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HARVEST Banks & Buildings Income Fund
Annual Management Report of Fund Performance

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

CORPORATE OVERVIEW

Harvest Portfolios Group Inc. (“Harvest”) is a Canadian Investment Manager focused on unique income generating investment products. Harvest was founded in 2009 and is focused on developing investment products that follow three investment criteria:

1. Clear investment objectives
2. Transparency
3. Income generation

Harvest endeavours to develop investment products that are clear in their mandate and easy for our investors to understand. We strive to be transparent, so that our investors can open their reports and know exactly what they own. Our funds are also invested to provide investors with consistent monthly or quarterly income; therefore, we seek to invest our fund portfolios in well managed companies that have a history of steady cash flow and pay dividends.

INVESTMENT PRODUCT

The Harvest Banks & Buildings Income Fund (the “Fund”) invests primarily in the Canadian banking, other financial and real estate sectors. The banking, other financial and real estate sectors represent significant components of the Canadian economy. As the Canadian economy generally expands, Harvest believes that a diversified portfolio invested across these sectors will provide investors with an attractive yield and strong capital appreciation potential.

HARVEST Banks & Buildings Income Fund

PRESIDENT'S MESSAGE

Harvest Banks and Buildings Income Fund

Unitholder letter March 2015

Dear Valued Unitholder,

In 1985 I started my career in the investment business as an advisor; two years later in 1987 the markets suffered their worst one day loss since 1929. That was a difficult time for all investors but there were many lessons to be learned over the next several years. I learned that investments in products that are transparent and businesses that I understood could result in long term gains despite market volatility.

As a unitholder of Harvest it is important to understand our philosophy. The three guiding principles we use when developing our products are:

Keep it Simple: A complex product does not mean it is a better product. We want investors to understand exactly what they are investing in and are comfortable that it meets their objectives.

Transparent: A portfolio should reflect what an investor thought they were buying. Investors can check their statements and our website to verify and most importantly to “know what you own”.

Consistent Income: All of our funds provide consistent monthly or quarterly income. We want to provide income from diverse sources.

We are in a period of low interest rates and whether one feels they are being held there artificially or due to deflationary pressures, it is our opinion that this will continue for the foreseeable future. Investors who are in or approaching retirement, or simply want a structure that pays income, should have comfort that Harvest is focused on that feature and will endeavour to ensure all of our products meet their income and investment objectives.

During my 30 years in the business, I have never seen the volatility and technological influences that move markets like we see today and it is likely here to stay. Regardless, these factors don't change the basics of fundamental investing and Harvest's focus on products that meet your needs. Our goal is to establish products invested in good quality companies that can provide solid returns over the long term.

As we look forward, we want to assure our investors that Harvest will remain committed to its philosophy and appreciate the confidence you have placed in us by investing with us.

Sincerely,

Signed “Michael Kovacs”

Michael Kovacs
President and Chief Executive Officer

HARVEST Banks & Buildings Income Fund

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

The management report of fund performance contains financial highlights but does not contain the complete annual financial statements of the Fund. For your reference, the annual financial statements of the Fund are attached to the management report of fund performance. You may obtain additional copies of these documents at your request, and at no cost, by calling toll free at 1(866) 998-8298; by writing to us at Harvest Portfolios Group Inc., 710 Dorval Drive, Suite 209, Oakville, Ontario, L6K 3V7; or by visiting our website at www.harvestportfolios.com; or on SEDAR at www.sedar.com.

Unitholders may also contact us using one of these methods to request a copy of the Fund's proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.

INVESTMENT OBJECTIVES AND STRATEGY

The Fund's investment objectives are:

- i. to provide unitholders with monthly distributions; and
- ii. to maximize total return for unitholders.

