UNITED STATES SECURITIES AND EXCHANGE COMMISSION WASHINGTON, DC 20549

FORM 8-K

CURRENT REPORT Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934

Date of report (Date of earliest event reported): May 10, 2016

CorEnergy Infrastructure Trust, Inc. (Exact Name of Registrant as Specified in Its Charter)

Maryland (State or Other Jurisdiction of Incorporation)

001-33292 (Commission File Number)

20-3431375 (IRS Employer Identification No.)

1100 Walnut, Ste. 3350, Kansas City, MO (Address of Principal Executive Offices)

64106 (Zip Code)

(816) 875-3705

(Registrant's Telephone Number, Including Area Code)

Not Applicable

	(Former Name or Former Address, if Changed Since Last Report)
pro	Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following visions:
	Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
	Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
	Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
	Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02 Results of Operations and Financial Condition.

On May 10, 2016, CorEnergy Infrastructure Trust, Inc. (the "Company") issued a press release announcing its financial results for the first quarter of 2016. A copy of the press release is attached as Exhibit 99.1 to this Form 8-K.

The information in this Item 2.02, and Exhibit 99.1 to this Current Report on Form 8-K, shall not be deemed "filed" for the purposes of or otherwise subject to the liabilities under Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), nor shall it be deemed incorporated by reference in any filing of the Company under the Securities Act of 1933 or the Exchange Act, except as expressly set forth by specific reference in such a filing.

Item 9.01 Financial Statements and Exhibits.

- (d) EXHIBITS.
- 99.1 Press Release dated May 10, 2016

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CORENERGY INFRASTRUCTURE TRUST, INC.

By: /s/ Rebecca M. Sandring

Dated: May 10, 2016

Rebecca M. Sandring

Secretary

Exhibit No.

99.1

Description
Press Release dated May 10, 2016

CorEnergy Releases First Quarter 2016 Results

KANSAS CITY, Mo. -- CorEnergy Infrastructure Trust, Inc. (NYSE: CORR, CORRPrA) ("CorEnergy" or the "Company") today announced financial results for the first quarter ended March 31, 2016.

Recent Developments

- · Declared common stock dividend of \$0.75 per share (\$3.00 annualized) in the first quarter
- · Delivered Adjusted Funds from Operations (AFFO) of \$1.07 per share
- · Refinanced the Pinedale Credit Facility
- · Completed ~\$475,000 of share repurchases under the \$10 million Share Repurchase Authorization during April 2016
- · All tenants continue to make timely rent payments

"Our strategy for identifying and acquiring critical assets, underpinned by valuable reserves, has demonstrated durability through a very volatile market so far. Even as the REIT model for infrastructure ownership is tested by Chapter 11 filings of our largest tenants' parent companies, we expect to continue to receive rents supporting the stability of our dividends," said Dave Schulte, Chief Executive Officer of CorEnergy. "We will remain vigilant throughout the bankruptcy proceedings. Concurrently, we continue assessing acquisition opportunities and strengthening our financing structure."

First Quarter 2016 Performance Summary

Results for the first quarter of 2016 included Total Revenue of \$22.3 million and Contribution Margin of \$21.2 million. CorEnergy believes Contribution Margin is a better reflection of the Company's operating performance, because it eliminates the impact of commodity purchases and sales, as well as direct operating expenses, of certain assets.

AFFO for first quarter 2016 was \$12.8 million, or \$1.07 per share (basic) and \$0.96 (diluted). Management uses AFFO as a measure of long-term sustainable operational performance. AFFO in excess of dividends is used for debt repayment and reinvestments necessary to sustain our dividend over the long term. For completeness, we present other measures of income in the table below:

First Quarter Ended March 31, 2016

			Per S	Share	
	<u></u>	Total	Basic		Diluted
Net Income (Attributable to Common Stockholders) ¹	\$	2,354,012	\$ 0.20	\$	0.20
NAREIT Funds from Operations (NAREIT FFO) ¹	\$	7,032,310	\$ 0.59	\$	0.59
Funds From Operations (FFO) ¹	\$	8,069,586	\$ 0.68	\$	0.65
Adjusted Funds From Operations (AFFO) ¹	\$	12,783,433	\$ 1.07	\$	0.96

NAREIT FFO, FFO, and AFFO are non-GAAP measures presented in accordance with the guidelines for calculation and reporting issued by the National Association of Real Estate Investment Trusts. Reconciliations of NAREIT FFO, FFO and AFFO, as presented, to Net Income Attributable to CorEnergy Stockholders and Contribution Margin, also a non-GAAP term, are included at the end of this press release. See Notes 1 and 2 at the end of this press release for additional information.

