HARVEST BANKS & BUILDINGS INCOME FUND

Management Report of Fund Performance

December 31, 2011

Should you require any additional information on this product, please review our information at www.harvestportfolios.com or on SEDAR at www.sedar.com, or call us at 866 998 8298.

HARVEST Banks & Buildings Income Fund

CORPORATE OVERVIEW

Harvest Portfolios Group Inc. ("Harvest") is a Canadian Asset Investment Manager focused on unique income generating investment products. Harvest was founded by long term members of the investment management industry and is focused on developing investment products that follow the investment philosophy of:

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

Harvest's desire is 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 annual report and know exactly what they own. Our funds are also invested to provide investors with consistent monthly or quarterly income; therefore, we seek to invest our fund portfolios in well managed companies that have a history of steady cash flow and pay dividends or distributions.

INVESTMENT PRODUCT

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

HARVEST Banks & Buildings Income Fund

PRESIDENT'S MESSAGE

HARVEST Banks & Buildings Income Fund
Unitholder letter February, 2012

Dear Valued Unitholder,

2011 proved to be a year of challenges for global stock markets as we witnessed three major events that stalled global growth. First, the policy gridlock in both Europe and the US to their debt burdens, secondly, the earthquake and tsunami which lead to the nuclear crisis in Japan, and finally the surge in Oil prices due to the political upheaval and/or regime change in the Middle East.

The issues surrounding US and European fiscal policy will no doubt continue to hamper the prospects for global growth. We expect this to translate into overall slower growth in the developed world of 1% - 2% which in turn will keep the prospects for growth in emerging nations at lower than recent averages.

These overall economic conditions reduce inflationary pressures and assist in subduing interest rates. We have in the past and continue to believe that the present scenario of historically low interest rates will continue to stay low for the foreseeable future. These conditions work favourably for well managed corporations with strong balance sheets and solid growth profiles.

Harvest Funds are constructed in well managed businesses that we believe stand the tests of all economic conditions. These Funds are built on the investment principals of i) simple and understandable mandates ii) transparency, and iii) income generation. With the challenges that have faced many businesses over 2011, we can look at the names in the portfolios and are confident that we have invested in businesses that can stand up to these conditions and meet the mandates that our unitholders have invested for.

In October 2011, your fund was converted from an exchange traded closed end fund to a daily NAV based mutual fund. This change did not have any effect on your fund's mandate or objectives and continues to be run in the same manner. Owning high quality companies, with strong balance sheets and the ability to grow dividends will continue to reward investors. The financial and real estate sectors offer these attributes and should provide clients with stability and opportunity for capital gains.

(Signed) "Michael Kovacs"
President and Chief Executive Officer

HARVEST Banks & Buildings Income Fund

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

The management report of fund performance contains financial highlights for the Fund. For your reference, the annual financial statements of the Fund are attached to the management report of fund performance. You may obtain additional copies of these documents at your request, and at no cost, by calling toll free at 1(866) 998-8298; by writing to us at HARVEST Portfolios Group Inc., 710 Dorval Drive, Suite 200, 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.

In order to meet the investment objectives, the fund will be invested in an actively managed portfolio that will consist primarily of Banking Issuers, Other Financial Issuers and Real Estate Issuers.

Investment Strategy

To achieve the investment objective, the Investment manager, will invest in an actively managed portfolio that will consist primarily of Banking Issuers, Other Financial Issuers and Real Estate Issuers. The Manager believes that in this environment, dividend paying issuers, banks and REITs offer consistent distributions. These issuers, although negatively impacted by the current credit crisis, have in general, not decreased 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 generally justify consistent dividend payout policies.

The Investment Manager will use a combination of top-down, macro analysis to evaluate and identify the most attractive companies and types of securities in the sectors mentioned above. The Investment Manager will also employ a value-based, bottom-up fundamental analysis to identify issuers based on the quality of their assets and the strength of their balance sheets and cash flows. Generally, each company or investment held in the portfolio will have consistent dividend payout history and offers a yield component that will help aid the objectives of the Fund. The Investment Manager will seek to acquire securities that it believes have strong free cash flow metrics and will not defer future dividend or interest payments. The Investment Manager 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 simplified 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

During the period ended December 31, 2011 the Harvest Banks and Buildings Fund returned (2.51%). This compares with a return of (2.72%) for the blended index compromised of a 50% weighting of S&P/TSX Financial Index and a 50% weighting of the S&P/TSX Real Estate Index.

