



INTERIM FINANCIAL STATEMENTS
(Unaudited)

Harvest Banks & Buildings Income Fund

June 30, 2023



Harvest Banks & Buildings Income Fund

STATEMENTS OF FINANCIAL POSITION			
(Unaudited)			
As at		June 30, 2023	December 31, 2022
Assets			
Current assets			
Investments	\$	4,864,230	\$ 5,331,224
Cash		94,936	55,668
Dividends and interest receivable		11,833	14,980
Subscriptions receivable		3,456	5,304
		4,974,455	5,407,176
Liabilities			
Current liabilities			
Redemptions payable		3,456	2,533
Distributions payable (Note 4)		10,926	11,917
		14,382	14,450
Net assets attributable to holders of redeemable units	\$	4,960,073	\$ 5,392,726
Net assets attributable to holders of redeemable units			
Series R	\$	2,019,715	\$ 2,169,675
Series A		1,624,780	1,900,211
Series F		659,738	736,253
Series D		655,840	586,587
Number of redeemable units outstanding (Note 4)			
Series R		193,401	197,092
Series A		181,106	198,774
Series F		57,662	61,381
Series D		59,254	50,496
Net assets attributable to holders of redeemable units per unit			
Series R	\$	10.44	\$ 11.01
Series A		8.97	9.56
Series F		11.44	11.99
Series D		11.07	11.62

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

Harvest Banks & Buildings Income Fund

STATEMENTS OF COMPREHENSIVE INCOME (LOSS)				
(Unaudited)				
For the period ended June 30,	2023		2022	
Income				
Net gain (loss) on investments				
Dividends	\$	95,627	\$	108,034
Interest for distribution purposes		22,739		5,457
Net realized gain (loss) on sale of investments		121,298		87,694
Net realized gain (loss) on foreign exchange		(119)		1,305
Net change in unrealized appreciation (depreciation) of investments		(143,000)		(1,410,679)
Net change in unrealized appreciation (depreciation) of foreign exchange		(87)		(489)
Net gain (loss) on investments		96,458		(1,208,681)
Total income (net)	\$	96,458	\$	(1,208,681)
Expenses (Note 5)				
Management fees	\$	31,180	\$	41,707
Service fees		17,347		26,151
Withholding taxes		2,987		3,371
Unitholder reporting costs		31,522		28,793
Audit fees		16,560		15,263
Transfer agency fees		30,400		30,003
Custodian fees and bank charges		17,203		18,248
Independent Review Committee fees		52		124
Filing fees		11,095		6,036
Legal fees		5,214		11,101
Transaction costs (Note 8)		848		228
Total expenses		164,408		181,025
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(67,950)	\$	(1,389,706)
Increase (decrease) in net assets attributable to holders of redeemable units - Series R	\$	(29,069)	\$	(545,676)
Increase (decrease) in net assets attributable to holders of redeemable units - Series A		(22,040)		(551,008)
Increase (decrease) in net assets attributable to holders of redeemable units - Series F		(3,830)		(174,082)
Increase (decrease) in net assets attributable to holders of redeemable units - Series D		(13,011)		(118,940)
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series R (Note 4)	\$	(0.15)	\$	(2.59)
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series A (Note 4)		(0.12)		(2.39)
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series F (Note 4)		(0.07)		(2.82)
Increase (decrease) in net assets attributable to holders of redeemable units per unit - Series D (Note 4)		(0.23)		(3.34)

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Harvest Banks & Buildings Income Fund

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS ALL SERIES (Unaudited)				
For the period ended June 30,	2023		2022	
Net assets attributable to holders of redeemable units beginning of period	\$	5,392,726	\$	7,545,055
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(67,950)	\$	(1,389,706)
Redeemable unit transactions				
Proceeds from issue of redeemable units		15,716		222,308
Reinvestments of distributions to holders of redeemable units		140,305		145,535
Redemption of redeemable units		(312,622)		(341,898)
Net redeemable unit transactions	\$	(156,601)	\$	25,945
Distributions to holders of redeemable units				
Return of capital		(208,102)		(225,535)
Total distributions to holders of redeemable units	\$	(208,102)	\$	(225,535)
Net assets attributable to holders of redeemable units end of period	\$	4,960,073	\$	5,955,759

