



HARVEST Banks & Buildings Income Fund

Annual Financial Statements

December 31, 2014

The Fund's proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure, can be obtained at your request, and at no cost, by calling us at 1-866-998-8298; by writing to us at Harvest Portfolios Group, 710 Dorval Drive, Suite 209, Oakville, Ontario, L6K 3V7; by visiting our website at www.harvestportfolios.com; or on SEDAR at www.sedar.com.



HARVEST Banks & Buildings Income Fund

MANAGEMENT RESPONSIBILITY FOR FINANCIAL REPORTING

The accompanying financial statements have been prepared by Harvest Portfolios Group Inc. in its capacity as Manager of the Fund and approved by the Board of Directors of the Manager. The Fund's Manager is responsible for the information and representation contained in these financial statements.

The Manager maintains appropriate processes to ensure that relevant and reliable financial information is produced. The financial statements have been prepared in accordance with International Financial Reporting Standards and include certain amounts that are based on estimates and judgments made by the Manager. The significant accounting policies, which the Manager believes are appropriate, are described in Note 3 to the financial statements.

PricewaterhouseCoopers LLP is the external auditor of the Fund. They have audited the financial statements in accordance with Canadian generally accepted auditing standards to enable them to express to the unitholders their opinion on the financial statements. Their report is included as an integral part of the financial statements.

On behalf of Harvest Portfolios Group Inc.,

Signed "Michael Kovacs"

Michael Kovacs
President and Chief Executive Officer

Signed "Daniel Lazzer"

Daniel Lazzer
Chief Financial Officer

Oakville, Canada
March 19, 2015



March 19, 2015

Independent Auditor's Report

To the Unitholders of Harvest Banks & Buildings Income Fund (the Fund)

We have audited the accompanying financial statements of the Fund, which comprise the statements of financial position as at December 31, 2014, December 31, 2013 and January 1, 2013 and the statements of comprehensive income, changes in net assets attributable to holders of redeemable units, and cash flows for the years then ended, and the related notes, which comprise a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the financial statements based on our audits. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2014, December 31, 2013 and January 1, 2013 and the results of its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards.

(Signed) "PricewaterhouseCoopers LLP"

Chartered Professional Accountants, Licensed Public Accountants
Toronto, Ontario

HARVEST Banks & Buildings Income Fund

STATEMENTS OF FINANCIAL POSITION						
As at	December 31, 2014		December 31, 2013		January 1, 2013	
Assets						
Current assets						
Investments	\$	21,158,146	\$	25,217,798	\$	21,993,556
Cash		-		463,531		1,119,830
Dividends and interest receivable		50,557		86,117		82,398
Subscriptions receivable		-		30,958		17,435
		21,208,703		25,798,404		23,213,219
Liabilities						
Current liabilities						
Bank overdraft		20,300		-		-
Redemptions payable		63,710		85,389		73,061
Distributions payable		45,683		57,021		53,447
		129,693		142,410		126,508
Net assets attributable to holders of redeemable units	\$	21,079,010	\$	25,655,994	\$	23,086,711
Net assets attributable to holders of redeemable units						
Series R	\$	7,965,541	\$	9,579,114	\$	13,288,153
Series A		11,313,543		14,143,047		9,190,296
Series F		1,798,342		1,933,833		608,262
Series D		1,584		n/a		n/a
Number of redeemable units outstanding (Note 4)						
Series R		566,675		713,792		1,064,817
Series A		821,882		1,067,273		739,087
Series F		123,847		141,152		48,147
Series D		112		n/a		n/a
Net assets attributable to holders of redeemable units per unit						
Series R	\$	14.06	\$	13.42	\$	12.48
Series A		13.77		13.25		12.43
Series F		14.52		13.70		12.63
Series D		14.14		n/a		n/a

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

STATEMENTS OF COMPREHENSIVE INCOME		
For the year ended December 31,	2014	2013
Income		
Net gain (loss) on investments		
Dividends	\$ 684,824	\$ 702,410
Interest for distribution purposes	73,243	55,890
Net realized gain (loss) on sale of investments	1,981,664	1,387,385
Net change in unrealized appreciation (depreciation) of investments	468,288	1,909,827
Net gain (loss) on investments	3,208,019	4,055,512
Other income		
Net realized gain (loss) on foreign exchange	(9,928)	13,755
Net change in unrealized appreciation (depreciation) of foreign exchange	141	(192)
Other income	(9,787)	13,563
Total income (net)	3,198,232	4,069,075
Expenses (Note 5)		
Management fees	296,486	307,084
Service fees	225,368	222,207
Withholding taxes	35,147	43,788
Unitholder reporting costs	34,453	39,026
Audit fees	34,260	35,848
Transfer agency fees	40,082	39,126
Custodian fees and bank charges	43,193	46,580
Independent review committee fees	6,472	6,730
Filing fees	17,049	21,864
Legal fees	20,159	16,522
Transaction costs	18,717	23,635
Total expenses	771,386	802,410
Expenses absorbed by manager (Note 5)	(41,367)	(20,550)
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 2,468,213	\$ 3,287,215
Increase (decrease) in net assets attributable to holders of redeemable units - Series R	\$ 956,163	\$ 1,535,271
Increase (decrease) in net assets attributable to holders of redeemable units - Series A	1,298,131	1,551,074
Increase (decrease) in net assets attributable to holders of redeemable units - Series F	213,835	200,870
Increase (decrease) in net assets attributable to holders of redeemable units - Series D	84	n/a
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series R (Note 4)	\$ 1.50	\$ 1.79
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series A (Note 4)	1.34	1.63
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series F (Note 4)	1.62	1.83
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series D (Note 4)	0.76	n/a