Portfolio Update

Grand Isle Gathering System: On April 14, 2016, the parent company of our tenant of the GIGS, Energy XXI Ltd, and substantially all of its directly and indirectly owned subsidiaries filed for Chapter 11 reorganization. Our tenant, Energy XXI GIGS Services, LLC has not filed for bankruptcy and continues to make timely payments of rent.

<u>Pinedale LGS</u>: On April 29, 2016, the parent company of our tenant of the Pinedale LGS, Ultra Petroleum Corp., filed for Chapter 11 reorganization. Our tenant, Ultra Wyoming LGS, LLC was included in the filing. We have received no indication that during the bankruptcy process it will seek to reject the current lease agreement. Ultra Wyoming has continued making timely payments of rent.

Salt Water Disposal Financing Notes: CorEnergy's financing revenue did not reflect any interest payments from the Black Bison Loans for the first quarter of 2016. The Company, as previously announced, foreclosed in the first quarter on 100% of the equity of the borrower of Black Bison, which is now categorized as "Held for Sale."

CorEnergy recorded a non-cash provision for loan loss in the first quarter related to its Four Wood note. The net investment, as of March 31, 2016, was approximately \$1.5 million. The Company is currently in discussions with the borrower to determine the appropriate payment schedule going forward.

Dividend Update

Common Stock

A first-quarter common stock cash dividend of \$0.75 (\$3.00 annualized) was declared on April 27, 2016, payable on May 31, 2016. CorEnergy maintains a quarterly common stock dividend payment cycle of February, May, August and November.

Preferred Stock

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 first quarter, payable on May 31, 2016. The preferred dividends, which equate to an annual payment of \$1.84375 per depositary share, are paid on or about the last day of February, May, August and November.

Outlook

CorEnergy expects its energy infrastructure portfolio – the GIGS, Pinedale LGS, MoGas Pipeline, Portland Terminal Facility and Omega Pipeline – to continue to produce stable, recurring revenues. The Company believes these cash flows will support sustainable quarterly dividend payments of \$0.75 (\$3.00 per share annualized). Although CorEnergy has historically targeted dividend growth of 1-3% annually from existing contracts through inflation escalations and participating rents, the company is not expecting significant inflation-based or participating rents in 2016.

The Company is evaluating a broad set of infrastructure opportunities in the 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 or common equity issuances. There can be no assurance that any of these acquisition opportunities will result in consummated transactions.

First Quarter 2016 Earnings Conference Call

CorEnergy will host a conference call on Wednesday, May 11, 2016, 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 www.corenergy.corridortrust.com.

A replay of the call will be available until 11:59 p.m. Eastern Time June 11, 2016 by dialing 877-660-6853 (for international, 1-201-612-7415). The Conference ID is 13635746

About CorEnergy Infrastructure Trust, Inc.

CorEnergy Infrastructure Trust, Inc. 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 US and non-US 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.

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.

Consolidated Balance Sheets

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Accounts payable and other accrued liabilities 4,673,640 2,317,774 Management fees payable 1,894,112 1,763,747 Liabilities held for sale 439,007 — Line of credit 44,000,000 — Uncarned revenue 2,761,202 — Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Long-term debt - related party		10,417,194		_
Management fees payable 1,894,112 1,763,747 Liabilities held for sale 439,007 — Line of credit 44,000,000 — Uncarned revenue 2,761,202 — Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 \$ 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 \$ 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Asset retirement obligation		13,023,124		12,839,042
Liabilities held for sale 439,007 — Line of credit 44,000,000 — Unearned revenue 2,761,202 — Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Accounts payable and other accrued liabilities		4,673,640		2,317,774
Line of credit 44,000,000 — Unearned revenue 2,761,202 — Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Management fees payable		1,894,112		1,763,747
Unearned revenue 2,761,202 — Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 \$ 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Liabilities held for sale		439,007		_
Total Liabilities \$ 231,529,408 \$ 233,785,315 Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 \$ 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Line of credit		44,000,000		_
Equity Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$56,250,000 \$56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) \$11,952 \$11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Unearned revenue		2,761,202		_
Series A Cumulative Redeemable Preferred Stock 7.375%, \$56,250,000 liquidation preference (\$2,500 per share, \$0.001 par value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Total Liabilities	\$	231,529,408	\$	233,785,315
value), 10,000,000 authorized; 22,500 issued and outstanding as of March 31, 2016, and December 31, 2015 \$ 56,250,000 56,250,000 Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306					
Capital stock, non-convertible, \$0.001 par value; 11,951,757 and 11,939,697 shares issued and outstanding at March 31, 2016, and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306					
and December 31, 2015 (100,000,000 shares authorized) 11,952 11,940 Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306		\$	56,250,000		56,250,000
Additional paid-in capital 355,140,047 361,581,507 Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306					
Accumulated other comprehensive income (20,279) 190,797 Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306			<i>y</i>		<i>y</i>
Total CorEnergy Equity 411,381,720 418,034,244 Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306			355,140,047		, ,
Non-controlling Interest 26,459,213 26,160,062 Total Equity 437,840,933 444,194,306	Accumulated other comprehensive income				
Total Equity 437,840,933 444,194,306	Total CorEnergy Equity		411,381,720		418,034,244
	Non-controlling Interest		26,459,213		26,160,062
Total Liabilities and Equity \$ 669,370,341 \$ 677,979,621	Total Equity		437,840,933		444,194,306
	Total Liabilities and Equity	\$	669,370,341	\$	677,979,621

