

JUNE 30 | **INCOME FINANCIAL TRUST**
2021 | **SEMI-ANNUAL REPORT**
(UNAUDITED)



This report may contain forward-looking statements about the Trust. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as “expects”, “anticipates”, “intends”, “plans”, “believes”, “estimates” or negative versions thereof and similar expressions. In addition, any statement that may be made concerning future performance, strategies or prospects, and possible future Trust action, is also forward-looking. Forward-looking statements are based on current expectations and projections about future events and are inherently subject to, among other things, risks, uncertainties and assumptions about the Trust and economic factors.

Forward-looking statements are not guarantees of future performance, and actual events and results could differ materially from those expressed or implied in any forward-looking statements made by the Trust. Any number of important factors could contribute to any divergence between what is anticipated and what actually occurs, including, but not limited to, general economic, political and market factors, interest and foreign exchange rates, global equity and capital markets, business competition, technology change, changes in government regulations, unexpected judicial or regulatory proceedings, and catastrophic events.

The above-mentioned list of important factors is not exhaustive. You should consider these and other factors carefully before making any investment decisions and you should avoid placing undue reliance on forward-looking statements. While the Trust currently anticipates that subsequent events and developments may cause the Trust’s views to change, the Trust does not undertake to update any forward-looking statements.

INCOME FINANCIAL TRUST
SEMI-ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

JUNE 30, 2021

This is the semi-annual Management Report of Fund Performance (MRFP) for the period ended June 30, 2021. This MRFP contains financial highlights but does not contain the complete financial statements of Income Financial Trust (“the Trust”). The semi-annual financial statements and accompanying notes are attached to this report.

Investors may also obtain a copy of the Trust’s proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure by visiting our website at www.quadravest.com or by writing to the Trust at Investor Relations, 200 Front Street West, Suite 2510, Toronto, Ontario M5V 3K2.

These reports are available to view and download at www.quadravest.com or www.sedar.com.

INVESTMENT OBJECTIVES AND STRATEGIES

The Trust’s goal is to provide monthly distributions at an annual rate of 10% (based on the volume weighted average market price (VWAP) of Income Financial’s units over the last 3 trading days of the previous month). The Trust has a scheduled termination date of January 1, 2024 which may be extended thereafter at the Trust’s discretion for additional terms of five years each. The units trade on the Toronto Stock Exchange under the symbol INC.UN.

The portfolio is actively managed and is invested in North American financial services companies whose shares are included in the S&P TSX Capped Financials Index, the S&P Financials Index or the S&P Midcap Financials Index. Many of the leading financial services companies in North America, in the banking, insurance, brokerage, investment management and/or specialty finance sectors, are held within the portfolio.

In order to generate additional income above the dividend and interest income earned in the portfolio, the Trust writes covered call options on some or all of the underlying securities in the portfolio. This conservative strategy is designed to enhance the income in the portfolio by enabling the Trust to earn strong income in times of volatile markets while reducing the effects of market corrections. In addition, this source of income is treated as capital gains and as such receives a more favourable tax treatment relative to other sources of income.

RISK

The risks of investing in the Trust remain as discussed in the Annual Information form dated March 24, 2021. In addition, note 5 of the semi-annual financial statements (“Management of Financial Risk”) contains disclosure on specific types of risks related to the financial investments held by the Trust.

RESULTS OF OPERATIONS

North American equity markets continued to advance during the period ended June 30, 2021, driven by multiple catalysts including the implementation of mass vaccination campaigns, record fiscal and monetary stimulus programs and progress in the opening of the economies, especially in the United States.

The acceleration of the mass vaccination programs during the period in the U.S. and followed by Canada resulted in lower COVID-19 infection rates, allowing market participants to anticipate a broader economic recovery and a return to a more normalized living and economic environment sooner than previously expected. Both the U.S. and Canadian governments continued to support this recovery through record actual and planned spending, including support payments to large parts of the population and businesses, particularly in the U.S. where a record \$1.9 trillion infrastructure program was proposed. The U.S. Federal Reserve and the Bank of Canada remained committed to a very accommodative monetary policy signaling that they were prepared to keep interest rates at or near historic low rates until at least well through 2022. The consumer price index in both the U.S. and Canada experienced a sharp year over year increase near the end of the period which the U.S. Federal Reserve and the Bank of Canada characterized as transitory. The increase in inflation triggered an increase in longer term interest rates and a steeper interest rate yield curve which improved the outlook for net interest margins for the U.S. and Canadian banks held in the portfolio. In addition, commodity price increases during the period, including a sharp rise in the price of oil, provided a very favourable backdrop for the Canadian equity markets.