The accompanying notes are an integral part of these financial statements



HARVEST Banks & Buildings Income Fund

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS ALL SERIES

For the year ended December 31,	2014	2013
Net assets attributable to holders of redeemable units beginning of year	\$ 25,655,994	\$ 23,086,711
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 2,468,213	\$ 3,287,215
Redeemable unit transactions		
Proceeds from issue of redeemable units	4,800,191	10,703,089
Reinvestments of distributions to holders of redeemable units	823,696	939,771
Redemption of redeemable units	(11,225,345)	(10,749,637)
Net increase (decrease) in redeemable unit transactions	\$ (5,601,458)	\$ 893,223
Distributions to holders of redeemable units		
Return of capital	(1,443,739)	(1,611,155)
Total distributions to holders of redeemable units	\$ (1,443,739)	\$ (1,611,155)
Net assets attributable to holders of redeemable units end of year	\$ 21,079,010	\$ 25,655,994

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES R

For the year ended December 31,	2014	2013
Net assets attributable to holders of redeemable units beginning of year	\$ 9,579,114	\$ 13,288,153
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 956,163	\$ 1,535,271
Redeemable unit transactions		
Proceeds from issue of redeemable units	1,542,551	1,135,540
Reinvestments of distributions to holders of redeemable units	365,651	473,545
Redemption of redeemable units	(3,948,749)	(6,146,705)
Net increase (decrease) in redeemable unit transactions	\$ (2,040,547)	\$ (4,537,620)
Distributions to holders of redeemable units		
Return of capital	(529,189)	(706,690)
Total distributions to holders of redeemable units	\$ (529,189)	\$ (706,690)
Net assets attributable to holders of redeemable units end of year	\$ 7,965,541	\$ 9,579,114

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES A

For the year ended December 31,	2014	2013
Net assets attributable to holders of redeemable units beginning of year	\$ 14,143,047	\$ 9,190,296
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 1,298,131	\$ 1,551,074
Redeemable unit transactions		
Proceeds from issue of redeemable units	2,804,642	8,141,720
Reinvestments of distributions to holders of redeemable units	395,672	407,535
Redemption of redeemable units	(6,522,886)	(4,338,209)
Net increase (decrease) in redeemable unit transactions	\$ (3,322,572)	\$ 4,211,046
Distributions to holders of redeemable units		
Return of capital	(805,063)	(809,369)
Total distributions to holders of redeemable units	\$ (805,063)	\$ (809,369)
Net assets attributable to holders of redeemable units end of year	\$ 11,313,543	\$ 14,143,047

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES F

For the year ended December 31,	2014	2013
Net assets attributable to holders of redeemable units beginning of year	\$ 1,933,833	\$ 608,262
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 213,835	\$ 200,870
Redeemable unit transactions		
Proceeds from issue of redeemable units	451,498	1,425,828
Reinvestments of distributions to holders of redeemable units	62,327	58,691
Redemption of redeemable units	(753,710)	(264,723)
Net increase (decrease) in redeemable unit transactions	\$ (239,885)	\$ 1,219,796
Distributions to holders of redeemable units		
Return of capital	(109,441)	(95,095)
Total distributions to holders of redeemable units	\$ (109,441)	\$ (95,095)
Net assets attributable to holders of redeemable units end of year	\$ 1,798,342	\$ 1,933,833

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES D

For the period from July 9, 2014 (commencement of operations) to
December 31, 2014

2014

Net assets attributable to holders of redeemable units beginning of year	\$	-
Increase (decrease) in net assets attributable to holders of redeemable units	\$	84
Redeemable unit transactions		
Proceeds from issue of redeemable units		1,500
Reinvestments of distributions to holders of redeemable units		46
Net increase (decrease) in redeemable unit transactions	\$	1,546
Distributions to holders of redeemable units		
Return of capital		(46)
Total distributions to holders of redeemable units	\$	(46)
Net assets attributable to holders of redeemable units end of year	\$	1,584