To achieve the investment objectives, the portfolio sub-advisor of the Fund, Avenue Investment Management Inc. ("Avenue" or "Investment Manager"), invests in an actively managed portfolio that consists primarily of Banking Issuers, Other Financial Issuers and Real Estate Issuers. Avenue believes that in this environment, dividend paying companies in the financial and real estate sectors will continue to maintain their dividends or distributions. The issuers in the Canadian banking, other financial and real estate industries have capital ratios and leverage ratios that are conservative in nature and therefore justify consistent dividend payout policies.

Avenue uses a combination of top-down, macro analysis to evaluate and identify the most attractive companies and types of securities in the sectors mentioned above. Avenue also employs a value-based, bottom-up fundamental analysis to identify issuers based on the quality of their assets and the strength of their balance sheets and cash flows. Generally, each company or investment held in the portfolio will have consistent dividend payout history and offers a yield component that will help aid the objectives of the Fund. Avenue seeks to acquire securities that it believes have strong free cash flow metrics and will not defer future dividend or interest payments and will focus on issuers that it believes offer high levels of income and potential for capital appreciation, and that it believes provide the most attractive total return, relative to risk.

RISK

The risks associated with investing in the Fund are as described in the prospectus. There were no material changes to the Fund over the period that affected the overall level of risk of the Fund.

RESULTS OF OPERATIONS

The Funds return for the year ending December 31, 2014 was 11.26% for Series R, 10.46% for Series A and 12.41% for Series F. Series D performance information is not available for periods less than one year. There was some divergence in the North American economies towards the end of the year as the US economy continued to show signs of strength while the Canadian economy started to see the impact of the lower oil prices that declined significantly in the second half of the year. The Canadian banks continued their strong performance with the underlying positions having had positive impact on the Fund's performance for the year. However, volatility in the broader markets and the impact of the declining oil prices resulted in a drag in the performance of the Canadian banks late in the 3rd quarter and through the end of the 4th quarter. The Fund continued to be near the 25% maximum allocation to positions outside of Canada, which was allocated primarily towards US Banks. The US currency was unhedged during the period and this was a positive tailwind to the underlying performance of the Fund as the Canadian dollar moved significantly lower, in large part due to the declining oil prices. With regards to the Real Estate exposure, the Fund continued to hold core holdings in apartment buildings that are in regions of North America with low vacancy rates and upward pressure in rents with a bias towards underlying REITs that have strong outlooks for organic growth.

HARVEST Banks & Buildings Income Fund

RECENT DEVELOPMENTS

During the year, the Fund launched Series D units which are available to all investors at fees described in the “Management and Other Fees” section below.

Effective January 1, 2014, the Fund prepared its financial statements in compliance with International Financial Reporting Standards (IFRS). The Fund adopted this basis of accounting 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 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 in the financial statements, as if these policies had always been in effect.

RELATED PARTY TRANSACTIONS

There were no related party transactions during the reporting period, except for management fees and other expense reimbursements paid to Harvest, as noted below in “Management and Other Fees”.

MANAGEMENT AND OTHER 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 pays Avenue a fee for its portfolio advisory service, from the management fee received from the Fund, calculated on the basis of the Fund’s average daily 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 net asset value (“NAV”) of the Fund attributable to that applicable series (the “Management Fee”).

Dealers may be paid a servicing fee in connection with Series A, Series R and Series D 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 operating expenses relating to the carrying on of its business, including custodial services, interest, taxes, legal, audit fees, transfer agency services relating to the issue and redemption of units, and 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.

HARVEST Banks & Buildings Income Fund

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 of the Manager and other administrative expenses and costs incurred in connection with the Fund's continuous public 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 in the annual financial statements.

RECOMMENDATION OR REPORTS BY THE INDEPENDENT REVIEW COMMITTEE

The Independent Review Committee tabled no special reports and made no extraordinary material recommendations to management of the Fund during the year ended December 31, 2014.

FINANCIAL HIGHLIGHTS

The following tables present selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for past periods. This information is derived from the Fund's annual financial statements at December 31, 2014 and past audited annual financial statements.