In 2011 we witnessed three major events that stalled global growth and the bull market in equities. First, the world price of oil surged due to the political upheaval and/or regime change in the Middle East. Second, disruptions in the supply chain were felt due to the earthquake, tsunami and nuclear crisis in Japan. Finally, volatility in equity markets persisted due to policy gridlock in both the U.S. and Europe in regards to their respective debt burdens.

RESULTS OF OPERATIONS (continued)

Of these three significant events of 2011, the uncertainty in U.S. and European fiscal policy response to the management of their debt burden will be the greatest threat to global growth and equity markets in 2012. In the U.S. the situation may be further exasperated by continued weakness in housing, minimal employment growth and income gains as well as a continued stalemate over debt reductions due to the election cycle they are now entering. In Europe, if political leaders are unable to negotiate long term fiscal reform, the impact of fiscal uncertainty, fiscal austerity or both could potentially unravel the already battered currency compact. Emerging market economies would be impacted due to lessening demand from the U.S. and Europe and they may be forced to stimulate their economies in order to avoid a hard landing. Any further cooling of emerging market growth will most likely lead to reduced demand for commodities and hence weaker economic climates for commodity rich nations such as Canada.

We expect continued economic and market volatility in 2012 including, recessions in parts of the world (E.U. periphery), anemic growth of 1%-2% in developed countries (U.S., Canada, Germany) and below average growth in emerging markets (China). Inflation will remain subdued and interest rates in the developed world will remain low. Well managed corporations with strong balance sheets and consistent growth profiles are expected to thrive and we continue to highlight the divergence between bond yields and equity earnings yield as a fundamental reason to consider equity investment over the long term.

The Fund saw price weakness from our financial sector exposure specially the insurance stocks. The ongoing weakness in financial stocks was somewhat offset by our real estate holdings. Generally, the real estate sector in Canada has managed to hold up well and occupancy rates in most properties are at the highs. Financial stocks however, continue to suffer from the volatile equity markets and debt markets.

We continue to believe that the capital markets will remain volatile over the next several quarters and owing high quality companies with strong balance sheet, that can maintain and grow their dividends will rewarded. It is our view that the financial and real estate sectors offer these attributes and will provide clients with stability and opportunity for capital gains.

The Investment Manager uses a bottom-up strategy that emphasizes the analysis of individual companies to determine if they can maintain and increase their income distributions overtime. This analysis also focuses on selecting securities and allocating investments among asset Series with the objective of maximizing the risk-adjusted returns for the Fund. The Fund continued to use leverage in an opportunistic way to increase returns and enhance yield until August. As the fund rolled into a mutual fund the leverage was removed.

CHANGES IN FINANCIAL POSITION

Net assets of the Fund decreased by 38.6% or $11.1 million during the period; from $28,838,327 at December 31, 2010 to $17,695,535 at December 31, 2011. The change in net assets is attributed to net proceeds from the issue of additional units (including the exercise of warrants) of $27,958,576, less agents' fees of $618,024, offset by redemptions and units cancelled of $34,547,600. Net assets due to investment operations decreased by $1,701,455, including investment income of $571,924 and realized investment and foreign exchange gains of $516,364, offset by net market and foreign exchange depreciation of $2,651,414. During the period, the Fund paid $2,516,244 in distributions or $0.84 per unit (2010 - $0.96) or $0.07 per unit per month.

RECENT DEVELOPMENTS

At the close of business on April 15, 2011, the Fund issued an additional 1,990,679 units through the exercising of the outstanding warrants at $12 per warrant. This raised additional net proceeds of $23,888,148 to the Fund. In total, 147,804 warrants were not exercised and were cancelled. On September 16, 2011, the Fund`s 1st NAV Redemption Day, a total of 1,975,215 units were surrendered for redemption at $11.80 net asset value per unit, or $23,307,537.

On August 15, 2011, the loan facility was not renewed and the proceeds of $5,625,000 were repaid.

On October 18, 2011 ("Conversion Day") the Fund completed its conversion to an open-end mutual fund, transferring all existing investors into the R Series on a unit-for-unit basis. The Fund ceased trading as HBB.UN on the Toronto Stock

RECENT DEVELOPMENTS (continued)

Exchange ("TSX") and became available as a daily valued fund available on the broker dealer network under the FundSERV code HRV. The new front-end Series A and Series F also became available immediately upon conversion.