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

STATEMENTS OF CASH FLOWS			
For the year ended December 31,	2014		2013
Operating activities			
Increase (decrease) in net assets attributable to holders of redeemable units	\$	2,468,213	\$ 3,287,215
Add (deduct) items not affecting cash:			
Realized (gain) on sale of investments		(1,981,664)	(1,387,385)
Change in unrealized (appreciation) depreciation of investments		(468,288)	(1,909,827)
Change in unrealized (appreciation) depreciation of foreign exchange.		(141)	192
Proceeds from sale of investments		8,164,239	7,959,136
Purchases of investments		(1,654,494)	(7,886,358)
Net change in non-cash assets and liabilities		35,579	(3,719)
Net cash flow provided by (used in) operating activities	\$	6,563,444	\$ 59,254
Financing activities			
Proceeds from redeemable units issued		4,831,149	10,689,566
Redemption of redeemable units		(11,247,043)	(10,737,309)
Distributions paid to holders of redeemable units (net of reinvested distributions)		(631,381)	(667,810)
Net cash flow provided by (used in) financing activities	\$	(7,047,275)	\$ (715,553)
Net increase (decrease) in cash during the year		(483,831)	(656,299)
Cash, beginning of the year		463,531	1,119,830
(Bank overdraft) Cash, end of the year	\$	(20,300)	\$ 463,531
Supplemental disclosure of cash flow information			
Interest received during the year*	\$	73,243	\$ 63,167
Dividends received, net of withholding taxes*		685,238	647,625

*included in operating activities

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

SCHEDULE OF INVESTMENTS

As at December 31, 2014

Number of Shares	Security	Average Cost (\$)	Carrying Value (\$)	% of Net Assets
EQUITIES				
Real Estate Issuers				
42,500	Artis Real Estate Investment Trust	319,056	602,650	2.9
138,824	BTB Real Estate Investment Trust	357,260	656,637	3.1
50,000	Cominar Real Estate Investment Trust	765,227	930,500	4.4
70,000	Crombie Real Estate Investment Trust	665,253	904,400	4.3
45,000	First Capital Realty Inc.	857,900	839,700	4.0
30,000	Mainstreet Equity Corporation	684,860	1,136,700	5.4
35,000	Northern Property Real Estate Investment Trust	837,122	831,950	3.9
124,490	Timbercreek Mortgage Investment Corporation	1,256,218	1,035,757	4.9
115,000	Tricon Capital Group, Inc.	683,054	1,002,800	4.8
		6,425,950	7,941,094	37.7
Banking and Other Financial Issuers				
65,000	Bank of America Corporation	530,598	1,346,871	6.4
13,000	Bank of Montreal	734,897	1,068,340	5.1
35,000	Barclays PLC ADR	563,391	608,487	2.9
17,000	JPMorgan Chase & Co.	613,896	1,232,216	5.8
22,000	Manulife Financial Corporation	484,220	487,960	2.3
84,000	Regions Financial Corporation	847,473	1,027,414	4.9
10,000	Royal Bank of Canada	526,719	802,400	3.8
20,000	Sun Life Financial Inc.	507,083	838,400	4.0
9,600	SunTrust Banks, Inc.	329,555	465,895	2.2
15,000	The Bank of Nova Scotia	781,188	994,650	4.7
18,400	The Toronto-Dominion Bank	682,372	1,021,384	4.8
10,500	Wells Fargo & Company	288,702	666,700	3.2
		6,890,094	10,560,717	50.1
Utility Issuers				
20,000	Brookfield Renewable Energy Partners LP	601,568	718,000	3.4
		601,568	718,000	3.4
Pipeline Issuers				
30,000	Inter Pipeline Ltd.	726,900	1,078,200	5.1
		726,900	1,078,200	5.1
Other Public Issuers				
60,000	Amica Mature Lifestyles Inc.	540,000	421,800	2.0
		540,000	421,800	2.0
Total equities		15,184,512	20,719,811	98.3
FIXED INCOME				
Par Value				
393,408	Boralex Inc. 6.75% Jun 30/17	396,162	438,335	2.1
Total fixed income		396,162	438,335	2.1
Total investments		15,580,674	21,158,146	100.4
Other assets less liabilities			(79,136)	(0.4)
Net assets attributable to holders of redeemable units			21,079,010	100.0

The accompanying notes are an integral part of these financial statements.

HARVEST Banks & Buildings Income Fund

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2014

1. GENERAL INFORMATION

Harvest Banks & Buildings Income Fund (the "Fund") is an investment trust established under the laws of the Province of Ontario pursuant to a Declaration of Trust dated September 25, 2009, as amended and restated on October 2, 2009, being the inception date. There was no significant activity in the Fund from the date of inception, October 2, 2009 to commencement of operations on October 23, 2009. The address of the Fund's registered office is 710 Dorval Drive, Oakville, Ontario.

The Fund became an open-end mutual fund on October 18, 2011 (the "Conversion Date"). On the Conversion Date, the Units became redeemable at net asset value per unit on a daily basis, and the Fund became subject to National Instrument 81-102.

The Fund's investment objectives are to provide unitholders with monthly distributions and to maximize total return for unitholders. As part of the investment strategy the Fund will invest in an actively managed portfolio that will consist primarily of Banking Issuers, Other Financial Issuers and Real Estate Issuers.

The Fund offers Series R, Series A, Series F and Series D units, only through registered dealers. Series R is the series in which all existing unitholders at October 18, 2011 were rolled into on the Conversion Date, on a unit-for-unit basis. New purchases in Series R are available to existing unitholders only, in an initial sales charge option. Series A units, which were created on October 18, 2011 but commenced operations on October 22, 2011, are available to all investors in an initial sales charge option and have a higher service fee than Series R. Series F units, which were created on October 18, 2011 but commenced operations on October 27, 2011, have no initial sales charge option and no service fees and are usually only available to investors who have fee-based accounts with the dealers. Series D units, which were created on June 20, 2014 but commenced operations on July 9, 2014, have no initial sales charge option, a lower service fee than Series R and Series A and are available to all investors.