Consolidated Statements of Income

Consolidated Statements of Income		E Th Th	N	41 T 4 . 4
		For The Three arch 31, 2016		arch 31, 2015
Revenue			1111	
Lease revenue	\$	16,996,072	\$	7,336,101
Transportation and distribution revenue		5,099,451		3,649,735
Financing revenue		162,344		660,392
Sales revenue		_	_	2,341,655
Total Revenue		22,257,867		13,987,883
Expenses				
Transportation and distribution expenses		1,362,325		1,197,968
Cost of Sales		_		1,248,330
General and administrative		3,289,852		2,568,519
Depreciation, amortization and accretion expense		5,296,818		4,048,832
Provision for loan losses		4,645,188	_	_
Total Expenses		14,594,183		9,063,649
Operating Income	\$	7,663,684	\$	4,924,234
Other Income (Expense)				
Net distributions and dividend income	\$	375,573	\$	590,408
Net realized and unrealized gain (loss) on other equity securities		(1,628,752)		449,798
Interest expense		(3,926,009)		(1,147,272)
Total Other Income (Expense)		(5,179,188)		(107,066)
Income before income taxes		2,484,496	_	4,817,168
Taxes				
Current tax expense		(677,731)		435,756
Deferred tax expense (benefit)		(577,395)	_	(115,391)
Income tax expense (benefit), net		(1,255,126)		320,365
Net Income		3,739,622		4,496,803
Less: Net Income attributable to non-controlling interest		348,501		410,175
Net Income attributable to CorEnergy Stockholders	\$	3,391,121	\$	4,086,628
Preferred dividend requirements		1,037,109		737,500
Net Income attributable to Common Stockholders	\$	2,354,012	\$	3,349,128
	_			
Net Income	\$	3,739,622	\$	4,496,803
Other comprehensive income (loss):				
Changes in fair value of qualifying hedges attributable to CorEnergy stockholders		(211,076)		(276,107)
Changes in fair value of qualifying hedges attributable to non-controlling interest		(49,350)		(64,555)
Net Change in Other Comprehensive Income (Loss)	S	(260,426)	\$	(340,662)
Total Comprehensive Income	<u>-</u>	3,479,196	Ė	4,156,141
Less: Comprehensive income attributable to non-controlling interest		299,151		345,620
Comprehensive Income attributable to CorEnergy Stockholders	\$	3,180,045	\$	3,810,521
Earnings Per Common Share:	<u>-</u>	2,200,000	_	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Basic	\$	0.20	\$	0.36
Diluted	\$	0.20	\$	0.36
Weighted Average Shares of Common Stock Outstanding:	Ψ	0.20	Ψ	0.50
Basic		11,943,938		9,322,652
Diluted		11,943,938		9,322,652
Dividends declared per share	\$	0.750	\$	0.650
•				

