

A large, light gray, stylized letter "H" watermark is centered on the page, serving as a background for the title text.

HARVEST Banks & Buildings Income Fund

Interim Management Report of Fund Performance

June 30, 2017

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 Inc., 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 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

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

The interim management report of fund performance contains financial highlights but does not contain the complete interim financial statements of the Fund. For your reference, the interim financial statements of the Fund are attached to the interim 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 Fund invests in an actively managed portfolio that consists primarily of Banking Issuers, Other Financial Issuers and Real Estate Issuers. It is the investment manager's view 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.

A combination of top-down, macro analysis is used to evaluate and identify the most attractive companies and types of securities in the sectors mentioned above. A value-based, bottom-up fundamental analysis is also used 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. The investment manager 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.

The investment manager of the Fund during 2016 was Avenue Investment Management Inc. ("Avenue" or "Investment Manager") and subsequent to year end Harvest Portfolios Group Inc. assumed the investment management responsibilities.

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 Fund's return for the period ending June 30, 2017 was 0.89% Series R, 0.41% for Series A, 1.12% for Series F and 0.98% for Series D versus the custom benchmark index comprised of 50% weighting of the S&P/TSX Financials Total Return Index and a 50% weighting of the S&P/Real Estate Total Return Index return of 3.13%. One of the primary reasons for the short-term divergence of the returns is driven in large part due to the differing sub-sector allocations of the Fund versus the custom benchmark during the period.

The Fund's greater exposure to the Canadian financial sector helped to generate gains early in the year. However, Canadian financial stocks began to decline in mid-March, and resulted in financials dragging the Fund performance back to a nearly flat return. Meanwhile, increased exposure to Canadian & US REITs during the period, in addition to exposure towards the US Financials, provided for positive returns during the period. These gains came even as the Fed raised overnight interest rates, and as longer-term rates remained relatively flat and as the shorter-term rates started to rise, known as the flattening of the yield curve. This, in addition to continued expectations surrounding financial de-regulation in the United States, provided the backdrop for continued strong positive sentiment towards the US sub-sectors. Even as many forecasters projected that the Federal Funds Rate hikes would be detrimental to yield sensitive sectors such as REITs, the Fund and sub-sectors posted positive returns for the period.

HARVEST Banks & Buildings Income Fund

RECENT DEVELOPMENTS

The Manager completed the process of assuming the investment management responsibilities of the Fund from Avenue Investment Management Inc. effective January 16, 2017.

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. During 2016, the Manager paid 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 period ended June 30, 2017 was \$nil (2016 - \$nil). 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 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 \$14,161 for the period ended June 30, 2017 (2016 - \$14,964) and are included in the unitholder reporting costs on the Statements of Comprehensive Income (Loss) in the financial statements.

HARVEST Banks & Buildings Income Fund

RECOMMENDATION OR REPORTS BY THE INDEPENDENT REVIEW COMMITTEE

As noted in the “Recent Developments” section above, effective January 16, 2017, the Manager assumed the investment management responsibilities of the Fund. This matter was brought to the attention of the IRC on November 1, 2016 and the committee resolved that the change provides a fair and reasonable result for the Fund.

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 the period ended June 30, 2017 and past annual periods. This information is derived from the Fund’s interim financial statements and past audited financial statements.

THE FUND’S NET ASSETS PER UNIT – SERIES R						
	2017	2016	2015	2014	2013	2012
Net assets - beginning of period²	\$ 14.94	\$ 13.63	\$ 14.06	\$ 13.42	\$ 12.48	\$ 11.60
Increase (decrease) from operations						
Total revenue	0.29	0.66	0.42	0.42	0.37	0.41
Total expenses	(0.23)	(0.39)	(0.36)	(0.35)	(0.32)	(0.34)
Realized gains (losses) for the period	1.99	0.54	1.80	1.13	0.68	0.81
Unrealized gains (losses) for the period	(1.90)	1.11	(1.46)	0.30	1.06	0.91
Total increase (decrease) from operations¹	\$ 0.15	\$ 1.92	\$ 0.40	\$ 1.50	\$ 1.79	\$ 1.79
Distributions³						
From income	(0.42)	(0.09)	-	-	-	-
From capital gains	-	-	(0.60)	-	-	-
Return of capital	-	(0.75)	(0.24)	(0.84)	(0.84)	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period^{1, 7}	\$ 14.65	\$ 14.94	\$ 13.63	\$ 14.06	\$ 13.42	\$ 12.46

