

This document contains key information you should know about the Harvest Banks & Buildings Income Fund (the “Fund”). You can find more detailed information in the Fund’s simplified prospectus. Ask your representative for a copy, contact Harvest Portfolios Group Inc. at 1-877-506-8128, [info@harvestportfolios.com](mailto:info@harvestportfolios.com), or visit [www.harvestportfolios.com](http://www.harvestportfolios.com). **Before you invest in any fund, consider how the fund would work with your other investments and your tolerance for risk.**

**QUICK FACTS**

Fund Code:	HRV101	Fund Manager:	Harvest Portfolios Group Inc.
Date Series Created:	October 18, 2011	Portfolio Manager:	Harvest Portfolios Group Inc.
Total Value of the Fund on April 30, 2018	\$10,201,110	Distributions:	Monthly*
Management Expense Ratio (MER):	2.70%	Minimum investments:	\$1,000 initial, \$100.00 additional

\*Monthly distributions are automatically reinvested in additional Units of the same series of the Fund unless a Unitholder otherwise elects to receive distributions in the form of cash.

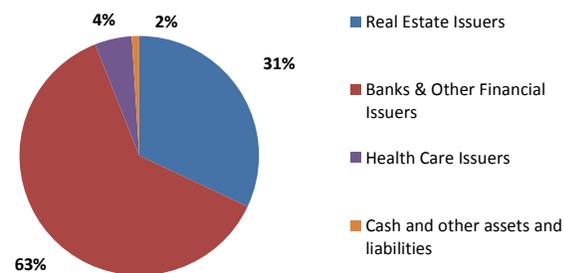
**WHAT DOES THE FUND INVEST IN?**

The Fund invests primarily in a portfolio of publicly traded securities of the Canadian banking, other financial and real estate sectors. The Fund may invest up to 25% of its assets in securities of issuers domiciled outside of Canada.

The charts below give you a snapshot of the Fund’s investments on April 30, 2018. The Fund’s investments will change.

**Top 10 Investments (April 30, 2018)**

1. Royal Bank of Canada	6.7%
2. The Toronto-Dominion Bank	6.4%
3. Bank of Montreal	6.2%
4. Canadian Imperial Bank of Commerce	6.1%
5. The Bank of Nova Scotia	6.0%
6. First Capital Realty Inc.	5.9%
7. Sun Life Financial Inc.	5.9%
8. SmartCentres Real Estate Investment Trust	5.6%
9. Killam Apartment Real Estate Investment Trust	5.5%
10. Manulife Financial Corporation	5.2%
Total percentage of top 10 investments	59.5%
Total number of investments	21

**Investment Mix (April 30, 2018)**

**HOW RISKY IS IT?**

The value of the Fund can go down as well as up. You could lose money.

One way to gauge risk is to look at how much a fund’s returns change over time. This is called “volatility”.

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

**Risk Rating**

Harvest Portfolios Group Inc. has rated the volatility of this Fund as **medium**.

This rating is based on how much the Fund’s returns have changed from year to year. It doesn’t tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.

Low	Low to medium	<b>Medium</b>	Medium to high	High
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For more information about the risk rating and specific risks that can affect the Fund’s returns, see the “What are the Risks of Investing in the Fund?” section of the Fund’s simplified prospectus.

**NO GUARANTEES**

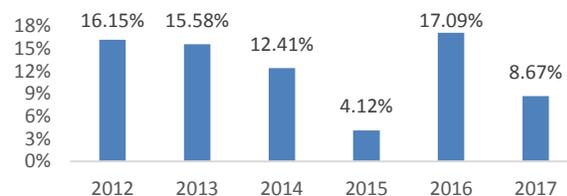
Like most mutual funds, the Fund does not have any guarantees. You may not get back the amount of money you invest.

**HOW HAS THE FUND PERFORMED?**

This section tells you how the Series F units of the Fund have performed over the past 6 years. Returns are after expenses have been deducted. These expenses reduce the Fund’s returns.