As a result of these catalysts, the companies held in the portfolio appreciated during the period. The net assets per unit finished at \$7.68 as at June 30, 2021 after the payment of \$0.53 in distributions during the period.

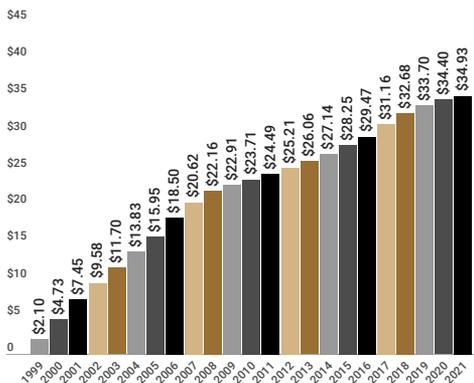
The portfolio was weighed 44.7% in Canadian financial services stocks versus 55.3% in U.S. financial services stocks as at June 30, 2021.

At various times during the period, increased volatility in financial markets created opportunities for the Trust to add higher option premiums through the covered call writing program.

Distributions

The distributions paid during the period include 6 monthly payments for a total of \$0.53 per unit. The variable monthly distribution policy is determined by applying a 10% annualized rate on the volume weighted average market price of the Trust's units over the last 3 trading days of the preceding month.

Cumulative Distributions since inception



34.93

Cumulative total of distributions paid since inception

RECENT DEVELOPMENTS

Financial markets have experienced significant volatility in response to the COVID-19 pandemic. The investment portfolio of the Trust has been subject to these market fluctuations and may continue to experience significant volatility as the situation evolves.

On August 20, 2021, the Trust commenced an at-the-market equity program (the "ATM Program") which allows the Trust to issue units to the public from time to time, at the Trust's discretion. Any units sold in the ATM Program will be sold through the TSX or any other marketplace in Canada on which the units are listed, quoted or otherwise traded at the prevailing market price at the time of sale.

RELATED PARTY TRANSACTIONS

Quadravest Capital Management Inc. ("Quadravest") as investment manager and manager earns fees from the Trust as described below in the Management fees section.

FINANCIAL HIGHLIGHTS

The following tables show selected financial information about the Trust and are intended to help you understand the Trust's financial performance for the past five years. This information is derived from the Trust's semi-annual financial statements and previous audited annual financial statements. The information in the following table is presented in accordance with National Instrument ("NI") 81-106 and, as a result, does not act as a continuity of opening and closing net assets per unit.

The Trust's net assets per unit

	June 30, 2021	2020	Years ended December 31			
		2019	2018	2017	2016	
Net assets per unit, beginning of period	6.92	8.21	7.64	10.77	11.55	10.48
Increase (decrease) from operations						
Total revenue	0.11	0.26	0.28	0.30	0.27	0.28
Total expenses	(0.09)	(0.16)	(0.17)	(0.20)	(0.20)	(0.18)
Realized gains (losses) for the period	0.05	0.29	0.29	0.53	0.59	0.31
Unrealized gains (losses) for the period	<u>1.22</u>	<u>(1.01)</u>	<u>1.19</u>	<u>(2.24)</u>	<u>0.25</u>	<u>1.87</u>
Total increase (decrease) from operations ⁽¹⁾	<u>1.29</u>	<u>(0.62)</u>	<u>1.59</u>	<u>(1.61)</u>	<u>0.91</u>	<u>2.28</u>
Distributions ⁽²⁾						
Canadian dividends	(0.07)	(0.09)	(0.11)	(0.08)	(0.05)	(0.08)
Return of Capital	<u>(0.46)</u>	<u>(0.61)</u>	<u>(0.91)</u>	<u>(1.44)</u>	<u>(1.64)</u>	<u>(1.14)</u>
Total annual distributions	<u>(0.53)</u>	<u>(0.70)</u>	<u>(1.02)</u>	<u>(1.52)</u>	<u>(1.69)</u>	<u>(1.22)</u>
Net assets per unit, end of period	7.68	6.92	8.21	7.64	10.77	11.55

(1) Total increase (decrease) from operations is before the payment of distributions and is calculated based on the weighted average number of units outstanding during the period.

(2) Distributions are based on the number of units outstanding on the record date for each distribution and were paid in cash. Characterization of distributions is based on the tax treatment that is received by investors.