THE FUND’S NET ASSETS PER UNIT – SERIES A						
	2017	2016	2015	2014	2013	2012
Net assets - beginning of period²	\$ 14.32	\$ 13.22	\$ 13.77	\$ 13.25	\$ 12.43	\$ 11.60
Increase (decrease) from operations						
Total revenue	0.27	0.64	0.41	0.41	0.37	0.41
Total expenses	(0.28)	(0.50)	(0.45)	(0.44)	(0.43)	(0.36)
Realized gains (losses) for the period	1.91	0.51	1.75	1.11	0.73	0.72
Unrealized gains (losses) for the period	(1.81)	0.95	(1.42)	0.26	0.96	0.39
Total increase from operations¹	\$ 0.09	\$ 1.60	\$ 0.29	\$ 1.34	\$ 1.63	\$ 1.16
Distributions³						
From income	(0.42)	(0.05)	-	-	-	-
From capital gains	-	-	(0.82)	-	-	-
Return of capital	-	(0.79)	(0.02)	(0.84)	(0.84)	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period^{1, 7}	\$ 13.96	\$ 14.32	\$ 13.22	\$ 13.77	\$ 13.25	\$ 12.42

HARVEST Banks & Buildings Income Fund

THE FUND'S NET ASSETS PER UNIT – SERIES F						
	2017	2016	2015	2014	2013	2012
Net assets - beginning of period ²	\$ 15.75	\$ 14.26	\$ 14.52	\$ 13.70	\$ 12.63	\$ 11.63
Increase (decrease) from operations						
Total revenue	0.30	0.68	0.43	0.43	0.39	0.41
Total expenses	(0.20)	(0.34)	(0.21)	(0.21)	(0.23)	(0.21)
Realized gains (losses) for the period	2.07	0.64	1.85	1.13	0.81	0.76
Unrealized gains (losses) for the period	(1.95)	1.37	(1.49)	0.27	0.86	0.59
Total increase from operations¹	\$ 0.22	\$ 2.35	\$ 0.58	\$ 1.62	\$ 1.83	\$ 1.55
Distributions³						
From income	(0.42)	(0.17)	-	-	-	-
From capital gains	-	-	(0.84)	-	-	-
Return of capital	-	(0.67)	-	(0.84)	(0.84)	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period^{1, 7}	\$ 15.51	\$ 15.75	\$ 14.26	\$ 14.52	\$ 13.70	\$ 12.62

THE FUND'S NET ASSETS PER UNIT – SERIES D				
	2017	2016	2015	2014
Net assets - beginning of period ²	\$ 15.13	\$ 13.77	\$ 14.14	\$ 13.81
Increase (decrease) from operations				
Total revenue	0.30	0.56	0.46	0.19
Total expenses	(0.22)	(0.37)	(0.21)	(0.11)
Realized gains (losses) for the period	2.08	1.15	1.17	0.21
Unrealized gains (losses) for the period	(2.05)	2.15	(0.40)	0.47
Total increase from operations¹	\$ 0.11	\$ 3.49	\$ 1.02	\$ 0.76
Distributions³				
From income	(0.42)	-	-	-
Return of capital	-	(0.84)	(0.84)	(0.42)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (0.84)	\$ (0.42)
Net assets - end of period^{1, 7}	\$ 14.86	\$ 15.13	\$ 13.77	\$ 14.14

