



INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE

Harvest Banks & Buildings Income Fund

June 30, 2019



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” or the “Manager”) is a Canadian Investment Manager founded in 2009. Harvest is focused on developing investment products that follow three investment criteria:

1. Clear investment objectives
2. Transparency
3. Consistent income and growth

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.

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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.

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 return for the period ended June 30, 2019 was 11.75% for Series R, 11.19% for Series A, 11.96% for Series F and 11.83% 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 14.36%. 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 benchmark during the period.

The Fund was positioned in both the Financial sectors and REITs in North America and both sub-sectors performed very well during the period with the Fund participating as the sub-sectors moved higher. The exposure towards select Financials and REITs in the United States also had a positive impact during the period, with both sub-sectors in the US posting positive returns during the period. While heightened uncertainty surrounding trade negotiations between the two largest economies in the world was a source of volatility, it was also a driver for interest rate increases in the US to be put on hold. Despite many forecasters projecting that the US Federal Funds Rate hikes would be detrimental to yield sensitive sectors such as REITs, expectations for rate cuts quickly surfaced and that has historically been positive for the sectors that the Fund invests in and was also a source for positive momentum and returns for the Fund.

The Fund continued to be in a diversified portfolio of financial issuers and real estate issuers at the end of the period.

RECENT DEVELOPMENTS

No new recent developments to note for the period ended June 30, 2019.

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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

The Manager is responsible for managing the Fund's overall business and operations and provides key management personnel to the Fund. 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.

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 and benefits; 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 the Harvest Portfolios Group Inc. Funds, and series of each applicable fund. These expenses were \$14,040 for the period ended June 30, 2019 (2018 - \$14,918) and are included in the unitholder reporting costs on the Statements of Comprehensive Income (Loss) in the financial statements.

Waivers and absorptions

At its sole discretion, the Manager may waive management fees or absorb expenses of the Fund. There were no management fee waivers or expense absorptions for the period ended June 30, 2019 or 2018. The management expense ratios of the Fund with and without the waivers and absorptions are reported in the Ratios and Supplemental Data table below.

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 period ended June 30, 2019.

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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, 2019 and past annual periods. This information is derived from the Fund's interim financial statements and past audited annual financial statements.

THE FUND'S NET ASSETS PER UNIT – SERIES R						
	2019	2018	2017	2016	2015	2014
Net assets - beginning of period²	\$ 12.58	\$ 14.40	\$ 14.94	\$ 13.63	\$ 14.06	\$ 13.42
Increase (decrease) from operations						
Total revenue	0.22	0.37	0.52	0.66	0.42	0.42
Total expenses	(0.25)	(0.49)	(0.47)	(0.39)	(0.36)	(0.35)
Realized gains (losses) for the period	0.36	1.33	2.91	0.54	1.80	1.13
Unrealized gains (losses) for the period	1.18	(2.15)	(1.82)	1.11	(1.46)	0.30
Total increase (decrease) from operations¹	\$ 1.51	\$ (0.94)	\$ 1.14	\$ 1.92	\$ 0.40	\$ 1.50
Distributions³						
From net investment income	(0.42)	-	-	(0.09)	-	-
From capital gains	-	(0.47)	(1.71)	-	(0.60)	-
Return of capital	-	(0.37)	-	(0.75)	(0.24)	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (1.71)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period¹	\$ 13.62	\$ 12.58	\$ 14.40	\$ 14.94	\$ 13.63	\$ 14.06

THE FUND'S NET ASSETS PER UNIT – SERIES A						
	2019	2018	2017	2016	2015	2014
Net assets - beginning of period²	\$ 11.69	\$ 13.58	\$ 14.32	\$ 13.22	\$ 13.77	\$ 13.25
Increase (decrease) from operations						
Total revenue	0.21	0.36	0.49	0.64	0.41	0.41
Total expenses	(0.29)	(0.59)	(0.58)	(0.50)	(0.45)	(0.44)
Realized gains (losses) for the period	0.33	1.24	2.81	0.51	1.75	1.11
Unrealized gains (losses) for the period	1.09	(2.03)	(1.79)	0.95	(1.42)	0.26
Total increase (decrease) from operations¹	\$ 1.34	\$ (1.02)	\$ 0.93	\$ 1.60	\$ 0.29	\$ 1.34
Distributions³						
From net investment income	(0.42)	-	-	(0.05)	-	-
From capital gains	-	(0.33)	(1.72)	-	(0.82)	-
Return of capital	-	(0.51)	-	(0.79)	(0.02)	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (1.72)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period¹	\$ 12.57	\$ 11.69	\$ 13.58	\$ 14.32	\$ 13.22	\$ 13.77

