

CorEnergy Announces Third Quarter 2017 Results

KANSAS CITY, Mo.--(BUSINESS WIRE)-- CorEnergy Infrastructure Trust, Inc. ("CorEnergy" or the "Company") today announced financial results for the third quarter, ended September 30, 2017.

Third Quarter Performance Summary

Third quarter financial highlights are as follows:

	For the Three Months Ended							
	September 30, 2017							
			Per S	ha	re			
	Total	Total Basi						
Net Income (Attributable to Common Stockholders) ¹	\$ 6,780,409	\$	0.57	\$	0.57			
NAREIT Funds from Operations (NAREIT FFO) ¹	\$12,192,731	\$	1.02	\$	0.94			
Funds From Operations (FFO) ¹	\$11,471,031	\$	0.96	\$	0.89			
Adjusted Funds From Operations (AFFO) ¹ Dividends Declared to Common Stockholders	\$11,896,606	\$ \$	1.00 0.75	\$	0.90			

¹ Management uses AFFO as a measure of long-term sustainable operational performance. NAREIT FFO, FFO, and AFFO are non-GAAP measures. Reconciliations of NAREIT FFO, FFO and AFFO, as presented, to Net Income Attributable to CorEnergy Stockholders are included at the end of this press release. See Note 1 for additional information.

Recent Developments

- Declared common stock dividend of \$0.75 per share (\$3.00 annualized) for the third guarter 2017, in line with the previous eight guarterly dividends
- Received first variable rent payments under the Pinedale LGS lease
- Portland Terminal tenant, Arc Logistics, announced acquisition by Zenith Energy U.S. LP

"Ultra Petroleum's success in increasing production, following its bankruptcy, has generated volumes above our threshold for participating rents. This further supports our conviction in the prolific Pinedale field and our mission critical gathering system," said CorEnergy CEO Dave Schulte. "Our team is assessing several high-quality acquisition opportunities that fit our portfolio criteria and which we believe could achieve long-term value for our shareholders. We have repositioned our balance sheet this year and have over \$145 million of liquidity to execute a transaction efficiently."

Dividend Declaration

<u>Common Stock:</u> A third quarter 2017 dividend of \$0.75 per share (or \$3.00 per share annualized) was declared for CorEnergy's common stock. The dividend is payable on

November 30, 2017, to shareholders of record on November 15, 2017.

<u>Preferred Stock:</u> For the Company's 7.375% Series A Cumulative Redeemable Preferred Stock, a cash dividend of \$0.4609375 per depositary share was declared for the third quarter. The preferred stock dividend, which equates to an annual dividend payment of \$1.84375 per depositary share, is payable on November 30, 2017, to shareholders of record on November 15, 2017.

Portfolio Update

<u>Portland Terminal & Lightfoot Partners:</u> On August 29, 2017, the parent company of our Portland Terminal tenant, Arc Logistics, announced its definitive agreement to be acquired by Zenith Energy U.S. LP. The merger is targeted to close by February 7, 2018. It is not clear whether the proposed merger will have an impact on the Portland Terminal Lease.

In connection with the acquisition, units of Lightfoot Capital Partners LP and GP will also be purchased by Zenith Energy. CorEnergy owns approximately 6.6% of the LP and 1.5% of the GP. Accordingly, we will receive our pro-rata share of the proceeds upon the closing of the transaction. As of September 30, 2017, the fair value of CorEnergy's interest in the Lightfoot entities was \$10.5 million, based on the proposed transaction terms. This value is contingent upon the outcome of the Gulf LNG litigation and includes a required reinvestment in the ownership of Arc Terminal Joliet Holdings.

<u>Grand Isle Gathering System:</u> Energy XXI Gulf Coast announced that no significant damage was incurred as a result of Hurricane Harvey or Hurricane Nate. However, in preparation for and during the course of the storms, production was shut in by both EXXI and third-party operators, primarily in the western region for Hurricane Harvey and in all fields for Hurricane Nate. Fields served by the GIGS are located primarily in the central region of EXXI operations.

<u>Pinedale Liquids Gathering System:</u> CorEnergy received variable rent payments for the utilization of the Pinedale LGS by Ultra Petroleum. The payments were not material, but this is the first occurrence of volumes reaching thresholds, above which payments in addition to base rents are generated.

Outlook

CorEnergy believes acquisitions enhance the stability of its operations, reducing risk to existing stockholders, because of the diversification benefits and added potential for dividend growth. The Company is evaluating a broad set of infrastructure opportunities and targets transacting on one to two acquisitions per year, with a target range of \$50 to \$250 million per project. CorEnergy intends to finance these acquisitions through the use of capacity on its revolver, partnerships with co-investors, portfolio level debt, and, if beneficial to existing stockholders, prudent preferred and/or common equity issuances. There can be no assurance that any of these acquisition opportunities will result in consummated transactions.

CorEnergy intends to continue paying quarterly dividends of \$0.75 per share (\$3.00 annualized). The Company targets revenue growth of 1-3% annually from existing contracts through inflation-based and participating rent adjustments and additional growth from

acquisitions. Dependent upon the level of revenue growth achieved, CorEnergy will assess its ability to responsibly grow its dividend above current levels.