HARVEST Banks & Buildings Income Fund

Series R

RATIOS AND SUPPLEMENTAL DATA	2017	2016	2015	2014	2013	2012
Total net asset value	\$ 5,059,087	\$ 5,461,668	\$ 6,306,733	\$ 7,965,541	\$ 9,579,114	\$ 13,288,153
Number of units outstanding	345,310	365,649	462,797	566,675	713,792	1,064,817
Management expense ratio ⁴	3.05%	2.85%	2.57%	2.50%	2.51%	2.78%
Management expense ratio before waivers or absorptions ⁴	3.05%	2.85%	2.57%	2.51%	2.51%	2.78%
Trading expense ratio ⁵	0.12%	0.08%	0.14%	0.08%	0.10%	0.20%
Portfolio turnover rate ⁶	26.27%	10.23%	26.33%	8.09%	33.91%	48.83%
Net asset value per unit	\$ 14.65	\$ 14.94	\$ 13.63	\$ 14.06	\$ 13.42	\$ 12.48

Series A

RATIOS AND SUPPLEMENTAL DATA	2017	2016	2015	2014	2013	2012
Total net asset value	\$ 5,592,043	\$ 6,507,514	\$ 9,119,811	\$ 11,313,543	\$ 14,143,047	\$ 9,190,296
Number of units outstanding	400,448	454,319	689,629	821,882	1,067,273	739,087
Management expense ratio ⁴	4.00%	3.81%	3.32%	3.25%	3.38%	2.98%
Management expense ratio before waivers or absorptions ⁴	4.00%	3.81%	3.37%	3.42%	3.50%	3.81%
Trading expense ratio ⁵	0.12%	0.08%	0.14%	0.08%	0.10%	0.20%
Portfolio turnover rate ⁶	26.27%	10.23%	26.33%	8.09%	33.91%	48.83%
Net asset value per unit	\$ 13.96	\$ 14.32	\$ 13.22	\$ 13.77	\$ 13.25	\$ 12.43

Series F

RATIOS AND SUPPLEMENTAL DATA	2017	2016	2015	2014	2013	2012
Total net asset value	\$ 1,630,704	\$ 1,968,823	\$ 1,554,410	\$ 1,798,342	\$ 1,933,833	\$ 608,262
Number of units outstanding	105,142	124,982	108,972	123,847	141,152	48,147
Management expense ratio ⁴	2.59%	2.41%	1.49%	1.49%	1.74%	1.74%
Management expense ratio before waivers or absorptions ⁴	2.59%	2.41%	1.78%	1.90%	2.11%	2.42%
Trading expense ratio ⁵	0.12%	0.08%	0.14%	0.08%	0.10%	0.20%
Portfolio turnover rate ⁶	26.27%	10.23%	26.33%	8.09%	33.91%	48.83%
Net asset value per unit	\$ 15.51	\$ 15.75	\$ 14.26	\$ 14.52	\$ 13.70	\$ 12.63

HARVEST Banks & Buildings Income Fund

Series D

RATIOS AND SUPPLEMENTAL DATA	2017	2016	2015	2014
Total net asset value	\$ 175,608	\$ 133,757	\$ 29,011	\$ 1,584
Number of units outstanding	11,816	8,839	2,107	112
Management expense ratio ⁴	2.89%	2.64%	1.51%	1.66%
Management expense ratio before waivers or absorptions ⁴	2.89%	2.64%	2.16%	2.50%
Trading expense ratio ⁵	0.12%	0.08%	0.14%	0.16%
Portfolio turnover rate ⁶	26.27%	10.23%	26.33%	8.09%
Net asset value per unit	\$ 14.86	\$ 15.13	\$ 13.77	\$ 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 to a mutual fund ("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.
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.
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 2017 to 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, redemptions, 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.