Consolidated Statements of Equity

	Capita	Stoc	k	Pre	eferred Stock	Additional		cumulated Other				
	Shares	A	mount		Amount	Paid-in Capital	Cor	nprehensive Income	Retained Earnings	No	n-Controlling Interest	Total
Balance at December 31, 2014	9,321,010	\$	9,321	\$	_	\$ 309,987,724	\$	453,302	s —	\$	27,090,695	\$ 337,541,042
Net income									12,319,911		1,617,206	13,937,117
Net change in cash flow												
hedges								(262,505)			(61,375)	(323,880)
Total comprehensive income								(262,505)	12,319,911		1,555,831	13,613,237
Issuance of Series A cumulative redeemable preferred stock, 7.375% - redemption value	_		_		56,250,000	(2,039,524)		_	_		_	54,210,476
Net offering proceeds from					, ,	() , , ,						, ,
issuance of common stock	2,587,500		2,587		_	73,254,777		_	_		_	73,257,364
Series A preferred stock dividends	_		_		_	_		_	(3,503,125)		_	(3,503,125)
Common stock dividends	_		_		_	(20,529,353)		_	(8,816,786)		_	(29,346,139)
Common stock issued under director's compensation plan	2,677		3		_	89,997		_	_		_	90,000
Distributions to Non- controlling interest	_		_		_	_		_	_		(2,486,464)	(2,486,464)
Reinvestment of dividends paid to common	20.510		20			017.006					,	
stockholders	28,510	_	29			817,886	_					817,915
Balance at December 31,	44.000.00		44.040									
2015	11,939,697	\$	11,940	\$	56,250,000	\$ 361,581,507	\$	190,797	<u>s — </u>	\$	26,160,062	\$ 444,194,306
Net income	_		_		_	_		_	3,391,121		348,501	3,739,622
Net change in cash flow hedges	_		_		_	_		(211,076)	_		(49,350)	(260,426)
Total comprehensive income				_			_	(211,076)	3,391,121	_	299,151	3,479,196
Series A preferred stock								(211,070)	3,371,121		277,131	3,477,170
dividends	_		_		_	_		_	(1,037,109)		_	_
Common stock dividends	_		_		_	(6,600,761)		_	(2,354,012)		_	(8,954,773)
Reinvestment of dividends paid to common												
stockholders	12,060		12			159,301						159,313
Balance at March 31, 2016 (Unaudited)	11,951,757	\$	11,952	\$	56,250,000	\$ 355,140,047	\$	(20,279)	\$ —	\$	26,459,213	\$ 437,840,933

Consolidated Statements of Cash Flows

Consolidated Statements of Cash Flows				
		For the Three	Mont	hs Ended
	M	arch 31, 2016	Ma	arch 31, 2015
Operating Activities				
Net Income	\$	3,739,622	\$	4,496,803
Adjustments to reconcile net income to net cash provided by operating activities:		/		
Deferred income tax, net		(577,395)		(115,391)
Depreciation, amortization and ARO accretion		5,945,501		4,426,559
Provision for loan loss		4,645,188		(271 222)
Net distributions and dividend income, including recharacterization of income Net realized and unrealized (gain) loss on other equity securities		(117,004)		(371,323)
Unrealized gain on derivative contract		1,628,751 (71,363)		(449,798) (16,880)
Common stock issued under directors compensation plan		(71,303)		30,000
Changes in assets and liabilities:		_		30,000
Increase in accounts and other receivables		(3,240,409)		(352,029)
(Increase) decrease in financing note accrued interest receivable		95,114		(200,167)
Increase in prepaid expenses and other assets		(161,354)		(295,441)
Increase in management fee payable		130,365		61,756
Increase (decrease) in accounts payable and other accrued liabilities		1,935,402		(821,951)
Increase (decrease) in current income tax liability				480,637
Increase (decrease) in unearned revenue		2,761,202		(711,230)
Net cash provided by operating activities	\$	16,713,620	\$	6,161,545
Investing Activities				
Acquisition expenditures		_		(2,041,642)
Purchases of property and equipment, net		(101,919)		(16,464)
Proceeds from asset foreclosure		223,451		
		(202,000)		(31,442)
Increase in financing notes receivable		1.165		20.864
Return of capital on distributions received	•	1,165	_	29,864
Net cash used by investing activities	\$	(79,303)	\$	(2,059,684)
Financing Activities		(22.1.50.5)		(50 505)
Debt financing costs		(224,586)		(53,705)
Net offering proceeds on Series A preferred stock		(1.027.100)		54,137,791
Dividends paid on Series A preferred stock		(1,037,109)		(5.001.092)
Dividends paid on common stock Distributions to non-controlling interest		(8,795,460)		(5,991,083) (680,748)
Advances on revolving line of credit		44,000,000		1,945,361
Payments on revolving line of credit		44,000,000		(33,521,055)
Principal payments on term debt		(900,000)		(33,321,033)
Principal payments on credit facility		(51,446,250)		(882,000)
Net cash (used) provided by financing activities	\$	(18,403,405)	\$	14,954,561
Net Change in Cash and Cash Equivalents	\$	(1,769,088)	\$	19,056,422
Cash and Cash Equivalents at beginning of period	Ψ	14,618,740	Ψ	7,578,164
Cash and Cash Equivalents at even of period	\$	12,849,652	\$	26,634,586
Cash and Cash Equivalents at end of period	Ф	12,049,032	φ	20,034,380
Supplemental Disclosure of Cash Flow Information	e.	1 200 422	e.	042 101
Interest paid	\$ \$	1,398,422 10,683	\$ \$	943,101
Income taxes paid (net of refunds)	2	10,683	3	295,901
Non-Cash Operating Activities				
Change in accounts payable and accrued expenses related to prepaid assets and other expense	\$		\$	19,096
Change in accounts payable and accrued expenses related to prepare assets and only expense	Ψ		Ψ	17,070
Non-Cash Investing Activities				
Change in accounts payable and accrued expenses related to acquisition expenditures	\$	_	\$	(13,597)
Change in accounts payable and accrued expenses related to issuance of financing and other notes receivable	\$	_	\$	(39,248)
Net change in Assets Held for Sale, Property and equipment, Prepaid expenses and other assets and Accounts payable and other				(33)
accrued liabilities	\$	(1,776,549)		_
		()).		
Non-Cash Financing Activities				
Change in accounts payable and accrued expenses related to the issuance of common equity	\$	_	\$	(72,685)
Change in accounts payable and accrued expenses related to debt financing costs	\$	_	\$	8,509
Reinvestment of distributions by common stockholders in additional common shares	\$	159,313	\$	68,154