**Year-by-year returns**

This table shows how the Series F units of the Fund performed in each of the past 6 years. The Fund did not drop in value in the past 6 years. The range of returns and change from year to year can help you assess how risky the Fund has been in the past. It does not tell you how the Fund will perform in the future.


**Best and Worst 3-Month Returns**

This table shows the best and worst returns for the Series F units of the Fund in a 3-month period over the past 6 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
<b>Best return</b>	11.79%	December 31, 2016	Your investment would rise to \$1,118
<b>Worst return</b>	-6.22%	February 29, 2016	Your investment would drop to \$938

**Average Return**

A person who invested \$1,000 in Series F units of the Fund when it was created would have had \$2,051 as of April 30, 2018. This works out to an annual compound return of approximately 11.62%.

## Harvest Banks & Buildings Income Fund – Series F

### WHO IS THIS FUND FOR?

The Fund is suitable for an investor with a medium to long term investment horizon and who has a need for regular income and who wishes to add the potential for capital appreciation to his or her portfolio. You should consider investing in this Fund if you have a medium tolerance for risk.

### A WORD ABOUT TAX

In general, you'll have to pay income tax on any money you make on the Fund. How much tax you pay depends on the tax laws where you live, the type of earnings and whether or not you hold the Fund in a registered plan, such as a Registered Retirement Savings Plan or a Tax Free Savings Account.

Keep in mind that if you hold the Fund in a non-registered account, Fund distributions are included in your taxable income, whether you get them in cash or have them reinvested.

### HOW MUCH DOES IT COST?

The following table shows the fees and expenses you could pay to buy, own and sell Series F units of the Fund. The fees and expenses – including any commissions – can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

#### 1. Sales charges

There is no sales commission payable on purchases of Series F units of the Fund to your representative when you buy Series F units of the Fund. Purchasers of Series F units will generally be required to pay their representative a fee for a service or wrap program.

#### 2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the Fund's returns.

As of December 31, 2017, the fund's expenses were 2.77% of its value. This equals \$27.70 for every \$1,000 invested.

	Annual rate (as a % of the fund's value)
<b>Management expenses ratio (MER)</b>	
This is the total of the Fund's management fee (including the trailing commission) and operating expenses	2.70%
(Harvest Portfolios Group Inc. waived some of the fund's expenses. If it had not done so, the MER would have been higher.)	
<b>Trading expense ratio (TER)</b>	
These are the Fund's trading costs	0.07%
<b>Fund Expenses</b>	<b>2.77%</b>

#### More About the Trailing Commission

Harvest Portfolios Group Inc. pays no trailing commissions to your representative's firm with respect to Series F units of the Fund.

#### 3. Other Fees

You may have to pay other fees when you buy, hold, sell or switch units of the Fund.

FEES	WHAT YOU PAY
Short – Term Trading Fee	Up to 2% of the purchase cost of the units if you redeem within 90 days of purchase. This fee is payable by the unitholder to the Fund.
Switch Fee	Your investment firm may charge you up to 2% of the value of the units you switch to another fund.
Duplicate tax receipt	\$10.00. There is a \$25.00 fee per dishonored cheque or electronic transfer.
Investment Advisory Fee	Series F units are available to investors who participate in fee-based programs through their representative. These investors pay their representative an investment advisory fee for ongoing services. This investment advisory fee is negotiated between the investors and their representative.

### WHAT IF I CHANGE MY MIND?

Under securities law in some provinces and territories, you have the right to withdraw from an agreement to buy a mutual fund within two business days after you receive a simplified prospectus or Fund Facts document or cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, Fund Facts document, annual information form or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory. For more information, see the securities law of your province or territory or ask a lawyer.

### FOR MORE INFORMATION

Contact Harvest Portfolios Group Inc. or your representative for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding Mutual Funds**, which is available on the website of the Canadian Securities Administrators at [www.securities-administrators.ca](http://www.securities-administrators.ca).