2. BASIS OF PRESENTATION AND ADOPTION OF IFRS

These financial statements have been prepared in compliance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB). The Fund adopted this basis of accounting in 2014 as required by Canadian securities legislation and the Canadian Accounting Standards Board. Previously, the Fund prepared its financial statements in accordance with Canadian generally accepted accounting principles as defined in the Part V of the CPA Canada Handbook ("Canadian GAAP"). The comparative information has been restated from Canadian GAAP to comply with IFRS. The Fund has consistently applied the accounting policies used in the preparation of its opening IFRS statement of financial position at January 1, 2013 and throughout all periods presented, as if these policies had always been in effect. The impact of the transition to IFRS on the Fund's reported financial position, financial performance and cash flows, including the nature and effect of significant changes in accounting policies from those used in the Fund's financial statements for the year ended December 31, 2013 prepared under Canadian GAAP is disclosed below. These financial statements were authorized for issue by Harvest Portfolios Group Inc. (the "Manager") on March 19, 2015.

The effect of the Fund's transition to IFRS is summarized as follows:

Statement of cash flows

Under Canadian GAAP, the Fund was exempt from providing a statement of cash flows. IAS 1 requires that a complete set of financial statements include a statement of cash flows for the current and comparative periods, without exception.

Classification of redeemable units

Under Canadian GAAP, the Fund accounted for its redeemable units as equity. Under IFRS, IAS 32 requires that units or shares of an entity which include a contractual obligation for the issuer to repurchase or redeem them for cash or another financial asset be classified as a financial liability unless certain criteria are met. The Fund has issued multiple classes of units which are equally subordinate, but which are subject to different fees (Note 5). As a result, not all units have identical features and are presented as financial liabilities as they do not meet the criteria for classification as equity.

HARVEST Banks & Buildings Income Fund

Revaluation of investments at fair value through profit and loss

Under Canadian GAAP, the Fund measured the fair values of its investments in accordance with Section 3855, Financial Instruments – Recognition and Measurement, which required the use of bid prices for long positions and ask prices for short positions; to the extent such prices are available. Under IFRS, the Fund measures the fair values of its investment using the guidance in IFRS 13, Fair Value Measurement, which requires that if an asset or liability has a bid price and an ask price, then its fair value is to be based on a price within the bid-ask spread that is most representative of fair value. It also allows the use of mid-market pricing or other pricing conventions that are used by market participants as a practical expedient for fair value measurements within a bid-ask spread.

Reconciliation of equity and comprehensive income as previously reported under Canadian GAAP to IFRS.

Equity	December 31, 2013	January 1, 2013
Equity as reported under Canadian GAAP	\$25,617,122	\$23,057,088
Revaluation of investments at FVTPL	\$38,872	\$29,623
Net assets attributable to holders of redeemable units	\$25,655,994	\$23,086,711

Comprehensive income	December 31, 2013
Comprehensive income as reported under Canadian GAAP	\$3,277,966
Revaluation of investments at FVTPL	\$9,249
Increase (decrease) in net assets attributable to holders of redeemable units	\$3,287,215

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial instruments

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments not measured at fair value through profit or loss (FVTPL). Transaction costs on financial assets and liabilities at FVTPL are expensed as incurred. Regular way purchases and sales of financial assets are recognized at their trade date. The Fund's investments and derivative assets and liabilities are measured at fair value through profit or loss (FVTPL), including investments which have been designated at FVTPL. Derivative assets and liabilities are classified as held-for-trading (HFT). The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. All other financial assets and liabilities are measured at amortized cost. Under this method, financial assets and liabilities reflect the amount required to be received or paid, discounted, when appropriate, at the contract's effective interest rate. Carrying values of other financial assets and liabilities at amortized cost and net assets attributable to holders of redeemable units approximate their fair values due to the short term to maturity. The Fund's accounting policies for measuring the fair value of its investments and derivatives are identical to those used in measuring its net asset value (NAV) for transactions with unitholders. As at December 31, 2014, December 31, 2013 and January 1, 2013, there were no differences between the Fund's net asset value per security and its net assets per security calculated in accordance with IFRS.

Fair value of investments

Investments that are traded in an active market are valued at their closing prices through recognized public stock exchanges or through recognized investment dealers on the valuation date. The Fund uses the last traded market price that falls within the bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on specific facts and circumstances. Investments held include equities, bonds and other debt instruments.

HARVEST Banks & Buildings Income Fund

Investments held that are not traded on an active market are valued using valuation techniques, on such basis and in such a manner established by the Manager. The value of any security for which, in the opinion of the Manager, the published market quotations are not readily available shall be the fair value as determined by the Manager. The fair values of certain securities may be determined using valuation models that are based, in part, on assumptions that are not supported by observable market inputs. These methods and procedures may include, but are not limited to, performing comparisons with prices of comparable or similar securities, obtaining valuation related information from issuers and/or other analytical data relating to the investment and using other available indication of value. These values are independently assessed internally to ensure that they are reasonable. However, because of the inherent uncertainty of valuation, the estimated fair values for the aforementioned securities and interests may be materially different from the values that would be used had a ready market for the security existed. The fair values of such securities are affected by the perceived credit risks of the issuer, predictability of cash flows and length of time to maturity.