NAREIT FFO, FFO Adjusted for Securities Investment and AFFO Reconciliation

Net Income attributable to Centergy Stockholders Say 39,121 \$ 4,086,628 Less 1,037,09 37,39,121 \$ 3,90,123 Preferred Dividend Requirements 2,354,01 3,349,128 3,349,128 Actions 2,354,01 3,349,02 4,033,490 Herror 5,089,75 4,033,490 4,033,490 Herror 5,089,75 4,033,490 4,033,490 Herror 5,089,75 4,033,490 4,033,490 Medical Common Manager of Common Kink Part From Conciling items 411,455 4,11,455 AREIT finds from operations (NAREIT FFO) 259,33 42,048 Horror 2,593,33 42,048 42,048 Horror cave deform investment securities 3,045,34 42,048 Horror cave experies (cherifi) from investments certurities 3,048,34 42,048 Few distributions and dividend income 3,059,58 5,527,70 Red distributions and dividend income 3,048,68 5,527,70 Full distributions and dividend income 3,048,68 5,527,70 Full distributions and dividend income 4,040,81		For the Thr	For the Three Months Ende			
Perform Dividen Requirements		March 31, 201	i M	Iarch 31, 2015		
Perferend Dividend Requirements 1,03,100 32,500 Ket Income attributable to Common Stockholders 2,354,012 3,349,128 Active 2,500,000 3,000,000 Deposition 5,000,750 4,003,000 Steel 2,000,000 4,013,000 ANACTION Controlling Interest attributable to NAREIT FFOr conciling items 7,002,200 5,001,000 ANACTION Controlling Interest attributable to NAREIT FFO 7,002,200 5,001,000 ANACTION Controlling Interest attributable to NAREIT FFO 7,002,200 7,002,200 7,002,200 ANACTION Controlling Interest attributable to NAREIT FFO 2,002,200 2,002,000 <	Net Income attributable to CorEnergy Stockholders	\$ 3,391,12	1 \$	4,086,628		
Note Common Stockholders						
Add: 5,089,753 4,033,490 Depreciation 5,089,753 4,033,490 AREIT funds from operations (NAREIT FFO) 702,310 6,911,63 AREIT funds from operations (NAREIT FFO) 702,310 6,911,63 Actic 259,734 248,949 Income tax expense (benefit) from investment securities 259,734 248,949 Income tax expense (benefit) from investment securities 375,573 590,408 Net realized and unrealized gain (loss) on other equity securities 1,628,725 449,788 Net realized and unrealized gain (loss) on other equity securities 4,040,081 7 Funds from operations adjusted for securities investments (FFO) 36,915 627,747 Australized and unrealized gain (loss) on other equity securities 4,040,081 7 Provision for loan losses, net of tax 4,040,081 8 6,527,70 Australized and unrealized gain (loss) on other equity securities 4,040,081 6 6,27,47 Autralized for securities investments (FFO) 36,915 627,47 7 Australized for securities investments (FFO) 1,040,081 1 2 <th< td=""><td>Preferred Dividend Requirements</td><td></td><td></td><td>737,500</td></th<>	Preferred Dividend Requirements			737,500		
Depreciation 5,089,753 4,033,490 Less Ton. 411,455 4,11,455 NARCIT funds from operations (NAREIT FFO) 7,032,310 6,971,163 Add: 2 25,9734 248,949 Income tax expense (benefit) from investment securities 25,9734 248,949 Income tax expense (benefit) from investment securities 375,573 50,408 Net realized and unrealized gain (loss) on other equity securities 375,573 50,408 Net realized and unrealized gain (loss) on other equity securities 4,040,81 — Funds from operations adjusted for securities investments (FFO) 8,06,956 6,592,70 Add ofference 4,040,081 — Provision for loan losses, net of tax 4,040,081 — Transaction costs 4,040,081 — Amortization of debt issuance costs 617,079 305,101 Amortization of afferred lease costs 617,079 305,101 Accretion of abser etriement obligation 181,082 — Less: 1 22,893 Uses: 1 23,805 <	Net Income attributable to Common Stockholders	2,354,01	2	3,349,128		