THE FUND'S NET ASSETS PER UNIT	Series R				
	2014	2013	2012	2011	2010
Net assets - beginning of year ²	\$ 13.42	\$ 12.48	\$ 11.60	\$ 13.64	\$ 12.02
Increase (decrease) from operations					
Total revenue	0.42	0.37	0.41	0.61	0.69
Total expenses	(0.35)	(0.32)	(0.34)	(0.41)	(0.48)
Realized gains (losses) for the year	1.13	0.68	0.81	0.12	1.16
Unrealized gains (losses) for the year	0.30	1.06	0.91	(0.92)	1.18
Total increase (decrease) from operations¹	\$ 1.50	\$ 1.79	\$ 1.79	\$ (0.60)	\$ 2.55
Distributions³					
From net investment income	-	-	-	(0.03)	-
From capital gains	-	-	-	-	(0.96)
Return of capital	(0.84)	(0.84)	(0.84)	(0.81)	-
Total annual distributions³	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.96)
Net assets - end of year ^{4,7}	\$ 14.06	\$ 13.42	\$ 12.46	\$ 11.60	\$ 13.64

THE FUND'S NET ASSETS PER UNIT	Series A			
	2014	2013	2012	2011
Net assets - beginning of year ²	\$ 13.25	\$ 12.43	\$ 11.60	\$ 11.27
Increase (decrease) from operations				
Total revenue	0.41	0.37	0.41	0.11
Total expenses	(0.44)	(0.43)	(0.36)	(0.07)
Realized gains (losses) for the year	1.11	0.73	0.72	(0.21)
Unrealized gains (losses) for the year	0.26	0.96	0.39	0.68
Total increase from operations¹	\$ 1.34	\$ 1.63	\$ 1.16	\$ 0.51
Distributions³				
From capital gains	-	-	-	(0.21)
Return of capital	(0.84)	(0.84)	(0.84)	-
Total annual distributions³	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.21)
Net assets - end of year ^{4,7}	\$ 13.77	\$ 13.25	\$ 12.42	\$ 11.60

HARVEST Banks & Buildings Income Fund

THE FUND'S NET ASSETS PER UNIT	Series F			
	2014	2013	2012	2011
Net assets - beginning of year ²	\$ 13.70	\$ 12.63	\$ 11.63	\$ 11.27
Increase (decrease) from operations				
Total revenue	0.43	0.39	0.41	0.05
Total expenses	(0.21)	(0.23)	(0.21)	(0.04)
Realized gains (losses) for the year	1.13	0.81	0.76	(0.56)
Unrealized gains (losses) for the year	0.27	0.86	0.59	0.63
Total increase from operations¹	\$ 1.62	\$ 1.83	\$ 1.55	\$ 0.08
Distributions³				
From capital gains	-	-	-	(0.21)
Return of capital	(0.84)	(0.84)	(0.84)	-
Total annual distributions³	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.21)
Net assets - end of year^{1,7}	\$ 14.52	\$ 13.70	\$ 12.62	\$ 11.63

THE FUND'S NET ASSETS PER UNIT	Series D
	2014
Net assets - beginning of year ²	\$ 13.81
Increase (decrease) from operations	
Total revenue	0.19
Total expenses	(0.11)
Realized gains (losses) for the year	0.21
Unrealized gains (losses) for the year	0.47
Total increase from operations¹	\$ 0.76
Distributions³	
From capital gains	-
Return of capital	(0.42)
Total annual distributions³	\$ (0.42)
Net assets - end of year^{1,7}	\$ 14.14