Cash

Cash is comprised of cash on deposit.

Investment transactions and income recognition

The interest for distribution purposes shown on the Statements of Comprehensive Income represents the coupon interest received by the Fund accounted for on an accrual basis. The Fund does not amortize premiums paid or discounts received on the purchase of fixed income securities except for zero coupon bonds which are amortized on a straight line basis. Net realized gain (loss) on investments and net change in unrealized appreciation (depreciation) on investments are determined on an average cost basis. Average cost does not include amortization of premiums or discounts on fixed income securities with the exception of zero coupon bonds. Dividend income is accounted for on the ex-dividend date.

Distributions received from income trusts are recorded as income, capital gains or a return of capital, based on the best information available to the Manager. Due to the nature of these investments, actual allocations could vary from this information. Distributions from investment trusts treated as a return of capital reduce the average cost of the underlying investment trust. Distributions received from mutual funds are recognized in the same form in which they are received from the underlying funds.

Allocation of income and expense, and realized and unrealized capital gains and losses

Management fees and service fees directly attributable to a series are charged to that series. The Fund's shared operating expenses, income, and realized and unrealized capital gains and losses are generally allocated proportionately to each series based upon the relative net assets attributable to holders of redeemable units of each series.

Foreign currency translation

The Fund's subscriptions and redemptions are denominated in Canadian dollars which is also the Fund's functional and presentation currency. Purchases and sales of investments denominated in foreign currencies and foreign currency dividend and interest income are translated into Canadian dollars at the rate of exchange prevailing at the time of the transactions. Realized and unrealized foreign currency gains or (losses) on investments are included in the Statements of Comprehensive Income in "Net realized gain (loss) on sale of investments" and "Net change in unrealized appreciation (depreciation) of investments", respectively. Realized and unrealized foreign currency gains or losses on assets, liabilities, and income, other than investments denominated in foreign currencies, are included in the Statements of Comprehensive Income in "Net realized gain (loss) on foreign exchange" and "Net change in unrealized appreciation (depreciation) of foreign exchange", respectively. Foreign currency assets and liabilities in the Statements of Financial Position are translated into Canadian dollars on the statement date.

Redeemable units valuation

The NAV per unit of each series is determined at the close of business each day the Toronto Stock Exchange is open for business. The NAV of each series of the Fund is computed by calculating the value of that series' proportionate share of the Fund's common assets less common liabilities and less those series-specific liabilities. Expenses directly attributable to a series are charged to that series. Other income and expenses are allocated to each series proportionately based on the relative NAV of each series.

Increase (decrease) in net assets attributable to holders of redeemable units per unit

"Increase (decrease) in net assets attributable to holders of redeemable units per unit" in the Statements of Comprehensive Income represents the increase (decrease) in net assets attributable to holders of redeemable units, attributed to each series, divided by the weighted average units outstanding for that series, for the financial period.

HARVEST Banks & Buildings Income Fund

Income and other taxes

The Fund qualifies as a mutual fund trust under the Income Tax Act (Canada). For tax purposes, the Fund has a December 31 year end. All of the Fund's net income for tax purposes and sufficient net capital gains realized in any period are required to be distributed to unitholders such that no income tax is payable by the Fund. As a result, the Fund does not record income taxes. Since the Fund does not record income taxes, the tax benefit of capital and non-capital losses has not been reflected in the statement of financial position as a deferred income tax asset. Capital losses may be carried forward indefinitely to reduce future realized capital gains. Non-capital losses may be carried forward 20 years and applied against future taxable income. The Fund had \$315,717 of non-capital losses available to be carried forward for income tax purposes.

The Fund may incur withholding taxes imposed by certain countries on investment income and capital gains. Such income and gains are recorded on a gross basis and the related withholding taxes are shown as a separate expense.

As the Manager is a resident of Ontario, the expenses paid by the Fund generally include HST of 13%. HST is calculated using the residency of unitholders in the Fund as at specific times, rather than the physical location of the Manager. A blended rate refund is filed with the Canada Revenue Agency on behalf of the Fund, in arrears, using each province's HST rate or GST rate in the case of non-participating provinces.

Critical accounting estimates and judgments

The preparation of financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates that the Fund has made in preparing the financial statements:

- a) Fair value measurement of derivatives and securities not quoted in an active market

The Fund may hold financial instruments that are not quoted in active markets, including derivatives. Fair values of such instruments are determined using valuation techniques and may be determined using reputable pricing sources (such as pricing agencies) or indicative prices from market makers. Broker quotes as obtained from the pricing sources may be indicative and not executable or binding. Refer to Note 6 for further information about the fair value measurement of the Fund's financial instruments.

