth Source	Non-Growth Source
	Rate Effective Date				6/1/2023		
			(a)	(b)	(c)	(d)	(e)
1	Beginning Net Utility Plant [1]		$ 279,381,159				
2	Beginning Utility Plant [1]		$ 425,024,311				
3	Plant Additions		19,290,708	4,015,855	15,274,853	Sch CGKS-1, Line 205	Sch CGKS-1 [2], Line 206
4	Retirements		(2,293,538)	(470,226)	(1,823,312)	Total x Revised Sch CGKS-1, Line 210	Total x Revised Sch CGKS-1, Line 211
5	Ending Utility Plant		442,021,481	3,545,629	13,451,541		
6	Beginning Accumulated Depreciation [1]		145,643,152				
7	Depreciation Expense		12,883,781	2,641,463	10,242,319	Total x Sch CGKS-1, Line 210	Total x Sch CGKS-1, Line 211
8	Retirements		(2,293,538)	(470,226)	(1,823,312)	Total x Sch CGKS-1, Line 210	Total x Sch CGKS-1, Line 211
9	Cost of Removal, Salvage and Transfers		(2,251,314)	(166,312)	(2,085,002)	Sch CGKS-1, Line 205	Sch CGKS-1, Line 206
10	Ending Accumulated Depreciation		153,982,082	2,004,924	6,334,005		
11	Ending Net Utility Plant		288,039,399				
12	Change in Net Plant				7,117,536		
13	Pre-Tax Rate of Return				9.18%		
14	Return and Taxes				653,525		
15	Depreciation Expense on Non-Growth Plant Additions at [3]	3.35%			511,920		
16	Property Taxes on Non-Growth Change in Net Plant at [4]	0.66%			46,976		
17	Revenue Requirement Increase				$ 1,212,421		

Notes:
(1) Beginning Net Utility Plant corresponds to DE 22-026, Second Revised Schedule CGKS-5.
(2) Excludes $117,775.69 of Exeter DOC costs. Refer to Schedule CGKS-1, Line 115. Also excludes $178,920.88 related to sale of Concord Street Lights consistent with DE 21-030 Settlement Agreement Section 6.7.3
(3) Refer to DE 21-030 Settlement Attachment 1, Schedule RevReq 3-16 P2 Revised, Col 8, Line 36
(4) Property Taxes shall include State utility property taxes for all Non-Growth Plant Additions, calculated using the statutory tax rate in RSA 83-F:2, currently $6.60 per $1,000 of investment. Local property taxes shall not be included in the calculation and will be recovered through the Company's External Delivery Charge

2022 Gross Plant Detail

Description	Beginning Balance	Additions	Retirements	Ending Balance
301-00 Organization-E	380	-	-	380
303-00 Intangible Software-5 Yea-E	7,515,356	1,231,884	-	8,747,240
303-01 Intangible Software-3 Yea-E	87,196	-	-	87,196
303-02 Intangible Software-10 Yea-E	5,489,896	-	-	5,489,896
303-03 Intangible Software-CIS	9,701,357	-	-	9,701,357
343-00 Prime Movers-E	15,527	-	-	15,527
353-00 Transmission Station Equi-E	-	-	-	-
360-01 ROW - Distribution-E	1,002,661	-	-	1,002,661
360-02 ROW - Distribution-E	1,674,812	6,756	-	1,681,568
361-00 Distribution Structures-E	2,199,770	16,181	-	2,215,951
362-00 Distribution Station Equi-E	51,229,145	1,339,449	(9,526)	52,559,069
364-00 Distribution Poles, Tower-E	79,817,407	6,683,210	(461,566)	86,039,051
365-00 Distribution Overhead Con-E	97,711,498	4,080,684	(1,041,084)	100,751,098
366-00 Distribution Underground -E	2,804,109	214,807	(3,154)	3,015,762
367-00 Distribution Underground -E	24,678,709	1,084,754	(113,748)	25,649,715
368-00 Distribution Line Transfo-E	29,817,888	964,770	(59,295)	30,723,364
368-01 Transformer Installations-E	27,326,623	1,869,009	(531)	29,195,101
369-00 Distribution Services-E	26,907,411	653,256	(87,617)	27,473,050
370-00 Distribution Meters-E	11,539,606	198,198	(95,535)	11,642,269
370-01 Meter Installation-E	7,000,684	133,159	-	7,133,843
371-00 Installations on Customer-E	2,279,124	370,374	(184,201)	2,465,297
373-00 Street Lights & Signal Sy-E	3,572,923	106,805	(45,186)	3,634,543
373-01 Street Lights & Signal Sy-E	-	-	-	-
389-00 General & Misc. Land-E	1,363,295	-	-	1,363,295
390-00 Structures-E	20,240,097	172,743	-	20,412,840
390-01 General & Misc. Structure-E	-	-	-	-
391-01 Office Furniture & Fixtur-E	1,418,790	4,784	-	1,423,575
391-03 Computer Equipment-E	-	-	-	-
392-00 Transportation Equipment-E	1,064,856	-	-	1,064,856
393-00 Stores Equipment-E	102,089	-	-	102,089
394-00 Tools, Shop and garage Eq-E	2,674,935	156,969	-	2,831,904
395-00 Laboratory Equipment-E	967,686	23,599	-	991,285
397-00 Communication Equipment-E	6,327,699	276,013	(192,097)	6,411,615
398-00 Miscellaneous Equipment-E	102,943	-	-	102,943
399-00 Other Intangible Plant-E	-	-	-	-
Grand Total	426,634,474	19,587,404	(2,293,538)	443,928,340