Series R

RATIOS AND SUPPLEMENTAL DATA	Series R				
	2014	2013	2012	2011	2010
Total net asset value	\$ 7,965,541	\$ 9,579,114	\$ 13,288,153	\$ 16,155,009	\$ 28,950,939
Number of units outstanding	566,675	713,792	1,064,817	1,390,604	2,114,483
Number of warrants outstanding	-	-	-	-	2,115,483
Management expense ratio ⁴	2.50%	2.51%	2.78%	4.14%	3.76%
Management expense ratio before waivers or absorptions ⁴	2.51%	2.51%	2.78%	4.14%	3.76%
Trading expense ratio ⁵	0.08%	0.10%	0.20%	0.47%	0.29%
Portfolio turnover rate ⁶	8.09%	33.91%	48.83%	79.38%	56.98%
Net asset value per unit	\$ 14.06	\$ 13.42	\$ 12.48	\$ 11.62	\$ 13.69
Closing market price (HBB.UN)	\$ n/a	\$ n/a	\$ n/a	\$ n/a	\$ 12.65
Closing warrant price (HBB.WT)	\$ n/a	\$ n/a	\$ n/a	\$ n/a	\$ 0.52

HARVEST Banks & Buildings Income Fund

Series A

RATIOS AND SUPPLEMENTAL DATA	2014	2013	2012	2011
Total net asset value	\$ 11,313,543	\$ 14,143,047	\$ 9,190,296	\$ 1,404,702
Number of units outstanding	821,882	1,067,273	739,087	120,977
Management expense ratio ⁴	3.25%	3.38%	2.98%	3.15%
Management expense ratio before waivers or absorptions ⁴	3.42%	3.50%	3.81%	3.15%
Trading expense ratio ⁵	0.08%	0.10%	0.20%	0.47%
Portfolio turnover rate ⁶	8.09%	33.91%	48.83%	79.38%
Net asset value per unit	\$ 13.77	\$ 13.25	\$ 12.43	\$ 11.61

Series F

RATIOS AND SUPPLEMENTAL DATA	2014	2013	2012	2011
Total net asset value	\$ 1,798,342	\$ 1,933,833	\$ 608,262	\$ 154,631
Number of units outstanding	123,847	141,152	48,147	13,283
Management expense ratio ⁴	1.49%	1.74%	1.74%	1.73%
Management expense ratio before waivers or absorptions ⁴	1.90%	2.11%	2.42%	1.73%
Trading expense ratio ⁵	0.08%	0.10%	0.20%	0.47%
Portfolio turnover rate ⁶	8.09%	33.91%	48.83%	79.38%
Net asset value per unit	\$ 14.52	\$ 13.70	\$ 12.63	\$ 11.64

Series D

RATIOS AND SUPPLEMENTAL DATA	2014
Total net asset value	\$ 1,584
Number of units outstanding	112
Management expense ratio ⁴	1.66%
Management expense ratio before waivers or absorptions ⁴	2.50%
Trading expense ratio ⁵	0.16%
Portfolio turnover rate ⁶	8.09%
Net asset value per unit	\$ 14.14

Explanatory Notes:

1. Net assets and distributions are based on the actual number of units outstanding at the relevant time. The increase (decrease) from operations is based on the weighted average number of units outstanding over the reporting period. It is not intended that the Fund's net assets per unit table act as a continuity of opening and closing net assets per unit.
2. Net assets, at the commencement of operations was \$11.17, net of agents' commissions and issuance costs of \$0.83 per unit. On Conversion Day, all Fund units were exchanged one-for-one into Series R, at an NAV of \$11.27. Series A, Series F and Series D commenced operations on October 22, 2011, October 27, 2011 and July 9, 2014 respectively.
3. Distributions were paid in cash until Conversion Day, after which, an automatic reinvestment or cash option was made available.

HARVEST Banks & Buildings Income Fund

4. Management expense ratio (“MER”) is based on total expenses (excluding commissions and other portfolio transaction costs) of the stated period and is expressed as an annualized percentage of daily average net asset value during the period. The 2011 MER for Series R includes a one-time conversion cost, not annualized, of \$190,113 and interest expense of \$120,832, without which the MER was 3.05%.
5. The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net asset value during the period.
6. The Fund’s portfolio turnover rate indicates how actively the Fund’s portfolio advisor manages its portfolio investments. A portfolio turnover of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the period. The higher a Fund’s portfolio turnover rate, the greater the trading costs payable by the Fund and the greater the chance of an investor receiving taxable capital gains. There is not necessarily a relationship between a high turnover rate and the performance of a Fund.
7. Amounts reported for the 2014 and 2013 periods are reported in accordance with International Financial Reporting Standards. All other prior periods are reported under Canadian generally accepted accounting principles.