Third Quarter 2017 Earnings Conference Call

CorEnergy will host a conference call on Thursday, November 2, 2017, at 1:00 p.m. Central Time to discuss its financial results. Please dial into the call at 877-407-8035 (for international, 1-201-689-8035) approximately five to ten minutes prior to the scheduled start time. The call will also be webcast in a listen-only format. A link to the webcast will be accessible at <u>corenergy.reit</u>.

A replay of the call will be available until 1:00 p.m. Central Time on December 2, 2017 by dialing 877-481-4010 (for international, 1-919-882-2331). The Conference ID is 21908. A replay of the conference call will also be available on the Company's website.

About CorEnergy Infrastructure Trust, Inc.

CorEnergy Infrastructure Trust, Inc. (NYSE: CORR, CORRPrA), is a real estate investment trust (REIT) that owns essential energy assets, such as pipelines, storage terminals, and transmission and distribution assets. We receive long-term contracted revenue from operators of our assets, primarily under triple-net participating leases. For more information, please visit <u>corenergy.reit</u>.

Forward-Looking Statements

This press release contains certain statements that may include "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934. All statements, other than statements of historical fact, included herein are "forward-looking statements." Although CorEnergy believes that the expectations reflected in these forward-looking statements are reasonable, they do involve assumptions, risks and uncertainties, and these expectations may prove to be incorrect. Actual results could differ materially from those anticipated in these forward-looking statements as a result of a variety of factors, including those discussed in CorEnergy's reports that are filed with the Securities and Exchange Commission. You should not place undue reliance on these forward-looking statements, which speak only as of the date of this press release. Other than as required by law, CorEnergy does not assume a duty to update any forward-looking statement. In particular, any distribution paid in the future to our stockholders will depend on the actual performance of CorEnergy, its costs of leverage and other operating expenses and will be subject to the approval of CorEnergy's Board of Directors and compliance with leverage covenants.

Notes

¹NAREIT FFO represents net income (computed in accordance with GAAP), excluding gains (or losses) from sales of depreciable operating property, impairment losses of depreciable properties, real estate-related depreciation and amortization (excluding amortization of deferred financing costs or loan origination costs) and after adjustments for unconsolidated partnerships and non-controlling interests. Adjustments for non-controlling interests are calculated on the same basis. FFO as we have presented it here, is derived by further adjusting NAREIT FFO for distributions received from investment securities, income tax

expense (benefit) from investment securities, net distributions and dividend income and net realized and unrealized gain or loss on other equity securities. CorEnergy defines AFFO as FFO Adjusted for Securities Investment plus (gain) loss on extinguishment of debt, provision for loan losses, net of tax, transaction costs, amortization of debt issuance costs, amortization of deferred lease costs, accretion of asset retirement obligation, income tax expense (benefit) unrelated to securities investments, non-cash costs associated with derivative instruments, and certain costs of a nonrecurring nature, less maintenance, capital expenditures (if any), amortization of debt premium, and other adjustments as deemed appropriate by Management. Reconciliations of NAREIT FFO, FFO Adjusted for Securities Investments and AFFO to Net Income Attributable to CorEnergy Stockholders are included in the additional financial information attached to this press release.

Consolidated Balance Sheets

	Se	ptember 30, 2017	Dec	ember 31, 2016
Assets		(Unaudited)		
Leased property, net of accumulated depreciation of \$67,171,667 and \$52,219,717	\$	474,306,419	\$	489,258,369
Property and equipment, net of accumulated depreciation of \$11,803,423 and \$9,292,712		113,943,021		116,412,806
Financing notes and related accrued interest receivable, net of reserve of \$4,100,000 and				
\$4,100,000		1,500,000		1,500,000
Other equity securities, at fair value		10,457,982		9,287,209
Cash and cash equivalents		15,533,509		7,895,084
Deferred rent receivable		20,260,686		14,876,782
Accounts and other receivables		3,853,572		4,538,884
Deferred costs, net of accumulated amortization of \$457,277 and \$2,261,151		3,657,017		3,132,050
Prepaid expenses and other assets		815,458		354,230
Deferred tax asset, net		1,892,611		1,758,289
Goodwill		1,718,868		1,718,868
Total Assets	\$	647,939,143	\$	650,732,571
Liabilities and Equity				
Secured credit facilities, net (including \$7,534,177 and \$8,860,577 with related party)	\$	17,534,177	\$	89,387,985
Unsecured convertible senior notes, net of discount and debt issuance costs of				
\$2,164,715 and \$2,755,105		111,835,285		111,244,895
Asset retirement obligation		12,375,105		11,882,943
Accounts payable and other accrued liabilities		4,634,946		2,416,283
Management fees payable		1,761,756		1,735,024
Unearned revenue		543,050		155,961
Total Liabilities	\$	148,684,319	\$	216,823,091
Equity				
Series A Cumulative Redeemable Preferred Stock 7.375%, \$130,000,000 and \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000				
authorized; 52,000 and 22,500 issued and outstanding at September 30, 2017 and December 31, 2016, respectively	\$	130,000,000	\$	56,250,000
Capital stock, non-convertible, \$0.001 par value; 11,909,244 and 11,886,216 shares	Ψ	130,000,000	Ψ	30,230,000
issued and outstanding at September 30, 2017 and December 31, 2016 (100,000,000				
shares authorized)		11,909		11,886
Additional paid-in capital		341,678,080		350,217,746
Accumulated other comprehensive loss		(2,180)		(11,196)
Total CorEnergy Equity	_	471,687,809		406,468,436
Non-controlling interest		27,567,015		27,441,044
Total Equity		499,254,824		433,909,480
Total Liabilities and Equity	\$	647,939,143	\$	650,732,571
	_		_	

