DEC/DEP EXHIBIT 8

Date updated:	1-Jan-19							-				ana tana tan				
Created by:		modaran, ada	modar@stern.nyu	.edu												
	data Historical returns: Stocks, T.Bonds & T.Bills with premiun US companies															
Home Page:		.damodaran.co														
Data website:			/~adamodar/New	Hon	ne Page/data.h	tml										
			/~adamodar/pc/da											-		
			/~adamodar/New			e/va	riable.htm					-				
Customized	Geometric	risk premiu	um estimator						10 Million 10							
What is your ri	and the second	LT				Esti	imates of r	isk p	premiums fi	rom 1928, ov	ver the last 50	years and over the la	ast 10 years			
Enter your star		1981							e bottom oj							
Value of stock	s in starting y	/ear:		\$	7,934.26											
Value of T.Bil	ls in starting	year:		\$	448.58					_			<u>_</u>			
Value of T.bor	nds in starting	g year:		S	448.17											
Estimate of ris	k premium b	ased on your	inputs:		3.12%							_				
		Deferring on	Investments in		Compour	da	d Value of	C 1	00					Real Retu	rns on Inves	stments in
	S&P	Returns on I	Investments m	<u> </u>	Compour	npounded Value of \$ 100								Itear Itera		
	500															
	(include													S&P 500		
	s													(includes		
	dividen	3-month	Return on 10-							Stocks -	Stocks -	Historical risk	Inflation	•	3-month T.	!0-year
Year	ds)	J-month T.Bill	year T. Bond		Stocks		T.Bills	т	Bonds	Bills	Bonds	premium	Rate	2	Bill (Real)	T.Bonds
1928	43.81%	3.08%	0.84%	\$	143.81	\$	103.08	\$	100.84	40.73%	42.98%	promon		43.81%	· · · · · · · · · · · · · · · · · · ·	0.84%
	-8.30%	3.16%	4.20%	\$	131.88	\$	106.34	\$	105.07	-11.46%	-12.50%			-8.30%	3.16%	4.20%
1 10/0		J.10/0	4.2070	1 4	101.00			\$	109.85	-29.67%	-29.66%			-25.12%		4.54%
1929		1 55%	1 5/1%	¢	98 75	S	111 1X							-ZJ.12/0		
1930	-25.12%	4.55%	4.54%	\$	98.75 55.46	\$	111.18									-2.56%
1930 1931	-25.12% -43.84%	2.31%	-2.56%	\$	55.46	\$	113.74	\$	107.03	-46.15%	-41.28%			-43.84%	2.31%	
1930 1931 1932	-25.12% -43.84% -8.64%	2.31% 1.07%	-2.56% 8.79%	\$ \$	55.46 50.66	\$ \$	113.74 114.96	\$ \$	107.03 116.44	-46.15% -9.71%	-41.28% -17.43%			-43.84% -8.64%	2.31% 1.07%	8.79%