THE FUND'S NET ASSETS PER UNIT – SERIES F						
	2019	2018	2017	2016	2015	2014
Net assets - beginning of period²	\$ 13.23	\$ 15.04	\$ 15.75	\$ 14.26	\$ 14.52	\$ 13.70
Increase (decrease) from operations						
Total revenue	0.23	0.40	0.55	0.68	0.43	0.43
Total expenses	(0.23)	(0.45)	(0.42)	(0.34)	(0.21)	(0.21)
Realized gains (losses) for the period	0.38	1.40	3.12	0.64	1.85	1.13
Unrealized gains (losses) for the period	1.26	(2.25)	(2.06)	1.37	(1.49)	0.27
Total increase (decrease) from operations¹	\$ 1.64	\$ (0.90)	\$ 1.19	\$ 2.35	\$ 0.58	\$ 1.62
Distributions³						
From net investment income	(0.42)	-	-	(0.17)	-	-
From capital gains	-	(0.57)	(2.02)	-	(0.84)	-
Return of capital	-	(0.27)	-	(0.67)	-	(0.84)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (2.02)	\$ (0.84)	\$ (0.84)	\$ (0.84)
Net assets - end of period¹	\$ 14.38	\$ 13.23	\$ 15.04	\$ 15.75	\$ 14.26	\$ 14.52

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THE FUND'S NET ASSETS PER UNIT – SERIES D						
	2019	2018	2017	2016	2015	2014
Net assets - beginning of period²	\$ 13.01	\$ 14.85	\$ 15.13	\$ 13.77	\$ 14.14	\$ 13.81
Increase (decrease) from operations						
Total revenue	0.23	0.40	0.53	0.56	0.46	0.19
Total expenses	(0.25)	(0.48)	(0.45)	(0.37)	(0.21)	(0.11)
Realized gains (losses) for the period	0.38	1.37	2.95	1.15	1.17	0.21
Unrealized gains (losses) for the period	0.96	(2.35)	(1.80)	2.15	(0.40)	0.47
Total increase (decrease) from operations¹	\$ 1.32	\$ (1.06)	\$ 1.23	\$ 3.49	\$ 1.02	\$ 0.76
Distributions³						
From net investment income	(0.42)	-	-	-	-	-
From capital gains	-	(0.49)	(1.50)	-	-	-
Return of capital	-	(0.35)	-	(0.84)	(0.84)	(0.42)
Total annual distributions³	\$ (0.42)	\$ (0.84)	\$ (1.50)	\$ (0.84)	\$ (0.84)	\$ (0.42)
Net assets - end of period¹	\$ 14.12	\$ 13.01	\$ 14.85	\$ 15.13	\$ 13.77	\$ 14.14

Series R

RATIOS AND SUPPLEMENTAL DATA						
	2019	2018	2017	2016	2015	2014
Total net asset value	\$ 3,619,429	\$ 3,576,737	\$ 4,644,993	\$ 5,461,668	\$ 6,306,733	\$ 7,965,541
Number of units outstanding	265,747	284,397	322,545	365,649	462,797	566,675
Management expense ratio ⁴	3.67%	3.54%	3.16%	2.85%	2.57%	2.50%
Management expense ratio before waivers or absorptions ⁴	3.67%	3.54%	3.16%	2.85%	2.57%	2.51%
Trading expense ratio ⁵	0.02%	0.05%	0.07%	0.08%	0.14%	0.08%
Portfolio turnover rate ⁶	16.66%	7.30%	28.80%	10.23%	26.33%	8.09%
Net asset value per unit	\$ 13.62	\$ 12.58	\$ 14.40	\$ 14.94	\$ 13.63	\$ 14.06