RATIOS AND SUPPLEMENTAL DATA

	June 30, 2021	2020	Years ended December 31			2016
			2019	2018	2017	
Net asset value (millions) ⁽¹⁾	\$17.6	\$15.6	\$19.1	\$17.7	\$25.0	\$26.8
Number of units outstanding	2,260,970	2,260,970	2,323,488	2,323,488	2,323,488	2,323,488
Management expense ratio ⁽²⁾	2.19%	2.19%	1.87%	1.81%	1.66%	1.69%
Portfolio turnover rate ⁽³⁾	0.0%	6.0%	0.0%	0.0%	0.0%	2.4%
Trading expense ratio ⁽⁴⁾	0.01%	0.04%	0.01%	0.01%	0.02%	0.01%
Closing market price (TSX)	\$15.70	\$7.76	\$9.08	\$9.99	\$16.26	\$14.13

(1) This information is provided as at June 30 or December 31.

(2) Management expense ratio is based on total expenses for the stated period and is expressed as an annualized percentage of average net asset value during the period.

(3) The Trust's portfolio turnover rate indicates how actively Quadrainvest manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Trust buying and selling all of the securities in its portfolio once in the course of the period. The Trust employs a covered call writing strategy which can cause the portfolio turnover rate to be higher than conventional mutual funds. The higher the Trust's portfolio turnover rate in a period, the greater the trading costs payable by the Trust in the period and the greater chance of an investor receiving taxable capital gains in the period. There is not necessarily a relationship between a high turnover rate and the performance of the Trust.

(4) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of average net asset value during the period.

MANAGEMENT FEES

Pursuant to the terms of the investment management agreement, Quadrainvest is entitled to a base management fee payable monthly in arrears at an annual rate of 0.65% of the Trust's net asset value, calculated as at each month-end valuation date.

Pursuant to the management agreement, Quadrainvest is entitled to an administration fee payable monthly in arrears at an annual rate equal to 0.1% of the net asset value of the Trust, calculated as at each month-end valuation date and an amount equal to the service fee payable to dealers at a rate of 0.25% per annum.

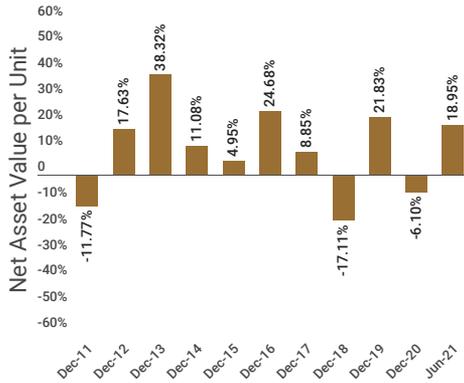
The base management fee was used by Quadrainvest to provide investment analysis, make investment decisions, and make brokerage arrangements for the purchase and sale of securities including the covered call writing program. The administration fee was used to provide or arrange administrative services required by the Trust, which includes all operational services, financial accounting, unitholder reporting and regulatory reporting.

PAST PERFORMANCE

Year-by-Year Returns

The past performance of the net asset value per unit for the period ended June 30, 2021 and for each 12 month period ended December 31 over the last 10 years is presented in the bar chart below. Each bar in the chart reflects the change in percentage terms of how a unit would have increased or decreased during the applicable year. In respect to the charts displayed below, please note the following:

- The performance information shown assumes that all cash distributions made by the Trust during the years shown were reinvested in the applicable additional securities of the Trust;
- The performance information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns or performance; and,
- Past performance of the Trust does not necessarily indicate how it will perform in the future.



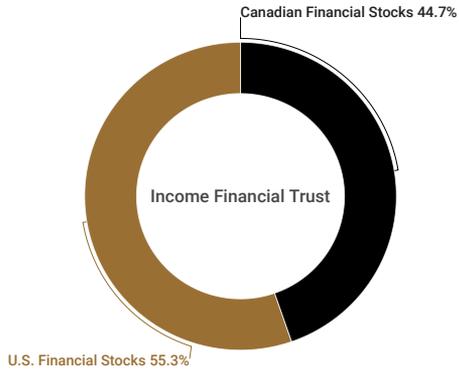
SUMMARY OF INVESTMENT PORTFOLIO
All holdings as at June 30, 2021