Consolidated Statements of Income and Comprehensive Income (Unaudited)

Cause rownue		September 30, 2017		S	eptember 30, 2016	September 30, 2017		Se	eptember 30, 2016
Transportation and distribution revenue 22.444.304 22.115.465 66.347.291 162.344 162	Revenue	_		_		_			
Transportation and distribution revenue 22,444,304 22,115,485 66,347,207 162,344 162		\$	17.173.676	\$	16.996.155	\$	51.290.294	\$	50.988.299
Financing revenue	Transportation and distribution revenue								
Expenses 2,384,182 1,482,161 5,082,732 4,222,792 Transportation and distribution expenses 2,381,822 3,021,869 8,252,125 9,084,961 General and administrative 2,632,546 3,021,869 8,252,125 9,084,961 Perposition for locan loss and disposition 6,017,664 5,744,269 11,034,392 10,248,298 31,364,242 35,103,327 Porating Income 8,213,049 2,217,522 3,1364,242 35,103,327 Other Income (Expense) 2,213,040 2,277,523 4,479,42 8,672,685 Net realized and unrealized gain on other equity securities 1,340,197 1,430,858 1,410,623 1,010,717 Interest expense (1,609,322) (1,812,475) 7,201,308 1,010,717 Interest expense (benefit) 2,282,036 1,052,174 27,051,303 22,215,135 Total Other Expense (1,609,322) (1,812,475) 7,051,303 22,215,135 Total Christ Expense (benefit) 6,5131 95,125 89,022 (1,78,494) Interest expense (benefit) 1,264,403	Financing revenue		_		_		_		
Second S	Total Revenue		22,444,304	_	22,115,485		66,347,292		66,434,104
Transportation and distribution expenses 2,384,182 1,482,161 5,082,732 4,222,792 General and administrative 2,632,546 3,021,869 8,252,155 9,084,801 Depreciation, amortization and ARO accretion expense 6,017,664 5,744,266 18,029,567 16,778,100 Total Expenses 11,034,332 10,248,296 31,364,422 30,333,776 Operating Income \$11,409,312 \$1,867,789 \$482,808 31,333,776 Net distributions and dividend income \$213,040 \$2,77,523 \$477,942 \$667,787 Net distributions and dividend income \$1,340,187 1,430,838 1,410,623 1,001,777 Interest expense (2,284,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) - (2,94,333) -	Expenses			_				_	
General and administrative 2,632,546 3,021,869 8,252,125 9,084,961 Depreciation, amortization and ARO accretion expense 6,017,664 5,744,266 18,029,567 16,778,109 Total Expenses 11,034,392 10,246,296 31,364,242 35,100,328 Operating Income 11,099,912 1,1867,189 34,982,868 31,307,76 Other Income (Expense) 21,304,997 1,430,858 1,410,623 1,001,777 Interest expense 2,928,036 3,520,856 (9,585,270) (10,987,877) Loss on extinguishment of debt 2,928,036 1,057,714 27,091,333 22,215,136 Loss on extinguishment of debt 6,813,19 9,803,689 10,057,714 27,091,333 22,215,136 Income before income taxes 1,662,413 9,803,699 10,057,714 27,091,332 22,215,136 Texts 2,000,808 1,057,714 27,091,303 22,215,136 Loss or exclusive (benefit) 6,813 9,817,456 8,923 1,741,88 Income attributable to Cortenergy Stockholders 9,909,109 9,9	•		2,384,182		1,482,161		5,082,732		4,222,792
Provision for loan loss and disposition 1,034,392 10,248,296 31,364,242 35,100,282 Operating Income 11,003,193 11,867,189 34,982,886 3,133,37,776 Other Income (Expense) 1 2277,523 34,772,28 36,702,785 Net realized and unrealized gain on other equity securities 1,340,197 1,430,688 1,410,623 1,001,777 Loss on extinguishment of debt (2,928,036) (3,520,866) 0,958,170 (10,987,077) Loss on extinguishment of debt (234,433) (7,931,138) (7,911,138) (1,186,177) Loss on extinguishment of debt (2034,333) (7,931,138) (7,911,138) (1,918,641) Loss on extinguishment of debt (2,608,038) (1,812,475) (7,931,138) (9,118,641) Loss on extinguishment of debt (2,608,038) (1,812,475) (7,931,138) (9,118,641) Loss on extinguishment of debt (2,608,038) (1,812,475) (3,913,33) (3,913,33) (3,913,33) (3,918,93) (3,918,93) (3,918,93) (3,918,93) (3,918,93) (3,918,93) (3,918,93) (3,918,9			2,632,546		3,021,869		8,252,125		9,084,961
Total Expenses 11,034,392 10,248,296 31,364,424 35,100,328 Operating Income \$11,409,912 \$11,807,189 \$31,303,776 Other Income (Expense) \$11,304,197 \$1,340,858 \$477,922 \$867,265 Net distributions and dividend income \$213,040 \$277,523 \$477,942 \$867,265 Net realized and unrealized gain on other equity securities 11,340,197 1,430,858 1,410,623 10,107,771 Loss on extinguishment of debt (228,308) (3,520,865) 9,695,270 (10,897,777) (10,807,775) (234,433) (7,931,138) (10,118,641) Income before income taxes (214,102) (10,527,575) (70,931,308) (21,118,611) (10,502,715) (27,951,703) (21,118,611)	Depreciation, amortization and ARO accretion expense		6,017,664		5,744,266		18,029,567		16,778,109
Oberating Income (Expense) \$11,409,912 \$1,867,189 \$3,932,868 \$3,133,776 Net Income (Expense) \$213,040 \$277,523 \$477,942 \$867,265 Net realized and unrealized gain on other equity securities 1,340,197 1,430,868 1,410,623 1,001,771 Loss on extinguishment of debt (2,284,33) -6.234,433 -6.234,433 -6.234,433 -6.234,433 -6.234,633 -7.448,632 -6.234,633 -7.448,632 -7.458,632 -7.458,632 -7.458,632 -7.459,632 -7.459	Provision for loan loss and disposition		_		_		_		5,014,466