Series A

RATIOS AND SUPPLEMENTAL DATA						
	2019	2018	2017	2016	2015	2014
Total net asset value	\$ 3,834,430	\$ 3,849,072	\$ 5,174,344	\$ 6,507,514	\$ 9,119,811	\$ 11,313,543
Number of units outstanding	305,027	329,139	381,095	454,319	689,629	821,882
Management expense ratio ⁴	4.63%	4.50%	4.11%	3.81%	3.32%	3.25%
Management expense ratio before waivers or absorptions ⁴	4.63%	4.50%	4.11%	3.81%	3.37%	3.42%
Trading expense ratio ⁵	0.02%	0.05%	0.07%	0.08%	0.14%	0.08%
Portfolio turnover rate ⁶	16.66%	7.30%	28.80%	10.23%	26.33%	8.09%
Net asset value per unit	\$ 12.57	\$ 11.69	\$ 13.58	\$ 14.32	\$ 13.22	\$ 13.77

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Series F

RATIOS AND SUPPLEMENTAL DATA	2019	2018	2017	2016	2015	2014
Total net asset value	\$ 1,021,558	\$ 1,057,466	\$ 1,339,800	\$ 1,968,823	\$ 1,554,410	\$ 1,798,342
Number of units outstanding	71,048	79,923	89,067	124,982	108,972	123,847
Management expense ratio ⁴	3.22%	3.09%	2.70%	2.41%	1.49%	1.49%
Management expense ratio before waivers or absorptions ⁴	3.22%	3.09%	2.70%	2.41%	1.78%	1.90%
Trading expense ratio ⁵	0.02%	0.05%	0.07%	0.08%	0.14%	0.08%
Portfolio turnover rate ⁶	16.66%	7.30%	28.80%	10.23%	26.33%	8.09%
Net asset value per unit	\$ 14.38	\$ 13.23	\$ 15.04	\$ 15.75	\$ 14.26	\$ 14.52

Series D

RATIOS AND SUPPLEMENTAL DATA	2019	2018	2017	2016	2015	2014
Total net asset value	\$ 302,001	\$ 222,028	\$ 207,533	\$ 133,757	\$ 29,011	\$ 1,584
Number of units outstanding	21,391	17,062	13,976	8,839	2,107	112
Management expense ratio ⁴	3.51%	3.38%	3.01%	2.64%	1.51%	1.66%
Management expense ratio before waivers or absorptions ⁴	3.51%	3.38%	3.01%	2.64%	2.16%	2.50%
Trading expense ratio ⁵	0.02%	0.05%	0.07%	0.08%	0.14%	0.16%
Portfolio turnover rate ⁶	16.66%	7.30%	28.80%	10.23%	26.33%	8.09%
Net asset value per unit	\$ 14.12	\$ 13.01	\$ 14.85	\$ 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. Series D commenced operations on July 9, 2014.
3. Distributions may be paid in cash or automatically reinvested into additional units.
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 the 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.

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Past Performance

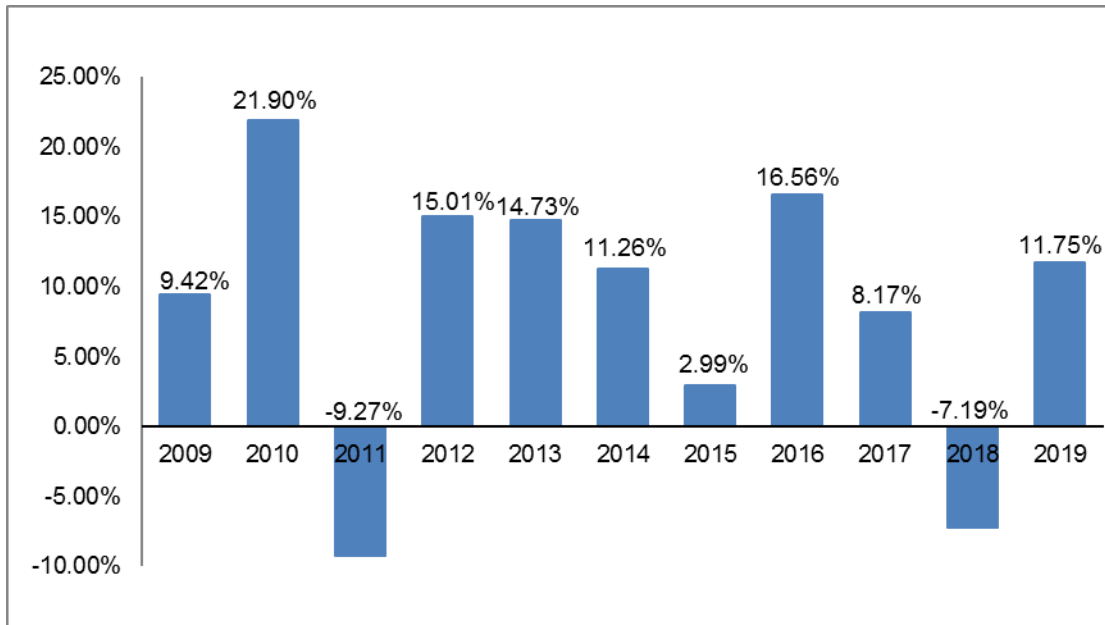
The performance information presented herein assumes all dividends of the Fund during the years presented were reinvested in additional securities of the Fund. The performance information does not take into account sales, redemptions, or other charges that would have reduced returns or affected performance. 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 2019 which represents the interim period.