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES R (Unaudited)				
For the period ended June 30,	2023		2022	
Net assets attributable to holders of redeemable units beginning of period	\$	2,169,675	\$	3,105,610
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(29,069)	\$	(545,676)
Redeemable unit transactions				
Proceeds from issue of redeemable units		260		34,700
Reinvestments of distributions to holders of redeemable units		57,821		60,416
Redemption of redeemable units		(97,070)		(28,653)
Transfer of redeemable units		-		(199,604)
Net redeemable unit transactions	\$	(38,989)	\$	(133,141)
Distributions to holders of redeemable units				
Return of capital		(81,902)		(87,763)
Total distributions to holders of redeemable units	\$	(81,902)	\$	(87,763)
Net assets attributable to holders of redeemable units end of period	\$	2,019,715	\$	2,339,030

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Harvest Banks & Buildings Income Fund

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES A (Unaudited)				
For the period ended June 30,	2023		2022	
Net assets attributable to holders of redeemable units beginning of period	\$	1,900,211	\$	2,978,622
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(22,040)	\$	(551,008)
Redeemable unit transactions				
Proceeds from issue of redeemable units		600		170,329
Reinvestments of distributions to holders of redeemable units		48,830		59,354
Redemption of redeemable units		(109,113)		(147,362)
Transfer of redeemable units		(115,546)		(99,991)
Net redeemable unit transactions	\$	(175,229)	\$	(17,670)
Distributions to holders of redeemable units				
Return of capital		(78,162)		(96,300)
Total distributions to holders of redeemable units	\$	(78,162)	\$	(96,300)
Net assets attributable to holders of redeemable units end of period	\$	1,624,780	\$	2,313,644

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES F (Unaudited)				
For the period ended June 30,	2023		2022	
Net assets attributable to holders of redeemable units beginning of period	\$	736,253	\$	999,215
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(3,830)	\$	(174,082)
Redeemable unit transactions				
Proceeds from issue of redeemable units		10,000		-
Reinvestments of distributions to holders of redeemable units		12,782		13,696
Redemption of redeemable units		(70,886)		(44,511)
Net redeemable unit transactions	\$	(48,104)	\$	(30,815)
Distributions to holders of redeemable units				
Return of capital		(24,581)		(25,848)
Total distributions to holders of redeemable units	\$	(24,581)	\$	(25,848)
Net assets attributable to holders of redeemable units end of period	\$	659,738	\$	768,470

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Harvest Banks & Buildings Income Fund

STATEMENTS OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS SERIES D (Unaudited)				
For the period ended June 30,	2023		2022	
Net assets attributable to holders of redeemable units beginning of period	\$	586,587	\$	461,608
Increase (decrease) in net assets attributable to holders of redeemable units	\$	(13,011)	\$	(118,940)
Redeemable unit transactions				
Proceeds from issue of redeemable units		4,856		17,279
Reinvestments of distributions to holders of redeemable units		20,872		12,069
Redemption of redeemable units		(35,553)		(121,372)
Transfer of redeemable units		115,546		299,595
Net redeemable unit transactions	\$	105,721	\$	207,571
Distributions to holders of redeemable units				
Return of capital		(23,457)		(15,624)
Total distributions to holders of redeemable units	\$	(23,457)	\$	(15,624)
Net assets attributable to holders of redeemable units end of period	\$	655,840	\$	534,615

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Harvest Banks & Buildings Income Fund