Inserts 411,455 411,455 411,455 411,455 411,455 411,455 A0,703,201 6,971,163 A0,703,201 6,971,163 A0,703,201 6,971,163 A0,703,201 6,971,163 A11,455 A11						
Non-Controlling Interest attributable to NAREIT FFO reconciling items 411,455 411,455 NAREIT funds from operations (NAREIT FFO) 7,032,310 6,971,163 Add: 259,734 228,934 248,949 Income tax expense (henefit) from investment securities (475,537) 412,864 Less: 8 8 5,90,408 Net clistributions and dividend income 375,573 590,408 Net realized and unrealized gain (loss) on other equity securities (1,628,752) 449,798 Funds from operations adjusted for securities investments (FFO) 8,069,586 6,522,770 Modition of color losses, net of tax 4,040,081 -7 -7 Transaction costs 36,915 672,474 -7	Depreciation	5,089,75	3	4,033,490		
NAREIT funds from operations (NAREIT FFO) 7,032,310 6,971,163 Add: 259,734 248,949 Income tax expense (benefit) from investment securities (475,637) 412,864 Less: 259,754 412,864 Uses: 375,573 590,408 Net realized and unrealized gain (loss) on other equity securities (1,628,752) 449,798 Net realized and unrealized gain (loss) on other equity securities 8,069,586 6,592,770 Add: 8,069,586 6,592,770 Active Income and divided for securities investments (FFO) 8,069,586 6,592,770 Add: 8,069,586 6,592,770 Add: 8,069,586 6,592,770 Add: 8,069,586 6,592,770 Add: 1,009,081 — Transaction costs 36,915 672,434 Amortization of debt issuance costs 617,097 305,710 Amortization of desert etirement obligation 184,082 — Accretion of asser tetirement obligation 184,082 — Income tax expense (benefit) 3,05,044						
Add: Jean of the proposition o	Non-Controlling Interest attributable to NAREIT FFO reconciling items					
Distributions received from investment securities 259,734 248,949 Income tax expense (benefit) from investment securities 417,667 412,648 Less: 1 417,567 590,408 Net ealized and unrealized gain (loss) on other equity securities 8,095,58 6,592,70 Add: 8,009,58 6,592,70 Add: 4,040,081 - Torsion for loan losses, net of tax 4,040,081 - Tarsaction costs 617,097 305,710 Amortization of debrired lease costs 184,082 - Accretion of asset retriement obligation 184,082 - Income tax expense (benefit) 184,082 - Income tax expense (benefit) 1,143,082 - Income tax expense (benefit) 23,875 16,880 Mortization of debrired lease costs 23,875 16,880 Accretion of asset retriement obligation 23,875 16,880 Income tax expense (benefit) 23,875 16,880 Unrealized (gain) loss associated with derivative instruments 36,804 23,284 Adju	NAREIT funds from operations (NAREIT FFO)	7,032,31)	6,971,163		
Income tax expense (benefit) from investment securities	Add:					
Less: Net distributions and dividend income 375,573 590,408 Net realized and unrealized gain (loss) on other equity securities (1,628,752) 449,798 Funds from operations adjusted for securities investments (FFO) 8,069,586 6,592,770 Add: 2 4,040,081 ————————————————————————————————————		,				
Net distributions and dividend income 375,573 590,408 Net realized and unrealized gain (loss) on other equity securities 1,628,752 449,798 Funds from operations adjusted for securities investments (FFO) 8,069,586 6,592,710 Add: Provision for loan losses, net of tax 4,040,081 7 Transaction costs 36,915 672,747 Amortization of debt issuance costs 16,100 305,710 Amortization of asset retirement obligation 184,082 - Income tax expense (benefit) (174,382) (92,499) Amortization of above market leases 1 72,987 Unrealized (gain) loss associated with derivative instruments 23,875 (16,880) Lest 2 1 2 2 2 1 2 2 2 2 2 1 2	Income tax expense (benefit) from investment securities	(475,63	7)	412,864		