Fund Performance

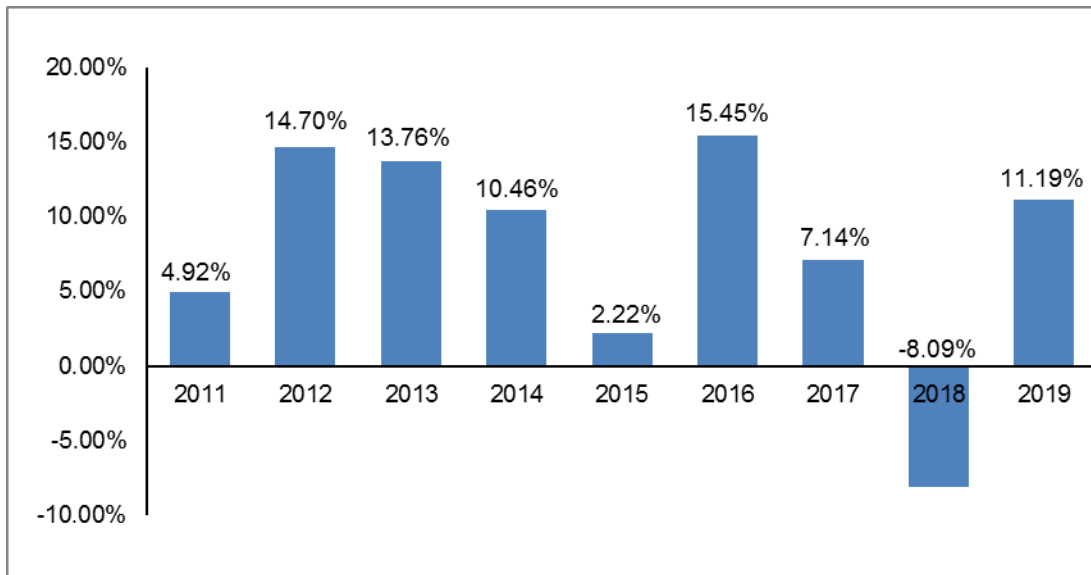
Series R



2009 represents the period from October 23 to December 31.

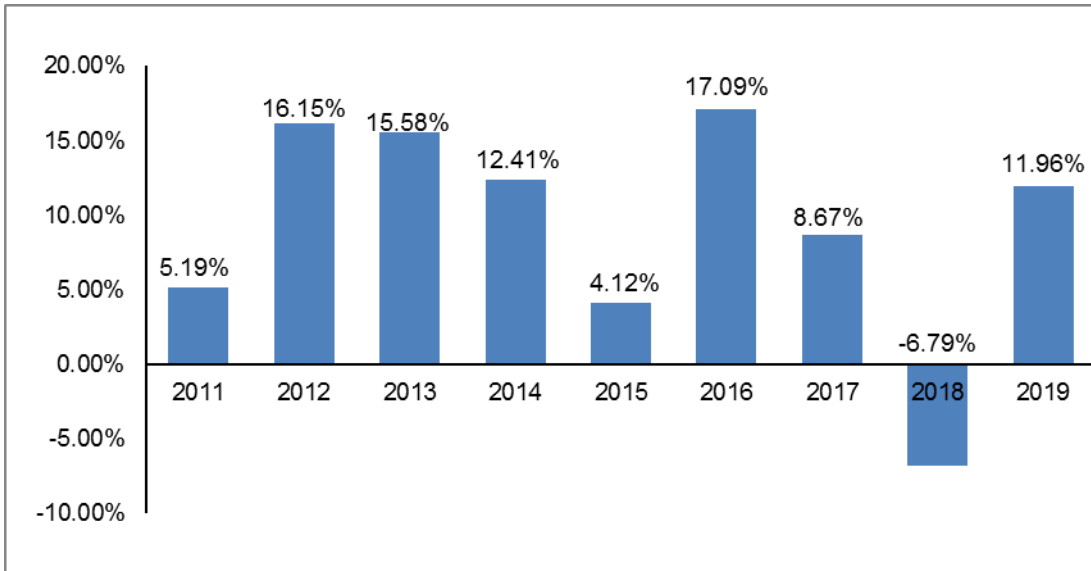
Harvest Banks & Buildings Income Fund

Series A



2011 represents the period from October 18 to December 31.