Other Income (Expense) 8 213,040 \$ 277,523 \$ 477,942 \$ 8867,265 Net realized and unrealized gain on other equity securities 1,340,197 1,430,858 1,410,623 1,001,771 Interest expense (2,928,036) (3,520,856) (9,585,270) (10,987,677) Loss on extinguishment of debt (2,928,433) (1,812,475) (7,931,138) (9,118,411) Income before income taxes (1,609,232) (1,812,475) (7,931,138) (9,118,411) Income before income taxes (1,609,232) (1,812,475) (7,931,138) (9,118,411) Current tax expense (benefit) 65,131 95,125 89,022 (378,954) Deferred tax expense (benefit) 191,571 483,152 (45,300) 26,766,71 Less: Net Income attributable to non-controlling interest 431,825 340,377 1,250,098 99,838 Net Income attributable to CorrEnergy Stockholders 9,870,099 9,813 2,270,970,30 2,276,671 Net Income attributable to CorrEnergy Stockholders 6,780,099 9,814,007 2,106,699 2,157,683 Chan	Total Expenses		11,034,392		10,248,296		31,364,424		35,100,328
Net distributions and dividend income \$213,040 \$277,528 \$477,942 \$867,265 Net realized and unrealized gain on other equity securities 1,340,197 1,340,858 1,410,623 1,010,777 Loss on extinguishment of debt (2,292,803) (3,502,856) (9,585,270) (201,808,777) Total Other Expense (1,609,322) (1,612,475) (7,931,313) (2,918,041) Income before income taxes 3,800,800 1,005,471 2,215,135 Taxes 12,644 38,002 (378,984) Deferred tax expense (benefit) 12,644 38,002 (378,984) Income tax expense (benefit) 191,571 483,52 49,002 3,74,181 Income tax expense (benefit), net 9,609,109 9,571,562 27,097,030 22,576,671 Net Income 9,177,284 9,231,682 25,846,933 22,576,671 Net Income attributable to CorrEnergy Stockholders 9,177,284 9,231,682 25,846,933 21,113,28 Net Income 1,000,000 9,571,562 27,097,030 2,576,671 3,111,12 3,111,12	Operating Income	\$	11,409,912	\$	11,867,189	\$	34,982,868	\$	31,333,776
Net realized and unrealized gain on other equity securities 1,340,197 1,430,858 1,410,623 1,001,771 Interest expense (2,928,036) (3,520,566) (9,585,270) (10,987,677) (1,099,677) (2,928,036) (1,812,475) (7,931,138) (9,118,641) (1,609,232) (1,812,475) (7,931,138) (9,118,641) (1,609,232) (1,812,475) (7,931,138) (9,118,641) (1,609,232) (1,812,475) (7,931,138) (9,118,641) (1,609,232) (1,812,475) (1,931,138	Other Income (Expense)								
Interest expense	Net distributions and dividend income	\$	213,040	\$	277,523	\$	477,942	\$	867,265
Contaminguishment of debt Contamina	Net realized and unrealized gain on other equity securities		1,340,197		1,430,858		1,410,623		1,001,771
Total Other Expense (1,609,232) (1,812,475) (7,931,138) (9,118,641) Income before income taxes 9,800,680 10,054,714 27,051,730 22,215,135 Taxes Current tax expense (benefit) 65,131 95,125 88,902 (378,954 126,440 388,027 (134,322) 17,418 126,440 388,027 (134,322) 17,418 18,000 19,571 483,152 45,000 25,76,671 18,000 19,571 483,152 45,000 29,76,671 18,000 19,571,562 27,097,030 25,76,671 18,000 19,571,562 27,097,030 29,76,673 19,100	Interest expense		(2,928,036)		(3,520,856)		(9,585,270)		(10,987,677)
Taxos	Loss on extinguishment of debt		(234,433)		_		(234,433)		_
Taxes Current tax expense (benefit) 65,131 95,125 88,022 (378,954) Deferred tax expense (benefit), net 126,440 388,027 (134,322) 17,418 Income tax expense (benefit), net 191,571 483,152 (45,300) 236,358 Net Income attributable to non-controlling interest 431,825 340,377 1,250,006 999,838 Net Income attributable to CorEnergy Stockholders 9,969,109 9,571,562 27,097,030 22,576,671 Net Income attributable to CorEnergy Stockholders 9,969,109 9,571,562 27,097,030 22,576,671 Net Income 6,780,409 9,571,562 27,097,030 22,576,671 Net Income 6,780,409 9,571,562 27,097,030 22,576,671 Other comprehensive income (loss): 3,969,010 9,571,562 27,097,030 22,576,671 Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to former themsive income attributable to non-controlling	Total Other Expense		(1,609,232)		(1,812,475)		(7,931,138)		(9,118,641)
Current tax expense (benefit) 65,131 95,125 89,022 (378,954) Deferred tax expense (benefit), net 126,440 388,027 (134,322) 17,418 Net Income 9609,109 9,571,562 27,097,030 22,576,671 Less: Net Income attributable to non-controlling interest 431,825 340,377 1,250,00 29,768,71 Net Income attributable to CorEnergy Stockholders 9,9177,284 9,231,185 25,846,934 21,576,833 Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income \$ 9,609,109 9,571,562 20,289,821 \$ 1,846,506 Net Income \$ 9,609,109 9,571,562 27,097,030 22,576,671 Other comprehensive income (loss): \$ 9,609,109 9,571,562 27,097,030 22,576,671 Changes in fair value of qualifying hedges / AOCI attributable to corEnergy stockholders 3,303 3,039 9,016 (205,032 Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 71 71 2,108,152 22,233,702 Net Change in O	Income before income taxes		9,800,680		10,054,714		27,051,730		22,215,135
Deferred tax expense (benefit), net 126,440 388,027 4(13,432) 17,418 16,0000 191,571 483,152 4(5,300) 3(361,536) 18,0000 191,571 483,152 4(5,300) 2(5,76,671) 191,571 483,152 47,097,030 22,576,671 191,571 431,625 340,477 1,250,060 399,838 18,00000 1,250,0	Taxes			_					