2022 Accumulated Depreciation Detail

Description	Beginning Balance	Provision	Retirements	Cost of Removal	Salvage	Transfers	Ending Balance
301-00 Organization	-	-	-	-	-	-	-
303-00 Intangible Software-5 Year	5,266,860	711,854	-	-	-	-	5,978,714
303-01 Intangible Software-3 Year	87,196	-	-	-	-	-	87,196
303-02 Intangible Software-10 Year	3,249,140	511,035	-	-	-	-	3,760,175
303-03 Intangible Software-CIS	1,526,766	512,318	-	-	-	-	2,039,084
343-00 Prime Movers	(2,076)	4,134	-	-	-	-	2,059
350-01 ROW - Transmission	-	-	-	-	-	-	-
350-02 ROW - Transmission	-	-	-	-	-	-	-
352-00 Transmission Structures	-	-	-	-	-	-	-
353-00 Transmission Station Equipme	-	-	-	-	-	-	-
354-00 Transmission Towers & Fixtur	-	-	-	-	-	-	-
355-00 Transmission Poles & Fixture	-	-	-	-	-	-	-
356-00 Transmission Overhead Conduc	-	-	-	-	-	-	-
360-01 ROW - Distribution	-	-	-	-	-	-	-
360-02 ROW - Distribution	-	-	-	-	-	-	-
361-00 Distribution Structures	359,466	55,200	-	-	-	-	414,666
362-00 Distribution Station Equipme	11,354,366	1,913,438	(9,526)	(48,089)	7	-	13,210,195
364-00 Distribution Poles, Towers &	29,416,264	2,939,663	(461,566)	(692,259)	3,267	-	31,205,369
365-00 Distribution Overhead Conduc	30,077,099	3,339,643	(1,041,084)	(1,057,674)	9,957	-	31,327,942
366-00 Distribution Underground Con	747,802	77,033	(3,154)	(20,798)	183	-	801,065
367-00 Distribution Underground Con	7,517,575	969,643	(113,748)	(65,120)	7,554	-	8,315,905
368-00 Distribution Line Transforme	11,197,204	404,086	(59,295)	(84,163)	51	-	11,457,883
368-01 Transformer Installations	6,779,812	296,287	(531)	(4,282)	32	-	7,071,319
368-02 Transformers Installations	-	-	-	-	-	-	-
369-00 Distribution Services	19,341,513	(1,094,023)	(87,617)	(240,350)	754	-	17,920,277
370-00 Distribution Meters	4,872,855	960,424	(95,535)	-	-	-	5,737,744
370-01 Meter Installation	1,502,965	465,463	-	-	-	-	1,968,427
370-02 Meter Installations	-	-	-	-	-	-	-
371-00 Installations on Customers P	385,126	199,086	(184,201)	(58,153)	5,960	-	347,818
373-00 Street Lights & Signal Syste	3,200,085	(290,280)	(45,186)	(10,189)	1,999	-	2,856,430
373-01 Street Lights & Signal Syste	-	-	-	-	-	-	-
389-00 General & Misc. Land	-	-	-	-	-	-	-
390-00 Structures	2,296,265	365,669	-	-	-	-	2,661,933
390-01 General & Misc. Structures	-	(272)	-	-	-	-	(272)
391-01 Office Furniture & Fixtures	24,661	190,941	-	-	-	-	215,602
391-03 Computer Equipment	4,346	(1,375)	-	-	-	-	2,972
392-00 Transportation Equipment	1,036,956	-	-	-	-	-	1,036,956
393-00 Stores Equipment	69,451	2,317	-	-	-	-	71,768
394-00 Tools, Shop and garage Equip	1,076,714	125,300	-	-	-	-	1,202,014
395-00 Laboratory Equipment	536,358	24,216	-	-	-	-	560,573
397-00 Communication Equipment	3,615,441	204,023	(192,097)	-	-	-	3,627,366
398-00 Miscellaneous Equipment	102,943	(2,043)	-	-	-	-	100,901
399-00 Other Tangible Property	-	-	-	-	-	-	-
Grand Total	145,643,152	12,883,781	(2,293,538)	(2,281,078)	29,764	-	153,982,082

Unitil Energy Systems, Inc.
Pre-Tax Rate Of Return

	(1)	(2)	(3)	(4)	(5)	(6)
LINE NO.	Description	Weight	Cost of Capital	Weighted Cost of Capital	Tax Factor[1]	Pre-Tax Cost
1	Common Stock Equity	52.00%	9.20%	4.78%	1.3685	6.55%
2	Preferred Stock Equity	0.00%	6.00%	0.00%		0.00%
3	Long Term Debt	48.00%	5.49%	2.64%		2.64%
4	Short Term Debt	0.00%	1.68%	0.00%		0.00%
5	Total	100.00%		7.42%		9.18%

<u>Notes:</u>
(1) 21% Federal Tax Rate and 7.5% NH State Tax Rate