Past Performance

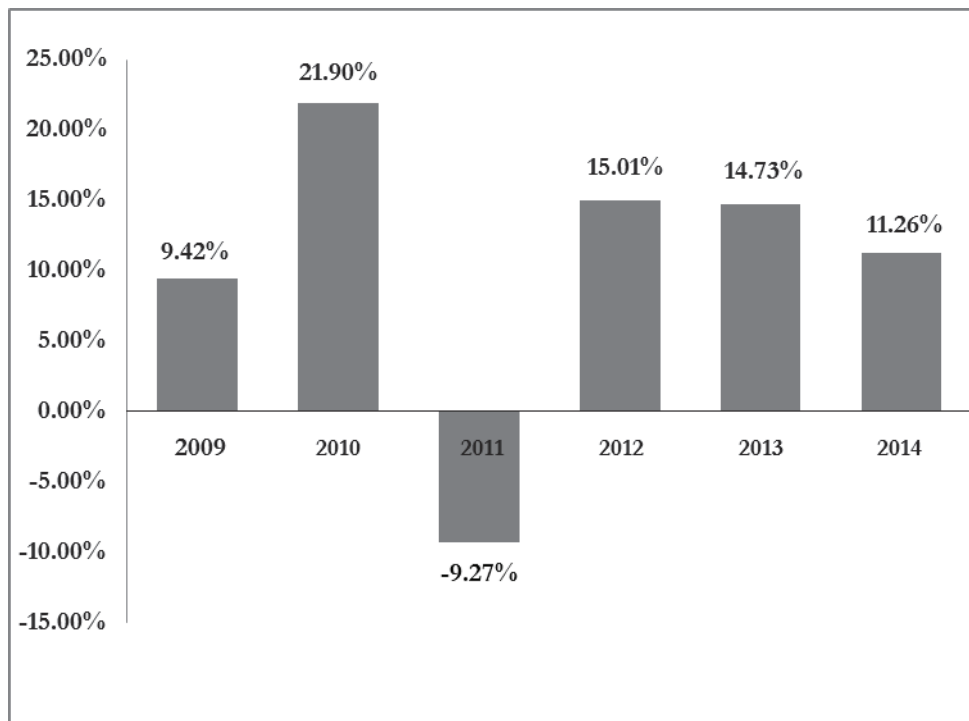
The performance information presented herein assumes all dividends of the Fund during the years presented were reinvested in additional securities of the Fund. The performance information does not take into account sales, redemption, or other charges that would have reduced returns or affected performance. Past performance of the Fund is not necessarily indicative of how it will perform in the future.

YEAR-BY-YEAR RETURNS

The following charts present the Fund’s performance for each of the years shown and illustrate how the Fund’s performance varied for Series R, Series A and Series F. No performance presented for Series D as National Instruments 81-106 does not permit reporting of performance for a period less than one year. The charts show, in percentage terms, how much an investment made on the first day of each financial year would have grown or decreased by the last day of each financial year.

