Alternative Financing Solutions for Operators
Large Energy Infrastructure Market Potential

Attractive Distribution and Growth Characteristics

Advantaged REIT Structure

Quality Management Team

Committed Future Growth Potential
Introduction to CorEnergy

Company Overview

About Us
- CorEnergy Infrastructure Trust, Inc. (NYSE: CORR), primarily owns midstream and downstream US energy infrastructure assets
- First publicly listed energy infrastructure REIT with a midstream focus
- Acquire assets and simultaneously lease them back under a long-term triple net lease customized to the operating partner’s needs
- An affiliate of Tortoise Capital Advisors, LLC

Advantages
- Reduces cost of capital
- Provides customized funding strategy
- Allows operator to retain control
- Creates additional value for shareholders
Targeted Infrastructure Assets

POWER

- Transmission Lines
- Distribution Lines
- Hydro Facilities
- Wind and Solar Facilities*

OIL & GAS

- Crude & Refined Oil Pipelines
- Gas & NGL Pipelines
- Water & CO₂ Pipelines
- Storage Terminals

LOGISTICS / TRANSPORTATION

- Rail
- Rail/River Access Terminals
- Seaports
- Airports

WATER

- Reservoirs
- Water Towers
- Sewer Inlets & Mains
- Distribution Pipelines

*Note: CORR is in the process of developing a structure to allow inclusion of renewable assets in a REIT. CorEnergy does not provide tax, legal, accounting or regulatory advice. Applicability of the information to specific situations should be determined through consultation with your tax adviser.
## Partner Opportunity

<table>
<thead>
<tr>
<th>PARTNER OPPORTUNITY</th>
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<tbody>
<tr>
<td><strong>MLP Capital Constraints</strong></td>
</tr>
<tr>
<td><strong>Customized Funding Strategy</strong></td>
</tr>
<tr>
<td><strong>Balance Sheet Friendly</strong></td>
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<tr>
<td><strong>Retention of Operating Control</strong></td>
</tr>
<tr>
<td><strong>Infusion of Growth Capital</strong></td>
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</table>
# CorEnergy REIT Financing Methods

## Ability to Tailor Financing Strategy Based on Operator's Need

<table>
<thead>
<tr>
<th>Description</th>
<th>Financial Statement Presentation</th>
</tr>
</thead>
</table>
| **Operating Lease** | • Operator controls asset use/performance  
                          • Terms match operator’s business needs  
                          • No liability on balance sheet  
                          • Rental payment stream averaged over lease life in income statement |
| **Drop-Down Lease Back** | • Operator controls asset use/performance  
                            • Terms match operator’s business needs  
                            • No liability on balance sheet  
                            • Rental payment stream averaged over lease life in income statement  
                            • Minority interest reflected in equity section of balance sheet |
| **Capital Lease** | • Operator controls asset use/performance  
                        • Terms match operator’s business needs  
                        • Capital lease liability on balance sheet  
                        • Amortization of capital lease reflected in income statement |
| **Mortgage Financing** | • Operator controls asset use/performance  
                           • Terms match operator’s business needs  
                           • Debt on balance sheet  
                           • Interest expense in income statement |

- All structures involve a hybrid rent structure that allows CORR to share in a small amount of upside as well as business risk
- Any structure may be preceded by a construction financing by CORR up to 12 months
## Preferred Financings

Customized to Fit Operator's Need

<table>
<thead>
<tr>
<th>Preferences</th>
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<tbody>
<tr>
<td><strong>Investment Size:</strong> $30 – $300 million</td>
</tr>
<tr>
<td><strong>Lease Term:</strong> 10 – 20 years with hybrid lease structure</td>
</tr>
<tr>
<td><strong>Exit Strategy:</strong> Lease renewal or sell-back to partner</td>
</tr>
<tr>
<td><strong>Relationship:</strong> Long-term relationship / follow-on financings</td>
</tr>
</tbody>
</table>
## Executing on Infrastructure Real Asset Strategy

<table>
<thead>
<tr>
<th>CORR’s Target Criteria</th>
<th>Pinedale LGS (Pinedale Anticline, WY)</th>
<th>Eastern Interconnect (New Mexico)</th>
<th>Omega Pipeline Co. (Fort Leonard Wood, MO)</th>
<th>Willbridge Terminal (Portland, OR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed Asset Intensive Investments</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Stable Cash Flows &amp; Limited Commodity Price Sensitivity</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Growth Opportunities</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Experienced Management Team</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Limited Technological Risk</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

- **~68%** of Pro Forma Total Assets
- **~5%** of Pro Forma Total Assets
- **~2%** of Pro Forma Total Assets
- **~13%** of Pro Forma Total Assets
**CorEnergy Can Provide Many Benefits as a Committed Capital Partner**

- **Allows operator to retain operating control of assets**
- **Provides structural flexibility to meet operator’s priorities and specific needs**
- **Enhances ability to access to low-cost capital for future development**
- **Creates a competitive advantage for pursuit of future acquisitions**
- **Establishes a long-term partnership, not a future competitor**
- **Leverages a knowledgeable management team with extensive industry experience**
For more information please visit our website at
corenergy.corridortrust.com

Or contact Investor Relations directly at:
877-699-CORR
info@corridortrust.com