1930 1931 1932 1933	-25.12% -43.84% -8.64% 49.98%	2.31% 1.07% 0.96%	-2.56% 8.79% 1.86%	\$ \$ \$	55.46 50.66 75.99	\$ \$ \$	113.74 114.96 116.06	\$ \$ \$	107.03 116.44 118.60	-46.15% -9.71% 49.02%	-41.28% -17.43% 48.13%			-43.84%	2.31% 1.07% 0.96%	
1930 1931 1932	-25.12% -43.84% -8.64%	2.31% 1.07%	-2.56% 8.79%	\$ \$	55.46 50.66	\$ \$	113.74 114.96	\$ \$	107.03 116.44	-46.15% -9.71%	-41.28% -17.43%			-43.84% -8.64% 49.98%	2.31% 1.07% 0.96% 0.32%	8.79% 1.86%

1937	-35.34%	0.30%	1.38%	\$ 94.00	\$ 117.19	\$ 142.43	-35.64%	-36.72%		-35.34%	0.30%	1.38%
1938	29.28%	0.08%	4.21%	\$ 121.53	\$ 117.29	\$ 148.43	29.21%	25.07%		29.28%	0.08%	4.21%
1939	-1.10%	0.04%	4.41%	\$ 120.20	\$ 117.33	\$ 154.98	-1.14%	-5.51%		-1.10%	0.04%	4.41%
1940	-10.67%	0.03%	5.40%	\$ 107.37	\$ 117.36	\$ 163.35	-10.70%	-16.08%		-10.67%	0.03%	5.40%
1941	-12.77%	0.08%	-2.02%	\$ 93.66	\$ 117.46	\$ 160.04	-12.85%	-10.75%		-12.77%	0.08%	-2.02%
1942	19.17%	0.34%	2.29%	\$ 111.61	\$ 117.85	\$ 163.72	18.84%	16.88%		19.17%	0.34%	2.29%
1943	25.06%	0.38%	2.49%	\$ 139.59	\$ 118.30	\$ 167.79	24.68%	22.57%		25.06%	0.38%	2.49%
1944	19.03%	0.38%	2.58%	\$ 166.15	\$ 118.75	\$ 172.12	18.65%	16.45%		19.03%	0.38%	2.58%
1945	35.82%	0.38%	3.80%	\$ 225.67	\$ 119.20	\$ 178.67	35.44%	32.02%		35.82%	0.38%	3.80%
1946	-8.43%	0.38%	3.13%	\$ 206.65	\$ 119.65	\$ 184.26	-8.81%	-11.56%		-8.43%	0.38%	3.13%
1947	5.20%	0.57%	0.92%	\$ 217.39	\$ 120.33	\$ 185.95	4.63%	4.28%		5.20%	0.57%	0.92%
1948	5.70%	1.02%	1.95%	\$ 229.79	\$ 121.56	\$ 189.58	4.68%	3.75%		5.70%	1.02%	1.95%
1949	18.30%	1.10%	4.66%	\$ 271.85	\$ 122.90	\$ 198.42	17.20%	13.64%		18.30%	1.10%	4.66%
1950	30.81%	1.17%	0.43%	\$ 355.60	\$ 124.34	\$ 199.27	29.63%	30.38%		30.81%	1.17%	0.43%
1951	23.68%	1.48%	-0.30%	\$ 439.80	\$ 126.18	\$ 198.68	22.20%	23.97%		23.68%	1.48%	-0.30%
1952	18.15%	1.67%	2.27%	\$ 519.62	\$ 128.29	\$ 203.19	16.48%	15.88%		18.15%	1.67%	2.27%
1953	-1.21%	1.89%	4.14%	\$ 513.35	\$ 130.72	\$ 211.61	-3.10%	-5.35%		-1.21%	1.89%	4.14%
1954	52.56%	0.96%	3.29%	\$ 783.18	\$ 131.98	\$ 218.57	51.60%	49.27%		52.56%	0.96%	3.29%
1955	32.60%	1.66%	-1.34%	\$ 1,038.47	\$ 134.17	\$ 215.65	30.94%	33.93%		32.60%	1.66%	-1.34%
1956	7.44%	2.56%	-2.26%	\$ 1,115.73	\$ 137.60	\$ 210.79	4.88%	9.70%		7.44%	2.56%	-2.26%
1957	-10.46%	3.23%	6.80%	\$ 999.05	\$ 142.04	\$ 225.11	-13.69%	-17.25%		-10.46%	3.23%	6.80%