Fund Performance

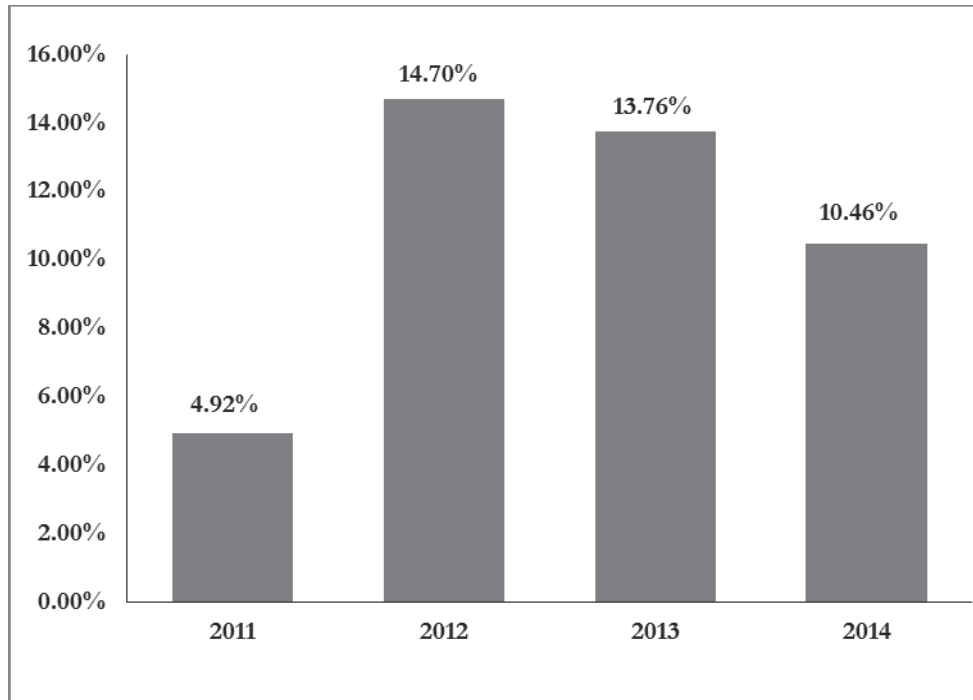
Series R



2009 represents the period from October 23 to December 31.

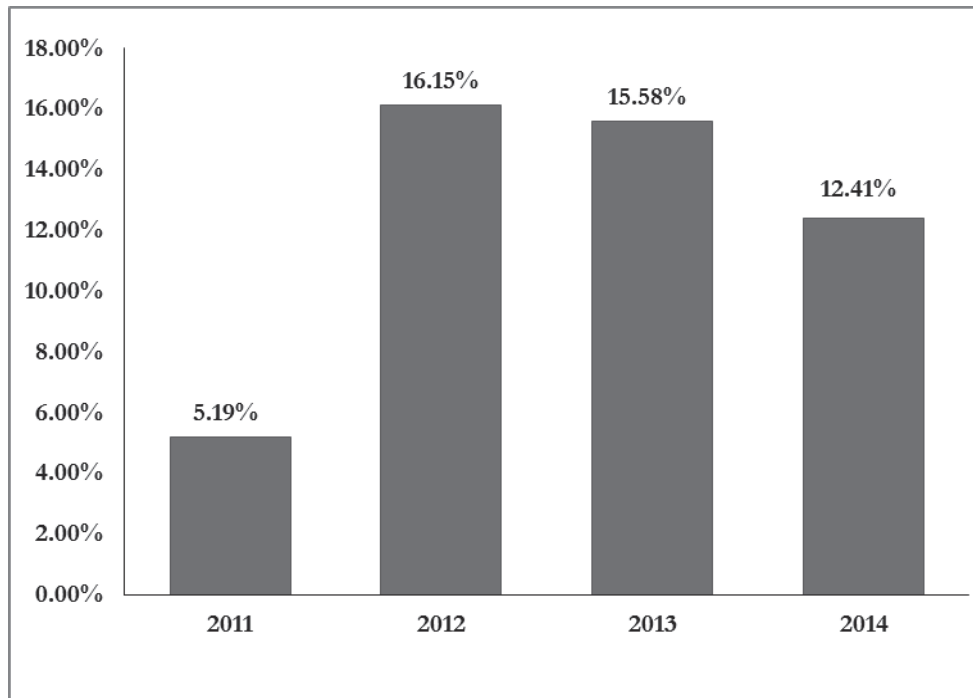
HARVEST Banks & Buildings Income Fund

Series A



2011 represents the period from October 18 to December 31.