STATEMENTS OF CASH FLOWS		
(Unaudited)		
For the period ended June 30,	2023	2022
Operating activities		
Increase (decrease) in net assets attributable to holders of redeemable units	\$ (67,950)	\$ (1,389,706)
Add (deduct) items not affecting cash:		
Foreign exchange (gain) loss on cash	(92)	(532)
Realized (gain) on sale of investments	(121,298)	(87,691)
Change in unrealized (appreciation) depreciation of investments	143,000	1,410,679
Change in unrealized (appreciation) depreciation of foreign exchange.	87	489
Proceeds from sale of investments	442,201	175,784
Purchases of investments	3,091	13,581
Net change in non-cash assets and liabilities	3,060	7,478
Net cash flow provided by (used in) operating activities	\$ 402,099	\$ 130,082
Financing activities		
Proceeds from redeemable units issued	17,564	222,308
Redemption of redeemable units	(311,699)	(349,862)
Distributions paid to holders of redeemable units (net of reinvested distributions)	(68,788)	(80,628)
Net cash flow provided by (used in) financing activities	\$ (362,923)	\$ (208,182)
Net increase (decrease) in cash during the period	39,176	(78,100)
Foreign exchange gain (loss) on cash	92	532
Cash, beginning of the period	55,668	157,196
Cash, end of the period	\$ 94,936	\$ 79,628
Supplemental disclosure of cash flow information		
Interest received during the period*	\$ 22,739	\$ 17,649
Dividends received, net of withholding taxes*	95,787	100,672

*included in operating activities

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

Harvest Banks & Buildings Income Fund

SCHEDULE OF INVESTMENTS				
(Unaudited)				
As at June 30, 2023				
Number of	Security	Average	Fair	% of Net
Shares		Cost (\$)	Value (\$)	Assets
EQUITIES				
Financials				
5,900	Sun Life Financial Inc.	149,767	407,454	8.2
5,600	The Bank of Nova Scotia	312,900	371,168	7.5
2,925	Royal Bank of Canada	154,185	370,071	7.5
3,075	Bank of Montreal	200,796	367,893	7.4
6,400	Canadian Imperial Bank of Commerce	359,928	361,984	7.3
14,300	Manulife Financial Corporation	315,315	358,072	7.2
4,350	The Toronto-Dominion Bank	161,430	357,179	7.2
1,400	JPMorgan Chase & Co.	50,627	269,740	5.4
2,000	Morgan Stanley	111,700	226,268	4.6
5,400	Bank of America Corporation	44,243	205,238	4.1
19,900	Timbercreek Financial Corp.	201,031	148,255	3.0
		2,061,922	3,443,322	69.4
Real Estate				
18,400	Choice Properties Real Estate Investment Trust	268,614	249,688	5.0
1,450	Digital Realty Trust, Inc.	213,584	218,731	4.4
11,900	Killam Apartment Real Estate Investment Trust	96,420	210,154	4.2
15,500	InterRent Real Estate Investment Trust	162,049	198,710	4.0
1,050	Prologis, Inc.	85,778	170,577	3.5
850	Alexandria Real Estate Equities, Inc.	128,724	127,794	2.6
5,700	Allied Properties Real Estate Investment Trust	185,903	123,804	2.5
5,000	SmartCentres Real Estate Investment Trust	126,693	121,450	2.5
		1,267,765	1,420,908	28.7
Total investments		3,329,687	4,864,230	98.1
Other assets less liabilities			95,843	1.9
Net assets attributable to holders of redeemable units			4,960,073	100.0

Harvest Banks & Buildings Income Fund

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Unaudited)

June 30, 2023

1. GENERAL INFORMATION

Harvest Banks & Buildings Income Fund (the "Fund") is an open end mutual fund trust established under the laws of the Province of Ontario pursuant to a Declaration of Trust dated September 25, 2009 and as amended and restated, being the inception date. There was no significant activity in the Fund from the date of inception to commencement of operations on October 23, 2009. The address of the Fund's registered office is 610 Chartwell Road, Oakville, Ontario, L6J 4A5.