- b) Classification and measurement of investment and application of the fair value option

In classifying and measuring financial instruments held by the Fund, the Manager is required to make significant judgments about whether or not the business of the Fund is to invest on a total return basis for the purpose of applying the fair value option for financial assets under IAS 39, Financial Instruments – Recognition and Measurement (IAS 39). The most significant judgments made include the determination that certain investments are held-for trading and that the fair value option can be applied to those which are not.

Accounting standards issued but not yet adopted

IFRS 9, Financial Instruments

The final version of IFRS 9, Financial Instruments, was issued by the IASB in July 2014 and will replace IAS 39 Financial Instruments – Recognition and Measurement. IFRS 9 introduces a model for classification and measurement, a single, forward-looking 'expected loss' impairment model and a substantially reformed approach to hedge accounting. The new single, principle based approach for determining the classification of financial assets is driven by cash flow characteristics and the business model in which an asset is held. The new model also results in a single impairment model being applied to all financial instruments, which will require more timely recognition of expected credit losses. It also includes changes in respect of own credit risk in measuring liabilities elected to be measured at fair value, so that gains caused by the deterioration of an entity's own credit risk on such liabilities are no longer recognized in profit or loss. IFRS 9 is effective for annual periods beginning on or after January 1, 2018, however, is available for early adoption. In addition, the own credit changes can be early applied in isolation without otherwise changing the accounting for financial instruments. The Fund is in the process of assessing the impact of IFRS 9 and has not yet determined when it will adopt the new standard.

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4. REDEEMABLE UNITS

The Fund is authorized to issue an unlimited number of transferable units and series.

Units of the Fund are offered for sale on a continuous basis and may be purchased or redeemed on any Valuation Date at the NAV per unit of a particular series. The NAV per unit of a series for the purposes of subscriptions or redemptions is computed by dividing the NAV of the Fund attributable to the series (that is, the total fair value of the assets attributable to the series less the liabilities attributable to the series) by the total number of units of the series of the Fund outstanding at such time.

On June 20, 2014, the Fund launched Series D units which are available to all investors at fees described in Note 5.

The following units were issued and redeemed during the period indicated:

	Units outstanding			
	Series R	Series A	Series F	Series D
Total outstanding as at January 1, 2013	1,064,817	739,087	48,147	-
Redeemable units issued	9,395	442,286	88,599	-
Redeemable units issued on reinvestment	36,603	31,750	4,456	-
Redeemable units redeemed	(380,480)	(153,434)	(8,994)	-
Redeemable units transferred between Series	(16,543)	7,584	8,944	-
Total outstanding as at December 31, 2013	713,792	1,067,273	141,152	-
Redeemable units issued	9,088	119,065	17,771	109
Redeemable units issued on reinvestment	26,358	29,037	4,382	3
Redeemable units redeemed	(175,202)	(400,948)	(39,458)	-
Redeemable units transferred between Series	(7,361)	7,455	-	-
Total outstanding as at December 31, 2014	566,675	821,882	123,847	112

The weighted average number of units outstanding during the year ended December 31, 2014 was 636,719 units for Series R (2013 – 857,769 units), 967,705 units for Series A (2013 – 948,934 units), 131,813 units for Series F (2013 – 110,065 units) and 109 units for Series D.

Distributions

Monthly distributions to unitholders are declared and paid to unitholders of record on the Valuation Date prior to the month-end, and automatically reinvested at NAV into additional units of the Fund at the month-end, unless unitholders specifically requested a cash distribution be paid. The total distributions were \$0.84 per unit (\$0.07 per unit per month) for the year ended December 31, 2014 (2013 - \$0.84 per unit).

5. RELATED PARTY TRANSACTIONS AND OTHER EXPENSES

Management fees and servicing fees

Harvest Portfolios Group Inc. is the Manager of the Fund and is responsible for managing or arranging for managing the Fund's overall business and operations and provides key management personnel to the Fund. The Manager has retained Avenue Investment Management Inc. ("Avenue" or the "Investment Manager") to provide investment management services to the Fund and pays Avenue a fee for its portfolio advisory service, from the management fee received from the Fund, calculated on the basis on the Fund's net asset value.

Each series of units pays the Manager an annual management fee, plus applicable taxes, based on a percentage of the average daily NAV of the Fund attributable to that applicable series (the "Management Fee").

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Dealers may be paid a servicing fee in connection with Series A, Series D and Series R units for ongoing services they provide to investors, including investment advice, account statements and newsletters. Generally, the servicing fees, plus applicable taxes, are payable monthly in arrears based on the total client assets invested in each series of units of the Fund held by all of a Dealer's clients throughout the month. The Manager can change or cancel servicing fees at any time.

The fees differ among the series of units of the Fund as set out in the chart below:

Fund Series	Annual Management Fee	Dealer Service Fee	Total Fees
R	1.10%	0.40%	1.50%
A	1.10%	1.25%	2.35%
F	1.10%	0.00%	1.10%
D	1.10%	0.25%	1.35%

Operating expenses

The Fund is responsible for all expenses relating to the operation and the carrying on of its business, including legal fees and audit fees, interest, taxes and administrative costs relating to the redemption of securities as well as the cost of financial and other reports, costs and expenses for the Fund's Independent Review Committee ("IRC"), including fees and expenses of the IRC members and compliance with applicable laws, regulations and policies. The Manager pays for such expenses on behalf of the Fund, except for certain expenses such as interest, and is then reimbursed by the Fund.