Series F



2011 represents the period from October 18 to December 31.

HARVEST Banks & Buildings Income Fund

ANNUAL COMPOUND RETURNS

The following table shows the annual compound returns for the Fund. All returns are in Canadian dollars, on a total return basis, net of fees.

For comparison purposes, a blended benchmark of the S&P/TSX Composite Index (the “Index”) is used. This blended benchmark is comprised of a 50% sector weighting of the S&P/TSX Financial Index and a 50% sector weighting of the S&P/TSX Real Estate Index. The Index is a capitalization-weighted index that measures market activity of a universe of stocks traded on the Toronto Stock Exchange. The sector weightings are comprised of the universe of stocks identified in the Financials sub sector.

While the Fund uses this benchmark for long-term performance comparisons, it is not managed relative to the composition of the Index. As a result, the Fund may experience periods when its performance is not aligned with the Index, either positively or negatively. The return of the Index is calculated without the deduction of management fees and fund expenses whereas the performance of the Fund is calculated after deducting such fees and expenses. Please see the “Results of Operations” section of this report for a discussion on recent performance.

Investment Return %	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund Performance Series R (%)*	11.26	13.65	10.18	-	11.71
50% S&P/TSX Financial, 50% S&P/TSX Real Estate (%)*	12.14	12.67	12.67	-	13.73
Fund Performance Series A (%)	10.46	12.96	-	-	13.79
Fund Performance Series F (%)	12.41	14.70	-	-	15.53
50% S&P/TSX Financial, 50% S&P/TSX Real Estate (%)	12.14	12.67	-	-	13.52

*Since inception October 23, 2009

HARVEST Banks & Buildings Income Fund

SUMMARY OF INVESTMENT PORTFOLIO

The Portfolio by category chart below provides a portfolio breakdown based on the total transactional net asset value of the Fund's portfolio holdings. A detailed breakdown of the Fund's holdings is available in the "Schedule of Investments" section of the Fund's annual financial statements.

As at December 31, 2014

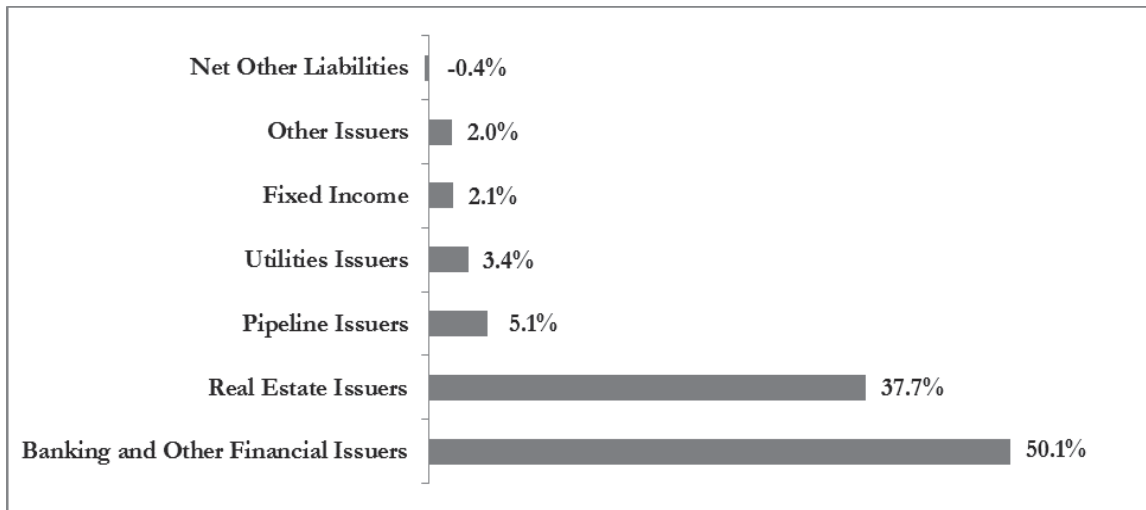
Top 25 Holdings	% of Net Asset Value	Yield (%)
Bank of America Corporation	6.4	1.1
JPMorgan Chase & Co.	5.8	2.6
Mainstreet Equity Corporation	5.4	0.0
Inter Pipeline Ltd.	5.1	1.4
Bank of Montreal	5.1	3.9
Timbercreek Mortgage Investment Corporation	4.9	8.7
Regions Financial Corporation	4.9	1.9
The Toronto-Dominion Bank	4.8	3.4
Tricon Capital Group, Inc.	4.8	2.8
The Bank of Nova Scotia	4.7	4.0
Cominar Real Estate Investment Trust	4.4	2.6
Crombie Real Estate Investment Trust	4.3	2.3
First Capital Realty Inc.	4.0	4.6
Sun Life Financial Inc.	4.0	3.4
Northern Property Real Estate Investment Trust	3.9	2.3
Royal Bank of Canada	3.8	3.7
Brookfield Renewable Energy Partners LP	3.4	4.2
Wells Fargo & Company	3.2	2.6
BTB Real Estate Investment Trust	3.1	3.0
Barclays PLC ADR	2.9	1.6
Artis Real Estate Investment Trust	2.9	2.5
Manulife Financial Corporation	2.3	2.8
SunTrust Banks, Inc.	2.2	1.9
Boralex Inc. 6.75% Jun 30/17	2.1	1.8
Amica Mature Lifestyles Inc.	2.0	6.0
Total	100.4	