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. Purchases in Series R are available to existing unitholders only, with an initial sales charge option. Series A units are available to all investors with an initial sales charge option and have a higher service fee than Series R. Series F units 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 have no initial sales charge option, and no service fees and are available to all investors.

2. BASIS OF ACCOUNTING

These interim financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") applicable to the preparation of interim financial statements, including International Accounting Standard 34, Interim Financial Reporting. These interim financial statements were authorized for issue by Harvest Portfolios Group Inc. (the "Manager") on August 15, 2023.

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 FVTPL based on its business model. The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount, which approximates fair value. 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. Carrying values of other financial assets and liabilities at amortized cost 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 June 30, 2023 and December 31, 2022, there were no differences between the Fund's NAV per security and its net assets per security calculated in accordance with IFRS 9.

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 are represented by equities.

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.

Harvest Banks & Buildings Income Fund

Classification of redeemable units

Under IFRS, IAS 32 Financial Instruments – Presentation 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.

Cash

Cash is comprised of cash on deposit and bank overdraft, as applicable.

Investment transactions and income recognition

The interest for distribution purposes shown on the Statements of Comprehensive Income (Loss) represents the coupon interest received by the Fund accounted for on an accrual basis. Net realized gain (loss) on investments and net change in unrealized appreciation (depreciation) of investments are determined on an average cost basis. Dividend income is accounted for on the ex-dividend date. The cost of investments is determined using the average cost method.

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.

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 (Loss) 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 and liabilities, other than investments, denominated in foreign currencies are included in the Statements of Comprehensive Income (Loss) 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 (Loss) 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.

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.

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b) Classification and measurement of investments and derivatives under IFRS 9

In classifying and measuring financial instruments held by the Fund, the Manager is required to make significant judgments about the business model in which the portfolio of investments and derivatives is held. The Manager has determined that the Fund's business model is one in which its portfolio is managed and performance evaluated on a fair value basis under IFRS 9.

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.

The following units were issued and/or redeemed during the period.

	Units outstanding			
	Series R	Series A	Series F	Series D
Total outstanding as at January 1, 2022	213,627	231,428	63,709	30,305
Redeemable units issued	2,547	14,074	-	1,192
Redeemable units issued on reinvestment	4,561	5,100	958	890
Redeemable units redeemed	(2,300)	(12,450)	(2,831)	(8,622)
Redeemable units transferred between Series	(14,431)	(8,159)	-	20,609
Total outstanding as at June 30, 2022	204,004	229,993	61,836	44,374
Total outstanding as at January 1, 2023	197,092	198,774	61,381	50,496
Redeemable units issued	25	62	865	440
Redeemable units issued on reinvestment	5,275	5,161	1,065	1,808
Redeemable units redeemed	(8,991)	(11,318)	(5,649)	(2,966)
Redeemable units transferred between Series	-	(11,573)	-	9,476
Total outstanding as at June 30, 2023	193,401	181,106	57,662	59,254

The weighted average number of units outstanding during the period ended June 30, 2023 was 195,776 units for Series R (2022 – 210,338 units), 187,515 units for Series A (2022 – 230,372 units), 58,535 units for Series F (2022 – 61,761 units) and 55,658 units for Series D (2022 – 35,621 units).

Distributions

The Fund is required to pay distributions in an amount not less than the amount necessary to ensure the Fund will not be liable for income taxes on realized capital gains, dividends and interest. 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 \$208,102 for the period ended June 30, 2023 (2022 - \$225,535).

5. RELATED PARTY TRANSACTIONS AND OTHER EXPENSES

Management fees and servicing 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 NAV of the Fund attributable to that applicable series (the "Management Fee").

Dealers may be paid a servicing fee in connection with Series A 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:

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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%	0.00%	1.10%

Effective May 1, 2022 the Fund no longer pays service fees on Series D units. Prior to this change, the Fund paid a servicing fee of 0.25% to dealers based on the total client assets invested in Series D units.