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. The Manager has retained Avenue Investment Management Inc. (''Avenue'' or the "Investment Manager") to provide investment management services to the Fund and pays Avenue a fee for its portfolio advisory service, from the management fee received from the Fund, calculated on the basis of the Fund's net assets.

Each series of units pays the Manager an annual management fee based on a percentage of the average daily NAV of the assets of the Fund attributable to that applicable series (the "Management Fee").

For the Series A units, the Management Fee is equal to an annual rate of 2.35% of the NAV per Unit, plus applicable taxes including HST.

For the Series F units, the Management Fee is equal to an annual rate of 1.10% of the NAV per Unit, plus applicable taxes including HST.

For the Series R units, the Management Fee is equal to an annual rate of 1.50% of the NAV per Unit, plus applicable taxes including HST.

The Management Fees accrue daily and are paid monthly.

Dealers may be paid a servicing fee by the Manager from the Management Fee, in connection with Series A units and Series R units for ongoing services they provide to investors, including investment advice, account statements and newsletters. The rate of the service fee paid depends on the series of units of the Fund. Generally, the servicing fees are payable quarterly 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 quarter. The Manager can change or cancel servicing fees at any time.

Series A:

For Series A units, Dealers will receive an annual servicing fee equal to 1.25% of the NAV per unit for each unit held by clients of the Dealer (calculated and paid at the end of each calendar quarter, plus applicable taxes).

Series F:

For Series F units, there are no servicing fees paid, but the unitholder may be charged a negotiable advisory fee directly by the Dealer.

Series R:

For Series R units, Dealers will receive an annual servicing fee equal to 0.40% of the NAV per unit for each unit held by clients of the Dealer (calculated and paid at the end of each calendar quarter, plus applicable taxes).

Independent Review Committee ("IRC") Fees

The IRC, is required under National Instrument 81-107, reviews conflict of interest matters referred to it by the manager and provided recommendations or approves actions, as appropriate, that are in the best interest of the Fund. There are currently three members of the IRC who are independent of Harvest and its affiliates. IRC members are compensated by way of an annual retainer fee and a per meeting attendance fee, as well as reimbursed for expenses associated with IRC duties. These costs are allocated among the individual funds appropriately by assets.

Other expenses

The Fund is responsible for all expenses relating to the operation and the carrying on of its business, including legal fees and audit fees, interest, taxes and administrative costs relating to the redemption of securities as well as the cost of financial and other reports and compliance with applicable laws, regulations and policies.

Each series of Units is responsible for the operating expenses that relate specifically to that series and for its proportionate share of the operating expenses that are common to all series of the Fund. Expenses that are specific to a series include items such as filing fees, and unitholder servicing costs. The Manager may, in some cases, absorb a portion of the Fund's operating expenses. The Manager may cease doing so at any time without notice to unitholders.

The Manager will be reimbursed by the Fund for all reasonable costs, expenses and liabilities incurred by the Manager for performance of extraordinary 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 were $131,081 for the period ended December 31, 2011 (2010 - $86,677) and are included in the unitholder reporting costs on the Statement of Operations.

LOAN FACILITY

The Fund previously established a loan facility with a Canadian chartered bank. The loan function was to borrow for the purpose of making investments in accordance with the Fund's investment objectives and restrictions, and to pledge its assets to secure the borrowings. The loan facility was repaid in full and the facility cancelled on August 15, 2011, prior to the Conversion Date. The amount of the loan facility during the period was $5,625,000.

For the period ended December 31, 2011 the Fund recorded interest expense of $120,832.

TRANSITION TO INTERNATIONAL FINANCIAL REPORTING STANDARDS ("IFRS")

As previously confirmed by the Canadian Accounting Standards Board ("AcSB"), most Canadian publicly accountable entities adopted all IFRS, as published by the International Accounting Standards Board ("IASB"), on January 1, 2011. However, the AcSB had initially allowed most investment funds to defer adoption of IFRS until fiscal years beginning on or after January 1, 2013. At its December 12, 2011 meeting, the AcSB decided to extend the deferral of mandatory adoption of IFRS for Investment Companies and Segregated Accounts of Life Insurance Enterprises to 2014. The decision was in response to the possibility that the IASB may not complete its Investment Entities project before January 1, 2013. The AcSB expects to issue the amendment in March 2012. Accordingly, the Fund will adopt IFRS for the fiscal period beginning January 1, 2014 and will issue its initial financial statements in accordance with IFRS, including comparative financial information, for the interim period ending June 30, 2014. Management has been monitoring developments in the IFRS conversion program and has been assessing the likely impacts on implementation decisions, internal controls, information systems and training.