1958	43.72%	1.78%	-2.10%	\$ 1,435.84	\$ 144.57	\$ 220.39	41.94%	45.82%		43.72%	1.78%	-2.10%
1959	12.06%	3.26%	-2.65%	\$ 1,608.95	\$ 149.27	\$ 214.56	8.80%	14.70%		12.06%	3.26%	-2.65%
1960	0.34%	3.05%	11.64%	\$ 1,614.37	\$ 153.82	\$ 239.53	-2.71%	-11.30%	6.11%	0.34%	3.05%	11.64%
1961	26.64%	2.27%	2.06%	\$ 2,044.40	\$ 157.30	\$ 244.46	24.37%	24.58%	6.62%	26.64%	2.27%	2.06%
1962	-8.81%	2.78%	5.69%	\$ 1,864.26	\$ 161.67	\$ 258.38	-11.59%	-14.51%	5.97%	-8.81%	2.78%	5.69%
1963	22.61%	3.11%	1.68%	\$ 2,285.80	\$ 166.70	\$ 262.74	19.50%	20.93%	6.36%	22.61%	3.11%	1.68%
1964	16.42%	3.51%	3.73%	\$ 2,661.02	\$ 172.54	\$ 272.53	12.91%	12.69%	6.53%	16.42%	3.51%	3.73%
1965	12.40%	3.90%	0.72%	\$ 2,990.97	\$ 179.28	\$ 274.49	8.50%	11.68%	6.66%	12.40%	3.90%	0.72%
1966	-9.97%	4.84%	2.91%	\$ 2,692.74	\$ 187.95	\$ 282.47	-14.81%	-12.88%	6.11%	-9.97%	4.84%	2.91%
1967	23.80%	4.33%	-1.58%	\$ 3,333.69	\$ 196.10	\$ 278.01	19.47%	25.38%	6.57%	23.80%	4.33%	-1.58%
1968	10.81%	5.26%	3.27%	\$ 3,694.23	\$ 206.41	\$ 287.11	5.55%	7.54%	6.60%	10.81%	5.26%	3.27%
1969	-8.24%	6.56%	-5.01%	\$ 3,389.77	\$ 219.96	\$ 272.71	-14.80%	-3.23%	6.33%	-8.24%	6.56%	-5.01%

1970	3.56%	6.69%	16.75%	\$ 3,510.49	\$ 234.66	\$ 318.41	-3.12%	-13.19%	5.90%	3.56%	6.69%	16.75%
1971	14.22%	4.54%	9.79%	\$ 4,009.72	\$ 245.32	\$ 349.57	9.68%	4.43%	5.87%	14.22%	4.54%	9.79%
1972	18.76%	3.95%	2.82%	\$ 4,761.76	\$ 255.01	\$ 359.42	14.80%	15.94%	6.08%	18.76%	3.95%	2.82%
1973	-14.31%	6.73%	3.66%	\$ 4,080.44	\$ 272.16	\$ 372.57	-21.03%	-17.97%	5.50%	-14.31%	6.73%	3.66%
1974	-25.90%	7.78%	1.99%	\$ 3,023.54	\$ 293.33	\$ 379.98	-33.68%	-27.89%	4.64%	-25.90%	7.78%	1.99%
1975	37.00%	5.99%	3.61%	\$ 4,142.10	\$ 310.90	\$ 393.68	31.01%	33.39%	5.17%	37.00%	5.99%	3.61%
1976	23.83%	4.97%	15.98%	\$ 5,129.20	\$ 326.35	\$ 456.61	18.86%	7.85%	5.22%	23.83%	4.97%	15.98%
1977	-6.98%	5.13%	1.29%	\$ 4,771.20	\$ 343.09	\$ 462.50	-12.11%	-8.27%	4.93%	-6.98%	5.13%	1.29%
1978	6.51%	6.93%	-0.78%	\$ 5,081.77	\$ 366.87	\$ 458.90	-0.42%	7.29%	4.97%	6.51%	6.93%	-0.78%
1979	18.52%	9.94%	0.67%	\$ 6,022.89	\$ 403.33	\$ 461.98	8.58%	17.85%	5.21%	18.52%	9.94%	0.67%
1980	31.74%	11.22%	-2.99%	\$ 7,934.26	\$ 448.58	\$ 448.17	20.52%	34.72%	5.73%	31.74%	11.22%	-2.99%