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; 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 \$23,402 for the period ended June 30, 2023 (2022 - \$20,777) and are included in the unitholder reporting costs on the Statements of Comprehensive Income (Loss).

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, 2023 or 2022.

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. COVID-19 and the war in Ukraine have had significant impacts to the global economy over the last few years and have contributed to the current inflationary pressures. The significant increase in interest rates globally by central banks to address inflation has increased the likelihood of a global recession impacting financial markets and global economies which may impact the financial performance of the Fund's investments.

As at June 30, 2023, 98.1% (December 31, 2022 – 98.9%) 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 period end, with all other factors remaining constant, net assets attributable to holders of redeemable units would have increased or decreased by approximately \$243,211 (December 31, 2022 - \$266,561).

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

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.

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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 June 30, 2023		As at December 31, 2022	
	Currency exposure*	As a % of net assets	Currency exposure*	As a % of net assets
U.S. Dollar	\$1,223,071	24.7	\$1,350,755	25.0

*In Canadian dollars

The non-monetary currency exposure was \$1,218,348 (December 31, 2022 - \$1,346,912) and the monetary currency exposure is \$4,723 (December 31, 2022 - \$3,843).

As at June 30, 2023, if the Canadian dollar had strengthened or weakened by 5% in relation to U.S. dollars, with all other variables held constant, the Fund's net assets attributable to holders of redeemable units would have decreased or increased, respectively, by approximately \$61,154 (December 31, 2022 - \$67,538) or 1.2% (December 31, 2022 - 1.3%). 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. Interest rate risk arises when the Fund invests in interest-bearing financial instruments. As at June 30, 2023 and December 31, 2022 the Fund did not hold any bonds or money market instruments; therefore, the Fund had no significant exposure to interest rate risk.

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 June 30, 2023 and December 31, 2022, all the Fund's financial liabilities had maturities of less than three months.

Credit risk

Credit risk is the risk that the 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 no holdings of fixed income debt instruments as at June 30, 2023 and December 31, 2022. 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 June 30, 2023 and December 31, 2022.

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.

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

Investments at fair value as at June 30, 2023				
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Totals (\$)
Financial Assets				
Equities				
Common Stock	3,443,322	-	-	3,443,322
REIT	1,420,908	-	-	1,420,908
Total Financial Assets	4,864,230	-	-	4,864,230

Investments at fair value as at December 31, 2022				
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Totals (\$)
Financial Assets				
Equities				
Common Stock	3,581,298	-	-	3,581,298
REIT	1,749,926	-	-	1,749,926
Total Financial Assets	5,331,224	-	-	5,331,224

There were no Level 3 securities held by the Fund as at June 30, 2023 and December 31, 2022. There were no transfers between Level 1 and Level 2 for the period ended June 30, 2023 and 2022.

The value of equities is based on quoted prices.

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 country and industry in which the companies held in the portfolio operate.

Geography:

As at	June 30, 2023	December 31, 2022
	% of net assets	% of net assets
Canada	73.5	73.9
United States	24.6	25.0
Cash and other assets and liabilities	1.9	1.1
Total	100.0	100.0

Market Segment:

As at	June 30, 2023	December 31, 2022
	% of net assets	% of net assets
Financials	69.4	66.4
Real Estate	28.7	32.5
Cash and other assets and liabilities	1.9	1.1
Total	100.0	100.0

7. TAXATION

The Fund qualifies as a mutual fund trust under the Income Tax Act (Canada). For tax purposes, the Fund has a December 15 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 Statements of Financial Position as a deferred income tax asset. Capital losses may be carried forward indefinitely to

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reduce future realized capital gains. Non-capital losses may be carried forward for 20 years and applied against future taxable income.

As at the last taxation year end, the Fund had no capital or 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 in the Statements of Comprehensive Income (Loss).

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.

8. 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 period ended June 30, 2023 and 2022 amounted to \$nil.



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