Income tax expense (benefit), net 191,571 483,152 (45,300) (361,536) Net Income 19,609,109 9,571,562 27,097,030 22,576,671 Less: Net Income attributable to non-controlling interest 431,825 340,377 1,250,096 999,383 Net Income attributable to CorEnergy Stockholders 9,9177,284 9,231,855 25,846,934 21,576,833 Preferred dividend requirements 2,396,875 1,037,09 5,557,113 3,111,327 Net Income attributable to Common Stockholders 9,609,109 8,194,076 20,289,821 18,465,506 Net Income (loss): 27,097,030 22,576,671 Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,748 3,749 11,122 (252,969) Total Comprehensive Income attributable to non-controlling interest 3,235 341,087 1,252,202 951,901 Less: Comprehensive Income attributable to CorEnergy 3,234,224 2,255,595 2,233,702 Stockholders 9,9180,322 9,234,224 2,255,595 2,231,801 Comprehensive Income attributable to CorEnergy 3,234,234 3,235 3,3	Current tax expense (benefit)		65,131		95,125		89,022		(378,954)
Net Income 9,609,109 9,571,562 27,097,030 22,576,671 Less: Net Income attributable to CorEnergy Stockholders 431,825 340,377 1,250,096 999,838 Net Income attributable to CorEnergy Stockholders 9,177,284 9,231,185 \$25,846,934 \$21,576,833 Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income attributable to Common Stockholders \$6,780,409 \$8,194,076 \$20,289,821 \$18,465,506 Net Income \$9,609,109 \$9,571,562 \$27,097,030 \$22,576,671 Other comprehensive income (loss): 3,038 3,039 9,016 \$20,576,671 Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 47,937 Net Change in Other Comprehensive Income (Loss) 3,748 3,3749 31,11,222 22,323,702 Less: Comprehensive Income attributable to non-controlling interest 9,612,857 9,575,311 27,108,152 22,323,702 Comprehensive Income attributable to CorEnergy Stockholders 9,180,322 9,234,224 25,855,950	Deferred tax expense (benefit)		126,440		388,027		(134,322)		17,418
Less: Net Income attributable to non-controlling interest 431,825 340,377 1,250,096 999,838 Net Income attributable to CorEnergy Stockholders 9,177,284 9,231,185 25,846,934 21,576,833 Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income 9,609,109 9,571,562 20,289,821 \$18,465,506 Net Income 9,609,109 9,571,562 27,097,030 22,576,671 Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,748 3,749 11,122 2(252,969) Total Comprehensive Income attributable to non-controlling interest 9,612,857 9,575,311 27,108,152 22,323,702 Comprehensive Income attributable to CorEnergy Stockholders 9,180,322 9,234,224 25,855,950 21,371,801 Earnings Per Common Share: 9,180,322 9,234,224 2	Income tax expense (benefit), net		191,571		483,152		(45,300)		(361,536)
Net Income attributable to CorEnergy Stockholders 9,177,284 9,231,185 25,846,934 21,576,833 Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income attributable to Common Stockholders 6,780,409 8,194,076 20,289,821 18,465,506 Net Income 9,609,109 9,571,562 27,097,030 22,576,671 Other comprehensive income (loss): 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,3748 3,749 11,122 (252,969) Total Comprehensive Income attributable to non-controlling interest 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to CorEnergy 432,535 341,087 1,252,202 951,901 Comprehensive Income 9,180,322 9,234,224 25,855,950 21,371,801 Earnings Per Common Share: 8,0.57 0.69 1,71 1.55 Diluted </td <td>Net Income</td> <td></td> <td>9,609,109</td> <td></td> <td>9,571,562</td> <td></td> <td>27,097,030</td> <td></td> <td>22,576,671</td>	Net Income		9,609,109		9,571,562		27,097,030		22,576,671
Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income attributable to Common Stockholders 6,780,409 8,194,076 20,289,821 1,8465,506 Net Income 9,609,109 9,571,562 27,097,030 22,576,671 Other comprehensive income (loss): 3,038 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to Corenegy stockholders 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,348 3,748 11,122 2(252,968) Net Change in Other Comprehensive Income (Loss) 3,748 3,749 11,122 2(252,968) Less: Comprehensive Income attributable to non-controlling interest 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive Income attributable to Corenergy Stockholders 432,535 341,087 1,252,202 951,901 Earnings Per Common Share: 9,180,322 9,234,224 2,5855,950 21,371,801 Diluted 9,057,000 1,05 1,05 1,05 1,05 <	Less: Net Income attributable to non-controlling interest		431,825		340,377		1,250,096		999,838
Preferred dividend requirements 2,396,875 1,037,109 5,557,113 3,111,327 Net Income attributable to Common Stockholders 6,780,409 8,194,076 20,289,821 1,8465,506 Net Income 9,609,109 9,571,562 27,097,030 22,576,671 Other comprehensive income (loss): 3,038 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to Corenegy stockholders 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,348 3,748 11,122 2(252,968) Net Change in Other Comprehensive Income (Loss) 3,748 3,749 11,122 2(252,968) Less: Comprehensive Income attributable to non-controlling interest 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive Income attributable to Corenergy Stockholders 432,535 341,087 1,252,202 951,901 Earnings Per Common Share: 9,180,322 9,234,224 2,5855,950 21,371,801 Diluted 9,057,000 1,05 1,05 1,05 1,05 <	Net Income attributable to CorEnergy Stockholders	\$	9,177,284	\$	9,231,185	\$	25,846,934	\$	21,576,833