In May 2011, the IASB issued IFRS 13 Fair Value Measurement, which defines fair value, sets out a single IFRS framework for measuring fair value and requires disclosure about fair value measurements. It only applies when other IFRSs require or permit fair value measurement. If an asset or a liability measured at fair value has a bid price and an ask price, it requires valuation to be based on a price within the bid-ask spread that is most representative of fair value. It allows the use of mid-market pricing or other pricing conventions that are used by market participants as a practical expedient for fair value measurements within a bid-ask spread. This may result in elimination of the differences between the net assets per series unit and NAV per series unit at the financial statements reporting dates.

HARVEST Banks & Buildings Income Fund

TRANSITION TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (continued)

Based on management's current assessment of the differences between Canadian GAAP and IFRS, other than the impact due to IFRS 13 noted above, it is not expected that there would be any other impact on the Funds' NAV per series unit or net assets per series unit. Management has presently determined that the impact of IFRS to the financial statements would be otherwise limited to additional note disclosures and potential modifications to presentation including unitholders' equity. However, this determination is subject to change as we finalize our assessment of potential IFRS differences and as new standards are issued by the IASB prior to the Fund's adoption of IFRS.

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 December 31, 2011.

HARVEST Banks & Buildings Income 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 past 3 years. This information is derived from the Fund's annual financial statements at December 31, 2011, 2010 and 2009.

THE FUND'S NET ASSETS PER UNIT[1]	Series R			Series A	Series F
	2011	2010	2009	2011	2011
Net assets - beginning of period[3]	$ 13.64	$ 12.02	$ 11.17	$ 11.27	$ 11.27
Increase /(decrease) from operations					
Total revenue	0.61	0.69	0.17	0.11	0.05
Total expenses	(0.41)	(0.48)	(0.06)	(0.07)	(0.04)
Realized gains (losses) for the period	0.12	1.16	-	(0.21)	(0.56)
Unrealized gains for the period	(0.92)	1.18	0.89	0.68	0.63
Total increase /(decrease) from operations[2]	**(0.60)**	**2.55**	**1.00**	**0.51**	**0.08**
Distributions[4]					
From income (excluding dividends)	-	-	-	-	-
From dividends	(0.03)	-	-	-	-
From net investment income	(0.03)	-	-	-	-
From capital gains	-	(0.96)	-	-	-
Return of capital	(0.81)	-	(0.14)	(0.21)	(0.21)
Total annual distributions[4]	**(0.84)**	**(0.96)**	**(0.14)**	**(0.21)**	**(0.21)**
Net assets - end of period[2]	**$ 11.60**	**$ 13.64**	**$ 12.02**	**$ 11.60**	**$ 11.63**

Series R

RATIOS AND SUPPLEMENTAL DATA	2011	2010	2009
Total net asset value[1]	**$ 16,155,009**	**$ 28,950,939**	**$ 26,078,036**
Number of units outstanding[1]	1,390,604	2,114,483	2,155,483
Number of warrants outstanding	-	2,155,483	2,155,483
Management expense ratio[5]	4.14%	3.76%	9.94%
Management expense ratio before waivers or absorptions[5]	4.14%	3.76%	3.16%
Trading expense ratio[6]	0.47%	0.29%	0.33%
Portfolio turnover rate[7]	79.38%	56.98%	2.79%
Net asset value per unit[1]	**$ 11.62**	**$ 13.69**	**$ 12.10**
Closing market price (HBB.UN)	**n/a**	**$ 12.65**	**$ 11.48**
Closing market price (HBB.WT)	**n/a**	**$ 0.52**	**$ 0.16**

Series A

RATIOS AND SUPPLEMENTAL DATA	2011
Total net asset value[1]	**$ 1,404,702**
Number of units outstanding[1]	120,977
Management expense ratio[5]	3.15%
Management expense ratio before waivers or absorptions[5]	3.15%
Trading expense ratio[6]	0.47%
Portfolio turnover rate[7]	79.38%
Net asset value per unit[1]	**$ 11.61**

