DEAR FELLOW STOCKHOLDERS,

Thank you for your support of CorEnergy through another successful year as an energy infrastructure real estate investment trust (REIT). REITs are well suited for the task of ownership of energy assets, such as pipelines and storage facilities, as well as aligning the long-term interests of investors and management. A broad range of investors can gain exposure to infrastructure's stable cash flows through this tax-efficient, high dividend payout vehicle. For energy operators, partnering with a REIT reduces infrastructure funding costs, allowing them to retain operational control while dedicating capital to higher-returning activities, such as the exploitation of reserves. These characteristics allowed CorEnergy to enhance its balance sheet in 2017, which proved to be a transformative year for our company, against a backdrop of energy industry and funding market challenges.

CHANGING TAX AND REGULATORY ENVIRONMENT

The Tax Cuts and Jobs Act, enacted into law in December 2017, has already had significant implications for businesses and their investors. As for CorEnergy, the REIT structure is generally unaffected. For corporate tax-payers, interest expense deductions have been limited, whereas deductions of operating lease expenses remain intact. For investors in REITs, provisions relating to foreign investment in real property remain largely unchanged and individuals, estates and trusts, are eligible to deduct 20% of certain dividends paid by a REIT. While the difference in tax treatments for REITs versus traditional C-Corporations has been marginally narrowed, as the corporate tax rate was reduced to 21% from 35% of taxable income, the benefits of the REIT structure broadly remain.

Rick Green,
Executive Chairman

The Federal Energy Regulatory Commission (FERC), in March 2018, reversed a longstanding policy which alters a master limited partnership's ability to collect an income tax allowance in its rates. MoGas, as a FERC-regulated pipeline, is held in a taxable subsidiary of CorEnergy and therefore is maintaining its income tax allowance in its rates. MoGas plans to file a rate case with FERC in the first half of 2018, in which the new lower corporate tax rates will be addressed. We will continue to inform our investors of the impacts of any further changes in tax law and FERC regulation, and adapt as necessary in our pursuit of maximizing value for our investors.

Dave Schulte,
President & CEO

PRIVATE LETTER RULING

As the first listed energy infrastructure REIT, CorEnergy has become a thought leader in the development and application of Internal Revenue Service (IRS) regulations on the definition of real property. Our comments informed the process of developing the new regulations which were adopted in 2016. In 2017, CorEnergy was granted a private letter ruling (PLR) on qualifying income from our contract with Fort Leonard Wood on our Omega Pipeline. Subsequently, we converted the asset from a taxable REIT subsidiary to a qualified REIT subsidiary. We believe that applying regulations and guidance from the IRS are core competencies of ours in the continued development of opportunities for our company.

DIVIDEND STABILITY

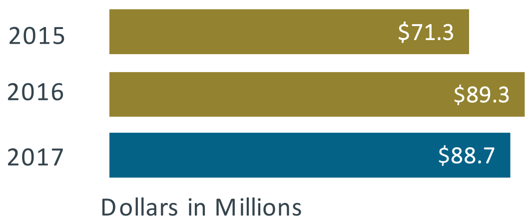
CorEnergy aims to deliver a stable dividend to stockholders, based on our long-duration contracted cash flows. We demonstrated this consistency through the declaration of our tenth consecutive $0.75 quarterly dividend in January 2018.

Our 2017 Adjusted Funds from Operations (AFFO) totaled $50.5 million and we target an AFFO-to-

CorEnergy primarily owns U.S. infrastructure assets used by energy companies under long-term triple net participating leases. These utility-like assets include pipelines, storage tanks, transmission lines and gathering systems. Our structure as a Real Estate Investment Trust (REIT) offers U.S. and non-U.S. investors direct exposure to energy infrastructure in a tax-efficient manner. CorEnergy's objective is to provide stockholders with a stable and growing cash dividend, supported by long-term contracted revenue.

dividend coverage ratio of 1.5 times for our current portfolio. This conservative dividend paying approach provides adequate reserves for debt repayment, funding of asset retirement obligations, and capital reinvestment activities. It also provides confidence in our ability to keep a steady dividend of $3.00 annualized in 2018.

TOTAL REVENUES



DIVIDENDS PER SHARE[1]

ACQUIRING THE PINEDALE MINORITY STAKE

The Pinedale Liquids Gathering System was the inaugural real property acquisition that CorEnergy completed in 2012. After five years of owning the asset with our co-investor, Prudential Insurance Group of America, our team executed a full de novo assessment of the asset, and in December 2017, we purchased Prudential's minority stake for $32.9 million. This acquisition resulted from our conviction of the criticality of our system to production in this low-cost, long-lived, natural gas field. The transaction allowed us to add leverage to our balance sheet and should improve our dividend coverage in 2018.

Pinedale Liquids Gathering System

STRENGTHENING OF BALANCE SHEET

Following the April 2017 issuance of over $70 million of our preferred stock, the upsizing of our credit facility in July 2017, and the receipt of $41 million of asset-level debt from Prudential, we have, as of December 31, 2017, over $155 million of liquidity. At the same time, our total debt-to-total capitalization ratio is 25 percent, on the low end of our targeted range of 25 to 50 percent. This strengthening of the balance sheet in 2017 will enable us to efficiently transact on an acquisition, when a compelling asset is identified, without a large reliance on equity market conditions.

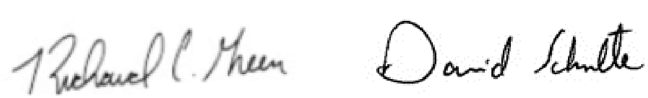
CORENERGY CAPITAL STRUCTURE

	For years ended December 31,	
(in millions)	**2017**	**2016**
Debt		
Secured credit facility [2]	$41.0	$89.6
Unsecured convertible notes, proceeds gross of fees	114.0	114.0
Total debt	**$155.0**	**$203.6**
Equity		
Preferred stock	130.0	56.3
Common stock & additional paid in capital	331.8	350.2
Total equity	**$461.8**	**$406.5**
Total capitalization	**$616.8**	**$610.1**

OUTLOOK FOR 2018

As the commodity market stabilized in 2017, there remains a need for capital discipline amongst even the largest and most financially sound energy companies. Capex requirements to fuel the return to growth are limited to operating cash flow funding, while banks remain cautious about revolving lines of credit. In this environment, CorEnergy provides a viable financing alternative for companies which can sell low-yielding, *but critical*, infrastructure assets and redeploy that capital toward high-returning production activities. We added key staff in 2017 to pursue portfolio growth, and we continue to assess a number of potential transactions in order to identify those that fit our criteria to diversify our company and augment dividend growth potential.

We thank you for your confidence in the CorEnergy team,



CORENERGY

1) Exit dividend for period, annualized
2) Sum of CORR and related party debt