This summary of investment portfolio may change due to the ongoing portfolio transactions of the Fund. Quarterly updates of the Fund's investment portfolio are available from Harvest Portfolios Group Inc. at www.harvestportfolios.com.

HARVEST Banks & Buildings Income Fund

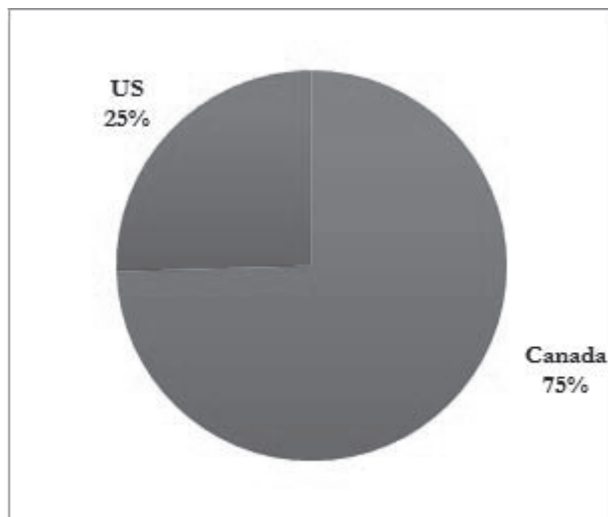
SECTOR ALLOCATION

Total Net Asset Value (100.0%)



GEOGRAPHIC ALLOCATION

Total Net Asset Value (100.0%)



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CAUTION REGARDING FORWARD-LOOKING STATEMENTS

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent our beliefs regarding future events. By their nature, forward-looking statements require us to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that predictions and other forward-looking statements will not prove to be accurate. We caution readers of this document not to place undue reliance on our forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed or implied in the forward-looking statements. Actual results may differ materially from management expectations as projected in such forward-looking statements for a variety of reasons, including but not limited to market and general economic conditions, interest rates, regulatory and statutory developments, the effects of competition in the geographic and business areas in which the Fund may invest and the risks detailed from time to time in the Fund's simplified prospectus or offering memorandum. We caution that the foregoing list of factors is not exhaustive and that when relying on forward-looking statements to make decisions with respect to investing in the Fund, investors and others should carefully consider these factors, as well as other uncertainties and potential events, and the inherent uncertainty of forward-looking statements. Due to the potential impact of these factors, the Fund does not undertake, and specifically disclaims, any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.