Net Income \$ 9,609,109 \$ 9,571,562 \$ 27,097,030 \$ 22,576,671 Other comprehensive income (loss): Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Comprehensive Income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 0.69 1.71 1.55 Basic \$ 0.57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 11,904,933 11,909,431	Preferred dividend requirements		2,396,875		1,037,109		5,557,113		
Other comprehensive income (loss): Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive Income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy \$9,180,322 \$9,234,224 \$25,855,950 \$21,371,801 Earnings Per Common Share: \$0.57 0.69 1.71 1.55 Diluted \$0.57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	Net Income attributable to Common Stockholders	\$	6,780,409	\$	8,194,076	\$	20,289,821	\$	18,465,506
Other comprehensive income (loss): Changes in fair value of qualifying hedges / AOCI attributable to CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive Income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy \$9,180,322 \$9,234,224 \$25,855,950 \$21,371,801 Earnings Per Common Share: \$0.57 0.69 1.71 1.55 Diluted \$0.57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	Net Income	\$	9.609.109	\$	9.571.562	\$	27.097.030	\$	22.576.671
CorEnergy stockholders 3,038 3,039 9,016 (205,032) Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) 3,748 3,749 11,122 (252,969) Total Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders 9,180,322 9,234,224 25,855,950 21,371,801 Earnings Per Common Share: 50,57 0.69 1.71 1.55 Diluted 50,57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431		•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·	- 7- 7	·	,,	•	,,-
Changes in fair value of qualifying hedges / AOCI attributable to non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) \$ 3,748 \$ 3,749 \$ 11,122 (252,969) Total Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 \$ 0.69 \$ 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 11,904,933 15,327,274 11,896,803 11,909,431	Changes in fair value of qualifying hedges / AOCI attributable to								
non-controlling interest 710 710 2,106 (47,937) Net Change in Other Comprehensive Income (Loss) \$ 3,748 \$ 3,749 \$ 11,122 \$ (252,969) Total Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 \$ 0.69 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	CorEnergy stockholders		3,038		3,039		9,016		(205,032)
Net Change in Other Comprehensive Income (Loss) \$ 3,748 \$ 3,749 \$ 11,122 \$ (252,969) Total Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 \$ 0.69 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431			710		710		2.106		(47.937)
Total Comprehensive Income 9,612,857 9,575,311 27,108,152 22,323,702 Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 \$ 0.69 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431		\$		\$		\$		\$	
Less: Comprehensive income attributable to non-controlling interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders 9,180,322 9,234,224 25,855,950 21,371,801 Earnings Per Common Share: 80.57 0.69 1.71 1.55 Diluted 0.57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431		<u> </u>		<u> </u>		<u> </u>		<u> </u>	
interest 432,535 341,087 1,252,202 951,901 Comprehensive Income attributable to CorEnergy Stockholders 9,180,322 9,234,224 25,855,950 21,371,801 Earnings Per Common Share: 80.57 0.69 1.71 1.55 Diluted 0.57 0.68 1.71 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431			0,012,001		0,070,011		27,100,102		22,020,702
Stockholders \$ 9,180,322 \$ 9,234,224 \$ 25,855,950 \$ 21,371,801 Earnings Per Common Share: \$ 0.57 \$ 0.69 \$ 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: \$ 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	interest		432,535		341,087	_	1,252,202	_	951,901
Earnings Per Common Share: Basic \$ 0.57 \$ 0.69 \$ 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: Basic \$ 11,904,933 \$ 11,872,729 \$ 11,896,803 \$ 11,909,431 Diluted \$ 11,904,933 \$ 15,327,274 \$ 11,896,803 \$ 11,909,431		\$	9,180,322	\$	9,234,224	\$	25,855,950	\$	21,371,801
Basic \$ 0.57 \$ 0.69 \$ 1.71 \$ 1.55 Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: \$ 11,904,933 \$ 11,872,729 \$ 11,896,803 \$ 11,909,431 Diluted \$ 11,904,933 \$ 15,327,274 \$ 11,896,803 \$ 11,909,431	Earnings Per Common Share:	=		=		=		=	
Diluted \$ 0.57 \$ 0.68 \$ 1.71 \$ 1.55 Weighted Average Shares of Common Stock Outstanding: 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	-	\$	0.57	\$	0.69	\$	1.71	\$	1.55
Weighted Average Shares of Common Stock Outstanding: Basic 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431									
Basic 11,904,933 11,872,729 11,896,803 11,909,431 Diluted 11,904,933 15,327,274 11,896,803 11,909,431	Weighted Average Shares of Common Stock Outstanding:							,	
Diluted 11,904,933 15,327,274 11,896,803 11,909,431			11,904,933		11,872,729		11,896,803		11,909,431
	Diluted								
	Dividends declared per share	\$		\$		\$	2.250	\$	