1981	-4.70%	14.30%	8.20%	\$ 7,561.16	\$ 512.73	\$ 484.91	-19.00%	-12.90%	5.37%	-4.70%	14.30%	8.20%
1982	20.42%	11.01%	32.81%	\$ 9,105.08	\$ 569.18	\$ 644.04	9.41%	-12.40%	5.10%	20.42%	11.01%	32.81%
1983	22.34%	8.45%	3.20%	\$ 11,138.90	\$ 617.26	\$ 664.65	13.89%	19.14%	5.34%	22.34%	8.45%	3.20%
1984	6.15%	9.61%	13.73%	\$ 11,823.51	\$ 676.60	\$ 755.92	-3.47%	-7.59%	5.12%	6.15%	9.61%	13.73%
1985	31.24%	7.49%	25.71%	\$ 15,516.60	\$ 727.26	\$ 950.29	23.75%	5.52%	5.13%	31.24%	7.49%	25.71%
1986	18.49%	6.04%	24.28%	\$ 18,386.33	\$ 771.15	\$ 1,181.06	12.46%	-5.79%	4.97%	18.49%	6.03%	24.28%
1987	5.81%	5.72%	-4.96%	\$ 19,455.08	\$ 815.27	\$ 1,122.47	0.09%	10.77%	5.07%	5.81%	5.72%	-4.96%
1988	16.54%	6.45%	8.22%	\$ 22,672.40	\$ 867.86	\$ 1,214.78	10.09%	8.31%	5.12%	16.54%	6.45%	8.22%
1989	31.48%	8.11%	17.69%	\$ 29,808.58	\$ 938.24	\$ 1,429.72	23.37%	13.78%	5.24%	31.48%	8.11%	17.69%
1990	-3.06%	7.55%	6.24%	\$ 28,895.11	\$ 1,009.08	\$ 1,518.87	-10.61%	-9.30%	5.00%	-3.06%	7.55%	6.24%
1991	30.23%	5.61%	15.00%	\$ 37,631.51	\$ 1,065.69	\$ 1,746.77	24.62%	15.23%	5.14%	30.23%	5.61%	15.00%
1992	7.49%	3.41%	9.36%	\$ 40,451.51	\$ 1,101.98	\$ 1,910.30	4.09%	-1.87%	5.03%	7.49%	3.40%	9.36%
1993	9.97%	2.98%	14.21%	\$ 44,483.33	\$ 1,134.84	\$ 2,181.77	6.98%	-4.24%	4.90%	9.97%	2.98%	14.21%
1994	1.33%	3.99%	-8.04%	\$ 45,073.14	\$ 1,180.07	\$ 2,006.43	-2.66%	9.36%	4.97%	1.33%	3.98%	-8.04%
1995	37.20%	5.52%	23.48%	\$ 61,838.19	\$ 1,245.15	\$ 2,477.55	31.68%	13.71%	5.08%	37.20%	5.52%	23.48%
1996	22.68%	5.02%	1.43%	\$ 75,863.69	\$ 1,307.68	\$ 2,512.94	17.66%	21.25%	5.30%	22.68%	5.02%	1.43%
1997	33.10%	5.05%	9.94%	\$ 100,977.34	\$ 1,373.76	\$ 2,762.71	28.05%	23.16%	5.53%	33.10%	5.05%	9.94%
1998	28.34%	4.73%	14.92%	\$ 129,592.25	\$ 1,438.70	\$ 3,174.95	23.61%	13.42%	5.63%	28.34%	4.73%	14.92%
1999	20.89%	4.51%	-8.25%	\$ 156,658.05	\$ 1,503.58	\$ 2,912.88	16.38%	29.14%	5.96%	20.89%	4.51%	-8.25%
2000	-9.03%	5.76%	16.66%	\$ 142,508.98	\$ 1,590.23	\$ 3,398.03	-14.79%	-25.69%	5.51%	-9.03%		16.66%
2001	-11.85%	3.67%	5.57%	\$ 125,622.01	\$ 1,648.63	\$ 3,587.37	-15.52%	-17.42%	5.17%	-11.85%		5.57%
2002	-21.97%	1.66%	15.12%	\$ 98,027.82	\$ 1,675.96	\$ 4,129.65	-23.62%	-37.08%	4.53%	-21.97%	1.66%	15.12%