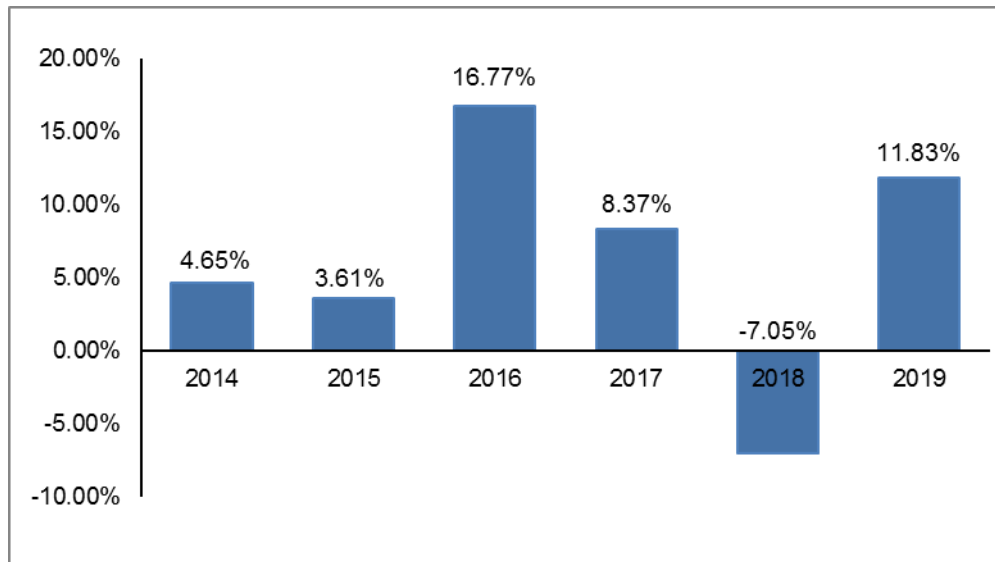
Series F



2011 represents the period from October 18 to December 31.

Harvest Banks & Buildings Income Fund

Series D



2014 represents the period from July 9 to December 31.

Harvest Banks & Buildings Income Fund

SUMMARY OF INVESTMENT PORTFOLIO

The major portfolio categories and top holdings of the Fund at the end of the period are indicated in the following tables. 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, 2019

Top Holdings	% of Net Asset Value	Yield (%)
First Capital Realty Inc.	6.3	3.93
Bank of Montreal	6.3	4.17
Killam Apartment Real Estate Investment Trust	6.1	3.51
Royal Bank of Canada	6.0	3.92
SmartCentres Real Estate Investment Trust	6.0	5.42
Sun Life Financial Inc.	5.9	3.87
Canadian Imperial Bank of Commerce	5.9	5.44
The Bank of Nova Scotia	5.7	4.95
Manulife Financial Corporation	5.3	4.20
The Toronto-Dominion Bank	5.1	3.87
Chartwell Retirement Residences	4.8	3.94
JPMorgan Chase & Co.	4.7	2.86
Digital Realty Trust, Inc.	4.6	3.67
Bank of America Corporation	4.4	2.07
Morgan Stanley	4.3	2.74
InterRent Real Estate Investment Trust	4.2	2.10
Prologis, Inc.	4.2	2.65
Alexandria Real Estate Equities, Inc.	3.8	2.84
Allied Properties Real Estate Investment Trust	3.5	3.37
Timbercreek Financial Corp.	2.2	7.27
Cash and other assets and liabilities	0.7	-
Total	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.

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SECTOR ALLOCATION

Sector	% of Net Asset Value
Financials	51.1
Real Estate	48.2
Cash and other assets and liabilities	0.7
Total	100.0

GEOGRAPHIC ALLOCATION

Country of Risk	% of Net Asset Value
Canada	73.4
United States	25.9
Cash and other assets and liabilities	0.7
Total	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 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.