Name	Weighting (%)
Goldman Sachs Group Inc.	6.8
Guardian Capital Group Ltd.	5.7
TMX Group Inc.	5.7
Janus Henderson Group PLC	4.7
Intact Financial Corp.	4.4
Morgan Stanley	4.1
Huntington Bancshares, Inc.	4.0
Regions Financial Corp.	3.7
Sun Life Financial Inc.	3.6
First Horizon National	3.4
State Street Corporation	3.2
Truist Financial Corp.	3.2
Synovus Financial	3.1
Royal Bank of Canada	3.0
Toronto-Dominion Bank	3.0
Texas Capital BancShares Inc.	2.8
Canadian Imperial Bank of Commerce	2.7
Fiera Sceptre Inc.	2.7
Zions Bancorporation	2.6
Bank of Nova Scotia	2.5
Manulife Financial Corporation	2.5
CI Financial Corp.	2.4
National Bank of Canada	2.4
J.P. Morgan Chase & Co.	2.2
Franklin Resources Inc.	2.1
Wells Fargo Company	2.1
AGF Management Ltd., Class 'B'	2.0
IGM Financial Inc.	2.0
US Bancorp.	1.6
Bank of America	1.5
East West Bancorp Inc.	1.4
Citigroup Inc.	1.2
American Express Company	0.7
Fifth Third Bancorporation	0.7
Total long positions as a percentage of net assets	99.7
Cash	1.8
Other net assets (liabilities)	-1.5
	100.0

The summary of investment portfolio may change due to ongoing portfolio transactions of the Trust.
 Updates are available quarterly.

PORTFOLIO BREAKDOWN

The following pie chart shows the division of the Trust's holdings between Canadian and U.S. financial services companies.



INCOME FINANCIAL TRUST
MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The interim financial statements of Income Financial Trust (the "Trust") have been prepared by Quadravest Capital Management Inc. (the "Manager" of the Trust) and been approved by the Board of Directors of the Manager. The Manager is responsible for the information and representations contained in these interim financial statements and the other sections of the semi-annual report.

The Manager maintains appropriate procedures to ensure that relevant and reliable financial information is produced. The interim financial statements have been prepared in accordance with International Financial Reporting Standards, as applicable to the preparation of interim financial statements including International Accounting Standard 34, and may include certain amounts that are based on estimates and judgments. The significant accounting policies applicable to the Trust are described in note 3 to the financial statements.

The Board of Directors of the Manager is responsible for ensuring that management fulfils its responsibilities for financial reporting and has reviewed and approved these interim financial statements.



WAYNE FINCH

Chief Executive Officer, President and Director
Quadravest Capital Management Inc.



SILVIA GOMES

Chief Financial Officer
Quadravest Capital Management Inc.

INCOME FINANCIAL TRUST
STATEMENTS OF FINANCIAL POSITION

AS AT JUNE 30, 2021 AND DECEMBER 31, 2020 (UNAUDITED)

	2021 (\$)	2020 (\$)
ASSETS		
Current Assets		
Investments (note 5)	17,320,743	14,951,318
Cash	309,263	872,938
Interest, dividends and other receivables	43,023	41,697
Total assets	<u>17,673,029</u>	<u>15,865,953</u>
LIABILITIES		
Current liabilities		
Written Options	6,615	23,553
Fees and other accounts payable	51,195	57,618
Distributions payable	<u>255,874</u>	<u>141,311</u>
	<u>313,684</u>	<u>222,482</u>
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	<u>17,359,345</u>	<u>15,643,471</u>
Number of redeemable units outstanding (note 6)	2,260,970	2,260,970
Net assets per unit	\$7.68	\$6.92

Approved on behalf of the Manager, Quadravest Capital Management Inc.



WAYNE FINCH

Director



PETER CRUICKSHANK

Director

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

INCOME FINANCIAL TRUST
STATEMENTS OF COMPREHENSIVE INCOME / (LOSS)

FOR THE SIX MONTH PERIODS ENDED JUNE 30 (UNAUDITED)