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Amortization of above market leases 72,987 Unrealized (gain) loss associated with derivative instruments 23,875 (16,880) Less: **** EIP Lease Adjustment — \$42,809 Non-Controlling Interest attributable to AFFO reconciling items 36,804 23,284 Adjusted funds from operations (AFFO) \$ 12,783,433 \$ 6,984,084 Weighted Average Shares of Common Stock Outstanding: *** \$ 1,943,938 9,322,652 Diluted \$ 15,428,787 9,322,652 NAREIT FFO attributable to Common Stockholders *** 9,059 \$ 0.75 Diluted *** \$ 0.59 *** 0.75 FFO attributable to Common Stockholders *** \$ 0.68 *** 0.71 Diluted *** \$ 0.65 *** 0.71 AFFO attributable to Common Stockholders *** 0.75 Basic *** 0.65 *** 0.71 AFFO attributable to Common Stockholders *** 0.71 *** Basic *** 0.75 *** 0.75				_		
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EIP Lease Adjustment — 542,809 Non-Controlling Interest attributable to AFFO reconciling items 36,804 23,284 Adjusted funds from operations (AFFO) \$ 12,783,433 \$ 6,984,084 Weighted Average Shares of Common Stock Outstanding: 11,943,938 9,322,652 Diluted 15,428,787 9,322,652 NAREIT FFO attributable to Common Stockholders \$ 0.59 \$ 0.75 Diluted \$ 0.59 \$ 0.75 FFO attributable to Common Stockholders \$ 0.68 \$ 0.71 Diluted \$ 0.68 \$ 0.71 Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 0.65 \$ 0.71 Basic \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 0.65 \$ 0.71 Basic \$ 0.71 \$ 0.75	Unrealized (gain) loss associated with derivative instruments	23,87	5	(16,880)		
Non-Controlling Interest attributable to AFFO reconciling items 36,804 23,284 Adjusted funds from operations (AFFO) \$ 12,783,433 6,984,084 Weighted Average Shares of Common Stock Outstanding: \$ 11,943,938 9,322,652 Diluted 15,428,787 9,322,652 NAREIT FFO attributable to Common Stockholders \$ 0.59 \$ 0.75 Diluted \$ 0.59 \$ 0.75 FFO attributable to Common Stockholders \$ 0.68 \$ 0.71 Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 0.65 \$ 0.71 Basic \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 0.65 \$ 0.75						
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Basic \$ 0.59 \$ 0.75 Diluted \$ 0.59 \$ 0.75 FFO attributable to Common Stockholders Basic \$ 0.68 \$ 0.71 Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders Basic \$ 1.07 \$ 0.75	Diluted	15,428,78	7	9,322,652		
Diluted \$ 0.59 \$ 0.75 FFO attributable to Common Stockholders Basic \$ 0.68 \$ 0.71 Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders Basic \$ 1.07 \$ 0.75	NAREIT FFO attributable to Common Stockholders					
### FFO attributable to Common Stockholders Basic	Basic	\$ 0.5	9 \$	0.75		
Basic \$ 0.68 \$ 0.71 Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders Basic \$ 1.07 \$ 0.75	Diluted	\$ 0.5	9 \$	0.75		
Diluted \$ 0.65 \$ 0.71 AFFO attributable to Common Stockholders \$ 1.07 \$ 0.75 Basic \$ 1.07 \$ 0.75	FFO attributable to Common Stockholders					
AFFO attributable to Common Stockholders Basic \$ 1.07 \$ 0.75	Basic			0.71		
Basic \$ 1.07 \$ 0.75		\$ 0.6	5 \$	0.71		
	AFFO attributable to Common Stockholders					
Diluted \$ 0.96 \$ 0.75	Basic		7 \$	0.75		
	Diluted	\$ 0.9	5 \$	0.75		