Consolidated Statements of Cash Flows (Unaudited)

	For the Nine Months Ended						
	Sep	tember 30, 2017	Sep	tember 30, 2016			
Operating Activities							
Net Income	\$	27,097,030	\$	22,576,671			
Adjustments to reconcile net income to net cash provided by operating activities:							
Deferred income tax, net		(134,322)		17.418			

Depreciation, amortization and ARO accretion		19,350,053		18,334,719
Provision for loan loss		_		5,014,466
Loss on extinguishment of debt		234,433		_
Non-cash settlement of accounts payable		(221,609)		_
Loss on sale of equipment		4,203		_
Gain on repurchase of convertible debt		_		(71,702)
Net distributions and dividend income, including recharacterization of income		148,649		(117,004)
Net realized and unrealized gain on other equity securities		(1,410,623)		(1,001,771)
Unrealized loss (gain) on derivative contract		13,154		(105,567)
Common stock issued under directors compensation plan		67,500		60,000
Changes in assets and liabilities:				
Increase in deferred rent receivable		(5,383,904)		(6,564,143)
Decrease in accounts and other receivables		685,312		1,130,115
Decrease in financing note accrued interest receivable		_		95,114
(Increase) decrease in prepaid expenses and other assets		(105,866)		49,227
Increase (decrease) in management fee payable		26,732		(20,148)
Ingresses in accounts payable and other approach liabilities		2,437,100		1,913,875
Increase in accounts payable and other accrued liabilities Increase in unearned revenue		29,695		343,295
	\$	42,837,537	\$	
Net cash provided by operating activities	φ	42,037,337	Φ	41,654,565
Investing Activities				C44 024
Proceeds from assets and liabilities held for sale				644,934
Purchases of property and equipment, net		(50,924)		(475,581)
Proceeds from asset foreclosure and sale		_		223,451
Increase in financing notes receivable		04.204		(202,000)
Return of capital on distributions received	_	91,201		3,393
Net cash provided by investing activities	\$	40,277	\$	194,197
Financing Activities				
Debt financing costs		(1,342,681)		(193,000)
Net offering proceeds on Series A preferred stock		71,161,531		— (2.044.054)
Repurchases of common stock		_		(2,041,851)
Repurchases of convertible debt				(899,960)
Dividends paid on Series A preferred stock		(5,830,859)		(3,111,327)
Dividends paid on common stock		(26,034,749)		(26,311,075)
Distributions to non-controlling interest		(1,126,231)		_
Advances on revolving line of credit		10,000,000		44,000,000
Payments on revolving line of credit		(44,000,000)		(57,000,505)
Principal payments on secured credit facilities	_	(38,066,400)	_	(57,802,535)
Net cash used in financing activities	\$	(35,239,389)		(46,359,748)
Net Change in Cash and Cash Equivalents	\$	7,638,425	\$	(4,510,986)
Cash and Cash Equivalents at beginning of period		7,895,084		14,618,740
Cash and Cash Equivalents at end of period	\$	15,533,509	\$	10,107,754