The Manager may, in some cases, absorb a portion of the Fund's operating expenses. The amount of absorption for the year ended December 31, 2014 was \$41,367 (2013 - \$20,550). The Manager may cease doing so at any time without notice to unitholders.

Other expenses

The Manager will be reimbursed by the Fund for all reasonable costs, expenses and liabilities incurred by the Manager for performance of services on behalf of the Fund in connection with the discharge by the Manager of its duties hereunder. Such costs and expenses may include, without limitation: mailing and printing expenses for reports to unitholders and other unitholder communications; a reasonable allocation of salaries, benefits and consulting fees; independent directors offering and other obligations. These expenses are allocated by the Manager on a reasonable basis, across all of the Harvest Portfolios Group Inc. funds, and series of each applicable fund. These expenses were \$22,776 for the year ended December 31, 2014 (2013 - \$27,534) and are included in the unitholder reporting costs on the Statements of Comprehensive Income.

6. FINANCIAL RISK MANAGEMENT

Investment activities of the Fund expose it to a variety of financial risks: credit risk, liquidity risk and market risk (including interest rate risk, other price risk and currency risk). The Manager seeks to minimize these risks by employing experienced portfolio managers that will manage the security portfolios of the Fund on a daily basis according to market events and the investment objectives of the Fund. To assist in managing risk, the Manager also maintains a governance structure that oversees the Fund's investment activities and monitors compliance with the Fund's stated investment strategy and securities regulations.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The value of securities in the Fund's portfolio may be affected by the stock market conditions rather than each company's performance. Developments in the market are affected by general economic and financial conditions. Political, social and environmental factors can also affect the value of any investment.

As at December 31, 2014, 98.3% (December 31, 2013 - 96.7%; January 1, 2013 - 92.0%) of the Fund's net assets attributable to holders of redeemable units were traded on public stock exchanges. If equity prices on these exchanges had increased or decreased by 5%, as at year end, with all other factors remaining constant, net assets attributable to holders of redeemable units would have increased or decreased by approximately \$1,035,991 (December 31, 2013 - \$1,239,892; January 1, 2013 - \$1,061,926).

In practice, the actual trading results may differ and the difference could be material.

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Currency risk

Currency risk is the risk that the value of investments denominated in currencies other than the functional currency of the Fund will fluctuate as a result of changes in foreign exchange rates. When a Fund buys an investment priced in a foreign currency and the exchange rate between the Canadian dollar and the foreign currency changes unfavorably, it could reduce the value of the Fund's investment.

The table below summarizes the Fund's exposure to currency risk. Amounts shown are based on the carrying value of monetary and non-monetary net assets (including derivatives and the underlying principal (notional) amount of forward currency contracts, if any).

Currency	As at December 31, 2014		As at December 31, 2013		As at January 1, 2013	
	Currency exposure*	As a % of net assets	Currency exposure*	As a % of net assets	Currency exposure*	As a % of net assets
U.S. Dollars	\$5,356,560	25.4%	\$6,425,962	25.1%	\$5,167,973	22.4%

*Amounts are in Canadian dollars

The non-monetary currency exposure is \$5,347,582 (December 31, 2013 - \$6,425,867; January 1, 2013 - \$5,167,059) and the monetary currency exposure is \$8,978 (December 31, 2013 - \$95; January 1, 2013 - \$914).

As at December 31, 2014, if the Canadian dollar had strengthened or weakened by 5% in relation to all foreign currencies, with all other variables held constant, the Fund's net assets attributable to holders of redeemable units would have increased or decreased, respectively, by approximately \$267,828 (December 31, 2013 - \$321,298; January 1, 2013 - \$258,399) or 1.3% (December 31, 2013 - 1.3%; January 1, 2013 - 1.1%). In practice, the actual results may differ from this sensitivity analysis and the difference could be material.

Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair value of financial instruments. A Fund that invests in fixed income securities, such as bonds and money market instruments, is sensitive to changes in interest rates. In general, when interest rates are falling, the value of these investments rises.

Moreover, fixed income securities with longer terms to maturity are usually more sensitive to changes in interest rates. If interest rates were to change by 1.0%, interest earned by the Fund would change by \$4,383 (December 31, 2013 - \$4,200; January 1, 2013 - \$7,550).

As at December 31, 2014, December 31, 2013 and January 1, 2013 the Fund had no interest bearing liabilities.

The table below summarizes the Fund's exposure to interest rate risks by either the remaining term to maturity or contractual re-pricing as at December 31, 2014, December 31, 2013 and January 1, 2013.