Lease Revenue, Security Distributions, Financing Revenue, and Operating Results

		For the Three l	Mont	ns Ended
	Ma	arch 31, 2016	Ma	rch 31, 2015
Lease Revenue, Security Distributions, Financing Revenue, and Operating Results				
Leases:				
Lease revenue	\$	16,996,072	\$	7,336,101
Other Equity Securities:				
Net cash distributions received		259,734		248,949
Financing:				
Financing revenue		162,344		660,392
Operations:				
Transportation and distribution revenue (3)		5,099,451		5,991,390
Transportation and distribution expense (4)		(1,362,325)		(2,446,298)
Net Operations (excluding depreciation, amortization, and accretion)		3,737,126		3,545,092
Total Lease Revenue, Security Distributions, Financing Revenue, and Operating Results	\$	21,155,276	\$	11,790,534
General and administrative		(3,289,852)		(2,568,519)
Non-Controlling Interest attributable to Adjusted EBITDA Items		(944,527)		(969,987)
Adjusted EBITDA	\$	16,920,897	\$	8,252,028

⁽³⁾ MoGas and Omega revenues have been combined and are presented net of Omega's natural gas and propane costs subsequent to the new contract with the DOD executed on January 28, 2016, effective February 1, 2016. In accordance with GAAP, Omega's historical Sales revenue and Cost of sales for the three months ended March 31, 2015 are presented separately, on a gross basis, in the Consolidated Statements of Income and Comprehensive Income in this quarterly report on Form 10-Q. For ease of comparison in this results of operations discussion, Omega's historical Sales revenue, Cost of sales and Operating expenses for the three months ended March 31, 2015 are presented on a gross basis and are included in the Transportation and distribution lines in this table.

⁽⁴⁾ MoGas' transportation, maintenance and administrative expenses and Omega's operating expenses and cost of sales on non-DOD customers have been combined subsequent to the new contract with the DOD executed on January 28, 2016.

Reconciliation of Adjusted EBITDA to Income Attributable to Common Stockholders

	For the Three Month			
	Ma	rch 31, 2016	Mai	rch 31, 2015
Adjusted EBITDA	\$	16,920,897	\$	8,252,028
Other Adjustments:				
Distributions and dividends received in prior period previously deemed a return of capital (recorded as a cost reduction) and				
reclassified as income in a subsequent period		117,004		371,323
Net realized and unrealized gain (loss) on securities		(1,629,917)		419,934
Depreciation, amortization & accretion		(5,296,818)		(4,048,832)
Interest expense, net		(3,926,009)		(1,147,272)
Provision for loan losses		(4,645,188)		_
Non-controlling interest attributable to depreciation, amortization, accretion, and interest expense		596,026		559,812
Income tax benefit (expense)		1,255,126		(320,365)
Preferred dividend requirements		(1,037,109)		(737,500)
Income Attributable to Common Stockholders		2,354,012	\$	3,349,128

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, amortization (excluding amortization of deferred financing costs or loan origination costs) and after adjustments for unconsolidated partnerships and noncontrolling interests. Adjustments for noncontrolling 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 provision from loan losses, net of tax, transaction costs, amortization of debt issuance costs, amortization of deferred leasing costs, accretion of asset retirement obligations, income tax expense (benefit) unrelated to securities investments and provision for loan losses, above market rent, noncash costs associated with derivative instruments and certain costs of non-recurring nature, less maintenance, capital expenditures (if any) amortization of debt premium and other adjustments as deemed appropriate by management.

²Contribution Margin is a non-GAAP measure defined as Total Lease Revenue, Security Distributions, Financing Revenue and Operating Results, as reported in the MD&A section of CorEnergy's Form 10-Q. Management believes that Lease Revenue, Security Distributions, Financing Revenue and Operating Results provides investors with information that will assist them in analyzing the operating performance of our leased assets, financing notes receivable, other equity securities and operating entities. As it pertains to other equity securities, the Company believes that net distributions received are indicative of the operating performance of the assets. Reconciliations of these results to Adjusted EBITDA and to Income Attributable to Common Stockholders are included in the additional financial information attached to this press release.

Contacts
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