	For the Nine Months Ended				
		otember 30, 2017	September 30, 2016		
Supplemental Disclosure of Cash Flow Information					
Interest paid	\$	6,301,929	\$	7,829,619	
Income taxes paid (net of refunds)		197,202		42,200	
Non-Cash Investing Activities					
Change in accounts and other receivables	\$	_	\$	(450,000)	
Net change in Assets Held for Sale, Property and equipment, Prepaid expenses					
and other assets, Accounts payable and other accrued liabilities and Liabilities held for				(1.776.540)	
sale		_		(1,776,549)	
Non-Cash Financing Activities					
Reinvestment of distributions by common stockholders in additional common shares	\$	727,518	\$	494,251	

	For the Three Months Ended			For the Nine Months Ended					
	Se	ptember 30, 2017	Se	eptember 30, 2016	Sej	ptember 30, 2017	Se	eptember 30, 2016	
Net Income attributable to CorEnergy Stockholders	\$	9,177,284	\$	9,231,185	\$	25,846,934	\$	21,576,833	
Less:									
Preferred Dividend Requirements		2,396,875		1,037,109		5,557,113		3,111,327	
Net Income attributable to Common Stockholders	\$	6,780,409	\$	8,194,076	\$	20,289,821	\$	18,465,506	
Add:									
Depreciation		5,823,777		5,537,179		17,468,456		16,166,599	
Less:									
Non-Controlling Interest attributable to NAREIT FFO reconciling items		411,455		411,455		1,234,365		1,234,365	
NAREIT funds from operations (NAREIT FFO)	\$	12,192,731	\$	13,319,800	\$	36,523,912	\$	33,397,740	
Add:									
Distributions received from investment securities		242,412		278,782		717,791		753,655	
Income tax expense from investment securities		589,125		645,083		703,987		703,211	
Less:									
Net distributions and dividend income		213,040		277,523		477,942		867,265	
Net realized and unrealized gain on other equity									
securities		1,340,197		1,430,858		1,410,623		1,001,771	
Funds from operations adjusted for securities									
investments (FFO)	\$	11,471,031	\$	12,535,284	\$	36,057,125	\$	32,985,570	
Add:									
Loss on extinguishment of debt		234,433		_		234,433		_	
Provision for loan losses, net of tax		_		_		_		4,409,359	
Transaction costs		35,822		33,984		505,873		71,899	
Amortization of debt issuance costs		382,745		469,004		1,320,487		1,556,607	
Amortization of deferred lease costs		22,983		22,983		68,949		68,949	
Accretion of asset retirement obligation		170,904		184,104		492,162		542,561	
Unrealized (gain) loss associated with derivative instruments		29,608		(60,513)		13,155		(2,818)	
Less:									
Non-cash settlement of accounts payable		50,000		_		221,609			
Income tax benefit		397,554		161,931		749,287		459,640	
Non-Controlling Interest attributable to AFFO reconciling									
items		3,366		(10,715)		10,075		35,153	
Adjusted funds from operations (AFFO)	\$	11,896,606	\$	13,033,630	\$	37,711,213	\$	39,137,334	
Weighted Average Shares of Common Stock Outstanding:									
Basic		11,904,933		11,872,729		11,896,803		11,909,431	
Diluted		15,359,479		15,327,274		15,351,348		15,379,792	
NAREIT FFO attributable to Common Stockholders		.0,000, 0		.0,02.,2.		. 0,00 . ,0 . 0		.0,0.0,.02	
Basic	\$	1.02	\$	1.12	\$	3.07	\$	2.80	
Diluted ⁽¹⁾		0.94							
FFO attributable to Common Stockholders	\$	0.94	Φ	1.01	Φ	2.81	Φ	2.60	
Basic	\$	0.96	Ф	1.06	\$	3.03	Ф	2.77	
Diluted ⁽¹⁾	\$	0.89	Ъ	0.96	Ъ	2.78	Ъ	2.57	
AFFO attributable to Common Stockholders	Φ.	4.00	Φ	4.40	Φ.	0.45	Φ	2.22	
Basic	\$	1.00		1.10	\$	3.17		3.29	
Diluted ⁽²⁾	\$	0.90	\$	0.98	\$	2.85	\$	2.94	

⁽¹⁾ Diluted per share calculations include dilutive adjustments for convertible note interest expense, discount amortization and deferred debt issuance amortization.

View source version on businesswire.com:

http://www.businesswire.com/news/home/20171101006847/en/

CorEnergy Infrastructure Trust, Inc.

⁽²⁾ Diluted per share calculations include a dilutive adjustment for convertible note interest expense.

Investor Relations Lesley Schorgl, 877-699-CORR (2677) info@corenergy.reit

Source: CorEnergy Infrastructure Trust, Inc.