HARVEST Banks & Buildings Income Fund

FINANCIAL HIGHLIGHTS (continued)

Series F

RATIOS AND SUPPLEMENTAL DATA		2011
Total net asset value[1]	**$**	**154,631**
Number of units outstanding[1]		13,283
Management expense ratio[5]		1.73%
Management expense ratio before waivers or absorptions[5]		1.73%
Trading expense ratio[6]		0.47%
Portfolio turnover rate[7]		79.38%
Net asset value per unit[1]	**$**	**11.64**

Explanatory Notes:

1. The net assets per unit presented in the financial statements differs from the net asset value calculated for fund pricing purposes. The difference is primarily a result of investments being valued at bid prices for financial statement purposes and closing prices for fund pricing purposes. An explanation of these differences can be found in the Notes to Financial Statements.
2. 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.
3. Net assets, at the commencement of operations was $11.17, net of agents' commissions and issuance costs of $0.83 per unit. On Conversion Day, all Fund units were exchanged one-for-one into Series R, at an NAV of $11.27. Series A and F commenced after Conversion Day.
4. Distributions were paid in cash until Conversion Day, after which, an automatic reinvestment or cash option was made available.
5. 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.
6. 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.
7. 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. These ratios are annualized.

HARVEST Banks & Buildings Income Fund

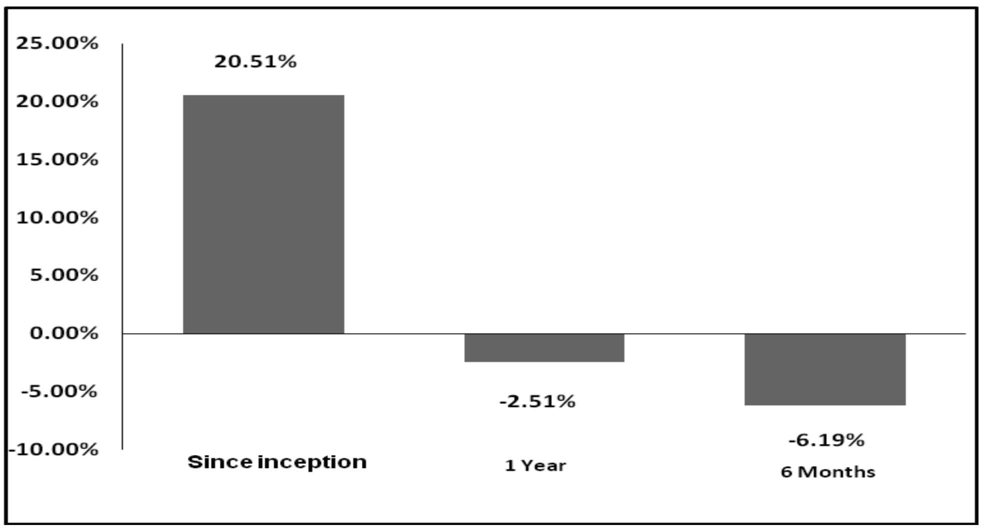
Past Performance

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

YEAR-BY-YEAR RETURNS

The following charts present the Fund's annual performance for each of the periods shown and illustrate how the Fund's performance varied for the Series R. National Instrument 81-106, the regulatory guideline for Continuous Disclosure, does not permit reporting of performance for any investment fund or series that has been in existence less than one year. The charts show, in percentage terms, how much an investment made on the first day of each financial year would have grown or decreased by the last day of each financial year.

Fund Performance



ANNUALIZED COMPOUND RETURNS

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

For comparison purposes, a blended benchmark of the S&P/TSX Composite Index (the "Index") is used. This blended benchmark is comprised of a 50% sector weighting of the S&P/TSX Financial Index and a 50% sector weighting of the S&P/TSX Real Estate Index.

The Index is a capitalization-weighted index that measures market activity of a universe of stocks traded on the Toronto Stock Exchange. The sector weightings are comprised of the universe of stocks identified in the Financials sub sector.

While the Fund uses this benchmark for long-term performance comparisons, it is not managed relative to the composition of the Index. As a result, the Fund may experience periods when its performance is not aligned with the Index, either positively or negatively. Please see the "Results of Operations" section of this report for a discussion on recent performance.