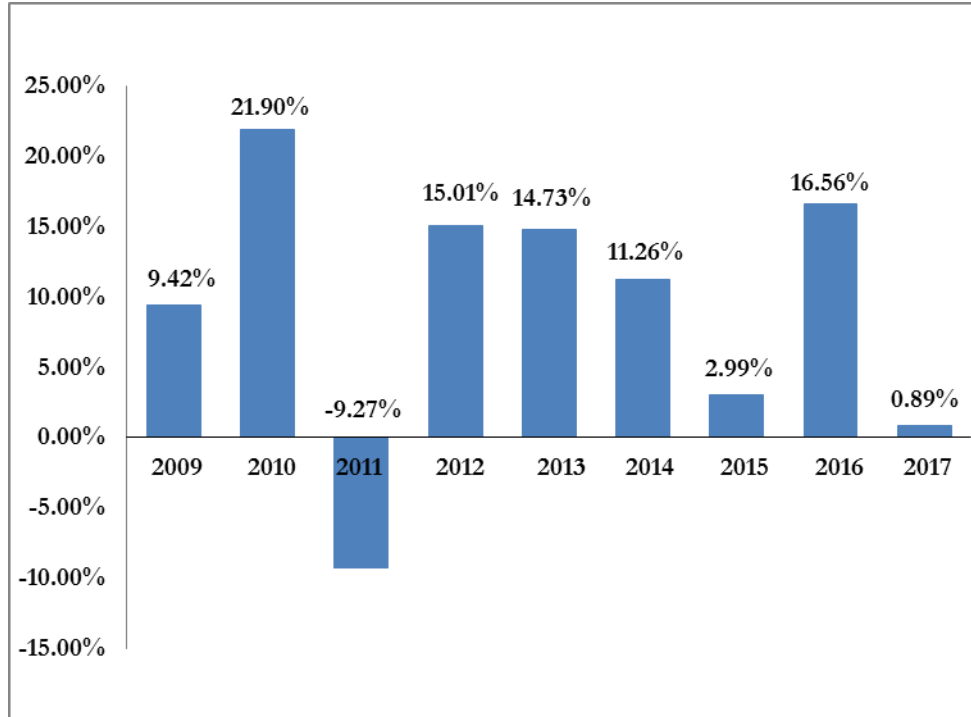
YEAR-BY-YEAR RETURNS

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, Series F and Series D. 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 except for the 2017 period which represents the interim period.