	2021 (\$)	2020 (\$)
INCOME		
Net gain (loss) on investments and derivatives (note 5)		
Net realized gain (loss)	160,933	404,119
Net change in unrealized appreciation/depreciation	2,729,534	(4,474,129)
Dividends	255,461	315,756
Interest for distribution purposes	-	932
Net gain (loss) on investments and derivatives	3,145,928	(3,753,322)
Other gain (loss)		
Realized gain (loss) on currency	(55,000)	22,107
Change in unrealized gain (loss) on value of currency	26,894	12,532
	3,117,822	(3,718,683)
EXPENSES (note 9)		
Management fees	64,758	55,785
Service fee	21,832	16,271
Audit fees	13,047	11,357
Independent Review Committee fees	1,154	1,154
Trustees expense	2,479	2,493
Custodian fees	14,553	14,793
Legal fees	20,560	30,611
Unitholder reporting costs	8,826	6,873
Other operating expenses	26,780	23,648
Harmonized sales tax	15,654	14,070
Transaction costs	581	3,320
Withholding taxes	15,829	22,306
Total expenses	206,053	202,681
Increase (decrease) in net assets attributable to holders of redeemable units	2,911,769	(3,921,364)
Increase (decrease) in net assets attributable to holders per redeemable unit (note 7)	1.29	(1.71)

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

INCOME FINANCIAL TRUST
STATEMENTS OF CHANGES IN NET ASSETS
ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS
FOR THE SIX MONTH PERIODS ENDED JUNE 30 (UNAUDITED)

	2021 (\$)	2020 (\$)
Net assets attributable to holders of redeemable units		
- Beginning of period	15,643,471	19,077,706
Increase (decrease) in net assets attributable to holders of redeemable units	2,911,769	(3,921,364)
Distributions to unitholders (note 10)		
Canadian dividends	(158,705)	(86,517)
Return of capital	(1,037,190)	(719,232)
	<u>(1,195,895)</u>	<u>(805,749)</u>
Redemption of redeemable units	-	(426,436)
Change in net assets attributable to holders of redeemable units		
	<u>1,715,874</u>	<u>(5,153,549)</u>
Net assets attributable to holders of redeemable units		
- End of period	<u>17,359,345</u>	<u>13,924,157</u>

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

INCOME FINANCIAL TRUST
STATEMENTS OF CASH FLOW

FOR THE SIX MONTH PERIODS ENDED JUNE 30 (UNAUDITED)

	2021 (\$)	2020 (\$)
Cash flows from (used) in operating activities		
Increase (decrease) in net assets attributable to holders of redeemable units	2,911,769	(3,921,364)
Adjustment for:		
Change in unrealized (gain) loss in value of currency	(26,894)	(12,532)
Net realized (gain) loss on investments and derivatives	(160,933)	(404,119)
Net change in unrealized appreciation/depreciation of investments and derivatives	(2,729,534)	4,474,129
Purchase of investments, net of option premiums	2,258	67,796
Proceeds from sale of investments	501,846	1,932,659
(Increase) decrease in interest, dividends and other receivables	(1,326)	5,845
Increase (decrease) in fees and other accounts payable	(6,423)	(26,068)
Net cash flows from (used in) operating activities	<u>490,763</u>	<u>2,116,346</u>
Cash flows from (used) in financing activities		
Redemptions of redeemable units	-	(426,436)
Distributions paid to holders of redeemable units	(1,081,332)	(876,987)
Net cash flows from (used in) financing activities	<u>(1,081,332)</u>	<u>(1,303,423)</u>
Change in unrealized gain (loss) in value of currency	26,894	12,532
Net increase (decrease) in cash	(563,675)	825,455
Cash at beginning of the period	872,938	516,121
Cash at end of the period	<u>309,263</u>	<u>1,341,576</u>
Supplementary information		
Dividends received, net of withholding taxes*	238,306	299,295
Interest received*	-	932

* Included as part of Cash Flows from Operating Activities

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

INCOME FINANCIAL TRUST
SCHEDULE OF PORTFOLIO INVESTMENTS

AS AT JUNE 30, 2021 (UNAUDITED)