2002	1 20 200	1.020/	0.200/	1.6	125 024 20	¢ 1 (02 22	C 4 1 4 E 4 E	27.220/	27.090/	4.000/	28.36%	1.03%	0.38%
2003	28.36%	1.03%	0.38%	\$	125,824.39		\$ 4,145.15	27.33%	27.98%	4.82%			
2004	10.74%	1.23%	4.49%	\$	139,341.42	\$ 1,714.00	\$ 4,331.30	9.52%	6.25%	4.84%	10.74%	1.23%	4.49%
2005	4.83%	3.01%	2.87%	\$	146,077.85	\$ 1,765.59	\$ 4,455.50	1.82%	1.97%	4.80%	4.83%	3.01%	2.87%
2006	15.61%	4.68%	1.96%	\$	168,884.34	\$ 1,848.18	\$ 4,542.87	10.94%	13.65%	4.91%	15.61%	4.68%	1.96%
2007	5.48%	4.64%	10.21%	\$	178,147.20	\$ 1,933.98	\$ 5,006.69	0.84%	-4.73%	4.79%	5.48%	4.64%	10.21%
2008	-36.55%	1.59%	20.10%	\$	113,030.22	\$ 1,964.64	\$ 6,013.10	-38.14%	-56.65%	3.88%	-36.55%	1.58%	20.10%
2009	25.94%	0.14%	-11.12%	\$	142,344.87	\$ 1,967.29	\$ 5,344.65	25.80%	37.05%	4.29%	25.94%	0.13%	-11.12%
2010	14.82%	0.13%	8.46%	\$	163,441.94	\$ 1,969.84	\$ 5,796.96	14.69%	6.36%	4.31%	14.82%	0.13%	8.46%
2011	2.10%	0.03%	16.04%	\$	166,871.56	\$ 1,970.44	\$ 6,726.52	2.07%	-13.94%	4.10%	2.10%	0.03%	16.04%
2012	15.89%	0.05%	2.97%	\$	193,388.43	\$ 1,971.42	\$ 6,926.40	15.84%	12.92%	4.20%	15.89%	0.05%	2.97%
2013	32.15%	0.07%	-9.10%	\$	255,553.31	\$ 1,972.72	\$ 6,295.79	32.08%	41.25%	4.62%	32.15%	0.07%	-9.10%
2014	13.52%	0.05%	10.75%	\$	290,115.42	\$ 1,973.77	\$ 6,972.34	13.47%	2.78%	4.60%	13.52%	0.05%	10.75%
2015	1.38%	0.21%	1.28%	\$	294,115.79	\$ 1,977.91	\$ 7,061.89	1.17%	0.09%	4.54%	1.38%	0.21%	1.28%
2016	11.77%	0.51%	0.69%	\$	328,742.28		\$ 7,110.65	11.26%	11.08%	4.62%	11.77%	0.51%	0.69%
2017	21.61%	1.39%	2.80%	\$	399,768.64		\$ 7,309.87	20.22%	18.80%	4.77%	21.61%	1.39%	2.80%
2018	-4.23%	2.37%	-0.02%	\$	382,850.00	\$ 2,063.40	\$ 7,308.65	-6.60%	-4.22%	4.66%	-4.23%	2.37%	-0.02%
						Risk Pi	remium	Standar	d Error				
Arithmetic Ave	rage					Stocks - T.Bi	Stocks - T.Bot	Stocks - T.B	Stocks - T.Bonds				
1928-2018	11.36%	3.43%	5.10%	1		7.93%	6.26%	2.09%	2.22%				
1969-2018	11.10%	4.76%	7.10%			6.34%		2.38%	2.71%	- ch			
2009-2018	13.49%	0.49%	2.28%	17.		13.00%	11.22%	3.71%	5.50%				
	1011370					Risk Premiun							-
Geometric Ave	Geometric Average					-	Stocks - T.Bor	ıds					
1928-2018	9.49%	3.38%	4.83%			6.11%	4.66%						
1969-2018	9.73%	4.71%	6.69%			5.01%							
2009-2018	12.98%	0.49%	1.97%	_		12.48%			Î				