Investment Return %	1 Yr	3 Yrs	5 Yrs	10 Yrs	Since Inception
Fund Performance Series R (%)	-2.5	N/A	N/A	N/A	20.7
50% S&P/TSX Financial, 50% S&P/TSX Real Estate (%)	-2.7	N/A	N/A	N/A	17.9

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 ''Statement of Investments'' section of the Fund's annual financial statements.

As at December 31, 2011

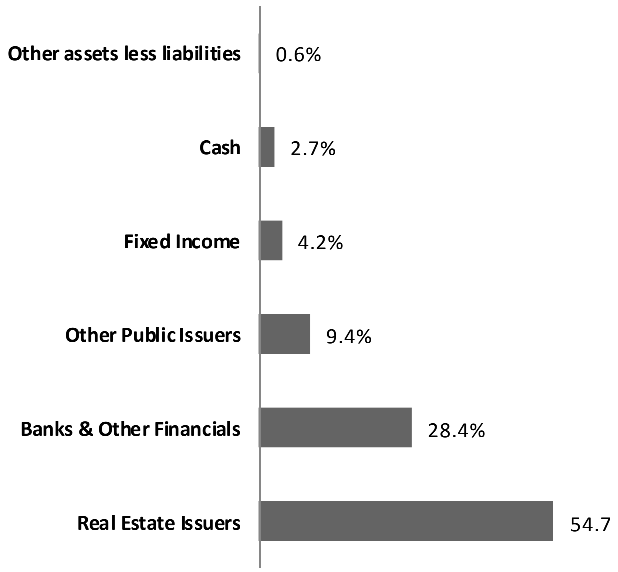
Top 25 Holdings	% of Net Asset Value
Artis Real Estate Investment Trust	9.3
Killam Properties Inc.	8.3
Crombie Real Estate Investment Trust	7.9
Cominar Real Estate Investment Trust	6.2
Pure Industrial Real Estate Trust	5.4
Leisureworld Senior Care Corp.	5.4
Inter Pipeline Fund LP, Class A	4.9
Royal Bank of Canada	4.7
Canadian Imperial Bank of Commerce	4.6
Veresen Inc.	4.6
The Bank of Nova Scotia	4.3
Bank of Montreal	4.1
Whiterock Real Estate Investment Trust	3.4
Wells Fargo & Co.	3.3
The Toronto-Dominion Bank	3.3
BTB Real Estate Investment Trust	3.0
American Capital Agency Corporation	2.4
Great-West Lifeco Inc.	2.3
Boralex Inc. 6.75% Jun 30/17	2.3
Annaly Capital Management Inc.	2.2
BTB Real Estate Investment Trust 8.50% Mar 31/13	1.9
Sun Life Financial Inc.	1.7
Timbercreek Mortgage Investment Corp	1.5
Pacific & Western Credit Corp., Warrants (Exp. 11/26/12)	-
	97.0

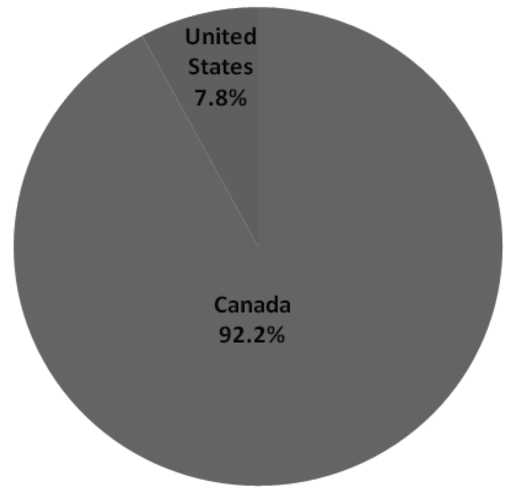
This summary of investment portfolio may change due to the ongoing portfolio transactions of the Fund. Quarterly updates of the Fund's investment portfolio are available from Harvest Portfolios Group Inc. at **www.harvestportfolios.com**

HARVEST Banks & Buildings Income Fund

SECTOR ALLOCATION	GEOGRAPHIC ALLOCATION

Total Net Assets (100.0%)





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CAUTION REGARDING FORWARD-LOOKING STATEMENTS

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