Debt Instruments: December 31, 2014	Fair value (\$)	% of net assets
1 to 5 years	438,335	2.1
Total	438,335	2.1

Debt Instruments: December 31, 2013	Fair Value (\$)	% of net assets
3 to 5 years	419,963	1.6
Total	419,963	1.6

Debt Instruments: January 1, 2013	Fair Value (\$)	% of net assets
Less than 1 year	338,016	1.5
3 to 5 years	417,012	1.8
Total	755,028	3.3

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Liquidity risk

Liquidity risk is defined as the risk that a fund may not be able to settle or meet its obligations on time or at a reasonable price. The Fund is exposed to redemptions as units are redeemable on demand and Unitholders may redeem their units on each valuation date. Therefore in order to maintain sufficient liquidity, the Fund primarily invests in securities that are actively traded in public markets and can be readily disposed of to raise liquidity. Redeemable units are redeemable on demand at the holder's option, however, the Manager does not expect that the contractual maturity will be representative of the actual cash flows as the holder of the instruments typically retain these for a longer period.

As at December 31, 2014, December 31, 2013 and January 1, 2013, all of the Fund's financial liabilities had maturities of less than three months.

Credit risk

Credit risk is the risk that counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Fund.

All transactions executed by the Fund in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

The Fund has holdings of fixed income debt instruments. The fair value of debt securities includes consideration of the credit worthiness of the debt issuer. This risk is largely mitigated by the standards used to select corporate investments. Ongoing credit assessments are performed on all the Fund's holdings and the exposure level is managed through careful diversification across industry sectors and individual issuers, which helps to minimize this risk. The maximum credit risk of these investments is their fair value at December 31, 2014, December 31, 2013 and January 1, 2013.

At December 31, 2014, December 31, 2013 and January 1, 2013, the Fund was invested in debt securities which were not rated.

Fair value of financial instruments

The Fund classifies fair value measurements within a hierarchy which gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy are:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

Level 3: Inputs for the asset or liability that are not based on observable market data.

Transfers between levels of the fair value hierarchy are deemed to have occurred at the beginning of the reporting period.

The table below summarizes the fair value of the Fund's financial instruments using the following fair value hierarchy:

HARVEST Banks & Buildings Income Fund

Securities classification:

Investments at fair value as at December 31, 2014				
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Totals (\$)
Equities				
Common stock	15,467,186	-	-	15,467,186
Limited partnership units	718,000	-	-	718,000
ADR	608,487	-	-	608,487
REIT	3,926,138	-	-	3,926,138
Total equities	20,719,811	-	-	20,719,811
Fixed income				
Corporate bonds	438,335	-	-	438,335
Total fixed income	438,335	-	-	438,335
Total investments at fair value	21,158,146	-	-	21,158,146

Investments at fair value as at December 31, 2013				
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Totals (\$)
Equities				
Common stock	18,900,980	-	-	18,900,980
Limited partnership	557,200	-	-	557,200
REIT	5,339,655	-	-	5,339,655
Total equities	24,797,835	-	-	24,797,835
Fixed income				
Corporate bonds	419,963	-	-	419,963
Total fixed income	419,963	-	-	419,963
Total investments at fair value	25,217,798	-	-	25,217,798

Investments at fair value as at January 1, 2013				
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Totals (\$)
Equities				
Common stock	13,339,985	-	-	13,339,985
Funds	726,338	-	-	726,338
Limited partnership	705,000	-	-	705,000
REIT	6,467,205	-	-	6,467,205
Total equities	21,238,528	-	-	21,238,528
Fixed income				
Corporate bonds	755,028	-	-	755,028
Total fixed income	755,028	-	-	755,028
Total investments at fair value	21,993,556	-	-	21,993,556

There were no Level 3 securities held by the Fund as at December 31, 2014, December 31, 2013 and January 1, 2013. There were no transfers between Level 1 and Level 2 for the year ended December 31, 2014 or for the year ended December 31, 2013.

The value of equities and fixed income securities is based on quoted prices.

HARVEST Banks & Buildings Income Fund

Concentration Risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical location, product type, industry sector or counterparty type. The following is a summary of the Fund's concentration risk by geography and segment.

Geography:

As at	December 31, 2014		December 31, 2013		January 1, 2013	
Country of Issue	\$*	% of net assets	\$*	% of net assets	\$*	% of net assets
Canada	15,810,564	75.0	18,791,931	73.2	16,826,497	72.9
United States of America	5,347,582	25.4	6,425,867	25.0	5,167,059	22.4
Totals	21,158,146	100.4	25,217,798	98.2	21,993,556	95.3

*Stated in Canadian dollars

Market Segment (percentage of net assets attributable to holders of redeemable units):

	December 31, 2014	December 31, 2013	January 1, 2013
	% of net assets	% of net assets	% of net assets
Real Estate Issuers	37.7	40.8	39.7
Banking and Other Financial Issuers	50.1	48.7	46.8
Utility Issuers	3.4	2.2	-
Pipeline Issuers	5.1	3.0	3.1
Other Public Issuers	2.0	1.9	2.4
Fixed Income	2.1	1.6	3.3
Total	100.4	98.2	95.3

7. SOFT DOLLAR COMMISSIONS

Brokerage commissions paid to certain brokers may, in addition to paying for the cost of brokerage services in respect of security transactions, also provide for the cost of investment research services provided to the investment manager. The value of such research services included in commissions paid to brokers for the years ended December 31, 2014 and 2013 amounted to \$NIL.

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CAUTION REGARDING FORWARD-LOOKING STATEMENTS

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