HARVEST Banks & Buildings Income Fund

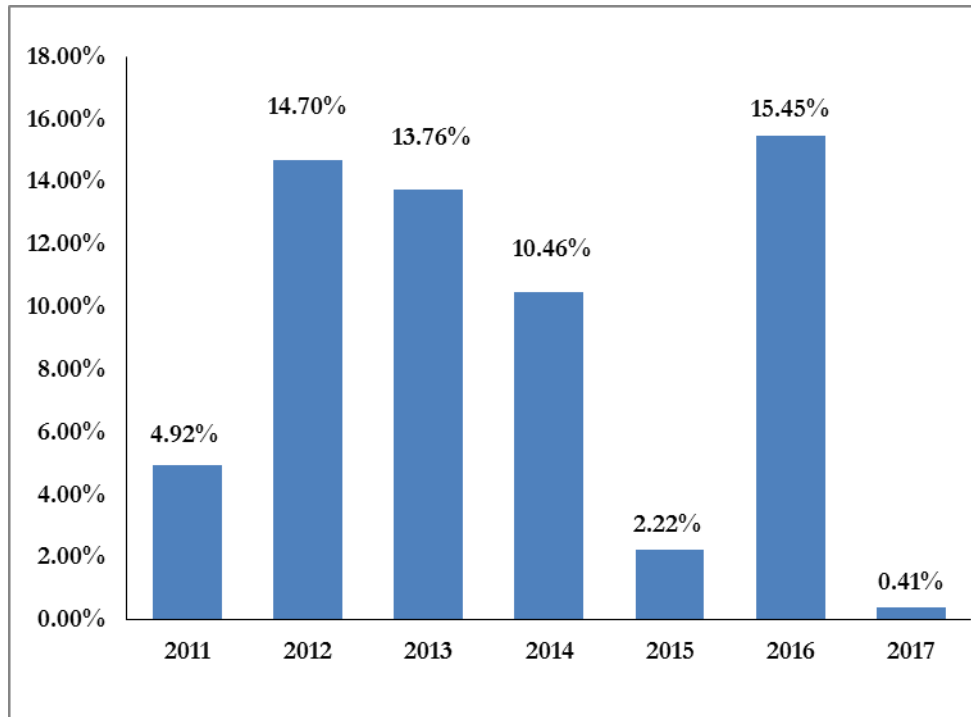
Fund Performance

Series R



2009 represents the period from October 23 to December 31.

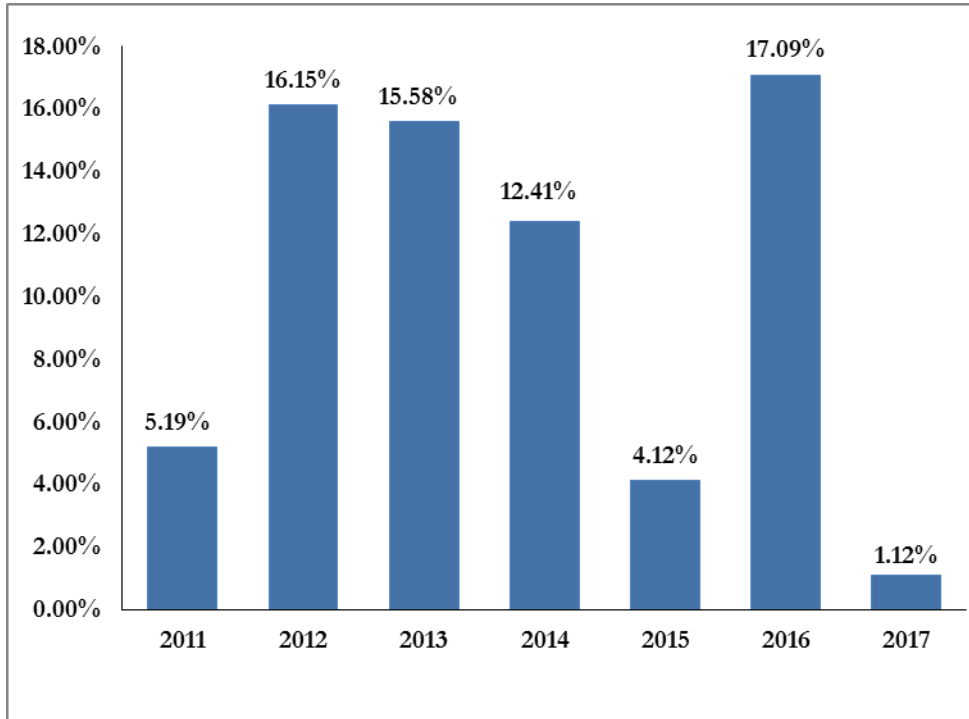
Series A



2011 represents the period from October 18 to December 31.

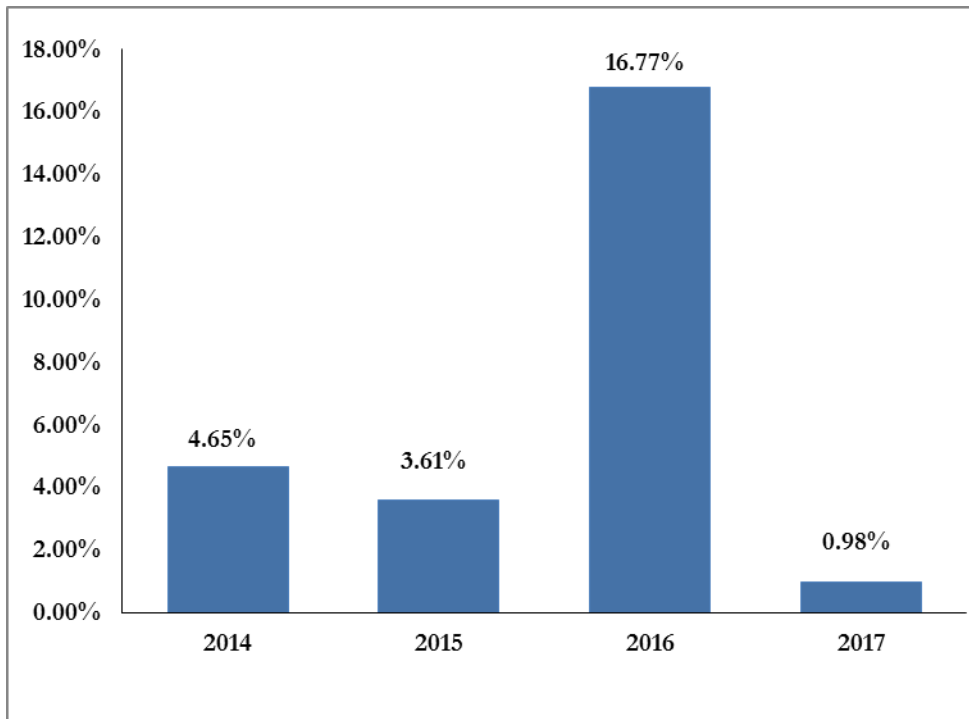
HARVEST Banks & Buildings Income Fund

Series F



2011 represents the period from October 18 to December 31.

Series D



2014 represents the period from July 9 to December 31.

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 interim financial statements.

As at June 30, 2017

Top Holdings	% of Net Asset Value	Yield (%)
The Toronto-Dominion Bank	6.2	3.6
Royal Bank of Canada	6.2	3.7
Sun Life Financial Inc.	6.0	3.8
The Bank of Nova Scotia	5.8	3.9
Canadian Imperial Bank of Commerce	5.3	4.8
Smart Real Estate Investment Trust	5.2	5.3
Bank of Montreal	5.0	3.7
First Capital Realty Inc.	4.8	4.3
JPMorgan Chase & Co.	4.5	2.2
Chartwell Retirement Residences	4.3	3.7
Manulife Financial Corporation	4.3	3.3
SunTrust Banks, Inc.	4.3	1.8
Killam Apartment Real Estate Investment Trust	4.0	4.9
Pure Industrial Real Estate Trust	4.0	4.5
Digital Realty Trust, Inc.	4.0	2.8
Wells Fargo & Company	3.6	2.7
Morgan Stanley	3.2	1.8
Bank of America Corporation	3.1	1.2
Cash and other assets and liabilities	3.0	N/A
Alexandria Real Estate Equities, Inc.	3.0	3.3
Inter Pipeline, Ltd.	2.9	6.2
Allied Properties Real Estate Investment Trust	2.2	3.9
Crombie Real Estate Investment Trust	1.7	6.4
Brookfield Renewable Energy Partners LP	1.7	6.1
Timbercreek Financial Corp.	1.7	7.2
	100.0	

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.

SECTOR ALLOCATION

Sector	% of Net Asset Value
Banking & Other Financial Issuers	59.2
Real Estate Issuers	33.2
Cash and other assets and liabilities	3.0
Pipeline Issuers	2.9
Utility Issuers	1.7
Total	100.0

HARVEST Banks & Buildings Income Fund

GEOGRAPHIC ALLOCATION

Country of Issue	% of Net Asset Value
Canada	72.3
United States of America	27.7
Total	100.0

HARVEST Banks & Buildings Income Fund

Head Office

710 Dorval Drive, Suite 209
Oakville, ON L6K 3V7
Phone Number: 416.649.4541
Toll Free: 866.998.8298
Fax Number: 416.649.4542
Email: info@harvestportfolios.com

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.