No. of shares (contracts)	Description	Average Cost (\$)	Fair Value (\$)
Canadian Common Equities			
44,600	AGF Management Ltd., Class 'B'	766,728	354,124
5,400	Bank of Nova Scotia	244,272	435,348
3,300	Canadian Imperial Bank of Commerce	313,935	465,663
18,400	CI Financial Corp.	590,227	418,600
43,200	Fiera Sceptre Inc.	424,616	470,016
30,400	Guardian Capital Group Ltd.	286,402	991,040
8,000	IGM Financial Inc.	246,147	350,080
4,500	Intact Financial Corp.	300,666	757,845
17,500	Manulife Financial Corporation	399,546	427,000
4,500	National Bank of Canada	157,018	417,465
4,100	Royal Bank of Canada	257,636	514,919
9,800	Sun Life Financial Inc.	242,452	626,416
7,500	TMX Group Inc.	346,088	982,050
6,000	Toronto-Dominion Bank	265,283	521,220
	Total Canadian Common Equities (44.7%)	<u>4,841,016</u>	<u>7,731,786</u>
Foreign Common Equities			
600	American Express Company	91,145	122,762
5,100	Bank of America	233,048	260,381
2,300	Citigroup Inc.	125,280	201,502
2,800	East West Bancorp Inc.	104,968	248,566
2,500	Fifth Third Bancorporation	131,485	118,350
27,200	First Horizon National	306,545	582,020
9,100	Franklin Resources Inc.	176,624	360,480
2,500	Goldman Sachs Group Inc.	549,936	1,174,928
39,295	Huntington Bancshares, Inc.	460,645	694,363
2,000	J.P. Morgan Chase & Co.	150,205	385,210
17,000	Janus Henderson Group PLC	805,561	816,992
6,340	Morgan Stanley	331,188	719,841
25,900	Regions Financial Corp.	202,981	647,211
5,500	State Street Corporation	387,477	560,379
10,000	Synovus Financial	244,680	543,365
6,200	Texas Capital BancShares Inc.	145,047	487,441
8,152	Truist Financial Corp.	312,748	560,251
4,000	US Bancorp.	143,100	282,183
6,500	Wells Fargo Company	505,120	364,536
7,000	Zions Bancorporation	208,391	458,196
	Total Foreign Common Equities (55.3%)	<u>5,616,174</u>	<u>9,588,957</u>
	Total Equities (100.0%)	<u>10,457,190</u>	<u>17,320,743</u>

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

INCOME FINANCIAL TRUST
SCHEDULE OF PORTFOLIO INVESTMENTS (CONTINUED...)

AS AT JUNE 30, 2021 (UNAUDITED)

No. of contracts (shares)	Description	Premiums Received (\$)	Fair Value (\$)
	Call Options written		
	Canadian call options written		
(7)	Canadian Imperial Bank of Commerce @ \$150 September 2021	(1,156)	(607)
(5)	National Bank of Canada @ \$98 July 2021	(211)	(6)
(10)	Toronto-Dominion Bank @ \$89 July 2021	(130)	(71)
	Total Canadian options written (0.0%)	<u>(1,497)</u>	<u>(684)</u>
	U.S. call Options written		
(5)	Bank of America Corp. @ \$44 July 2021	(508)	(102)
(5)	Citigroup Inc. @ \$82.50 July 2021	(948)	(28)
(5)	Goldman Sachs Group Inc. @ \$380 July 2021	(5,460)	(5,247)
(10)	J.P. Morgan Chase & Co. @ \$170 July 2021	(3,173)	(241)
(10)	US Bancorp. @ \$62.50 July 2021	(1,461)	(99)
(10)	Wells Fargo Company @ \$50 July 2021	(1,036)	(214)
	Total U.S. options written (0.0%)	<u>(12,586)</u>	<u>(5,931)</u>
	less adjustment for transaction costs	(9,857)	
	Total Investments (100.0%)	<u>10,433,250</u>	<u>17,314,128</u>

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

INCOME FINANCIAL TRUST

NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIODS ENDED JUNE 30, 2021 AND 2020 (UNAUDITED)

1. Establishment of Trust

Income Financial Trust (“Income Financial” or the “Trust”) is an investment trust established under the laws of the Province of Ontario on January 27, 1999. The manager and investment manager of Income Financial is Quadrevest Capital Management Inc. (“Quadrevest” or “Manager”). RBC Investor Services Trust (the Trustee) is the trustee and acts as custodian of the assets of the Trust. The termination date of the Trust is January 1, 2024 and may be extended thereafter at the discretion of the Manager for additional terms of five years each. Unitholders will be provided with a special retraction right in connection with any such extension. The Trust’s principal office is located at 200 Front Street West, Suite 2510, Toronto, Ontario M5V 3K2. The Trust’s investment objective is to provide unitholders with a stable stream of monthly distributions by investing in a diversified portfolio consisting primarily of common shares issued by corporations whose shares are included in the S&P/TSX Capped Financials Index, the S&P Financials Index or the S&P MidCap Financials Index. The Trust employs an active covered call writing program to enhance the income earned from the portfolio.

2. Basis of presentation

These financial statements have been prepared in compliance with International Financial Reporting Standards (“IFRS”), as applicable to the preparation of interim financial statements, including International Accounting Standard (“IAS”) 34, Interim Financial Reporting. These financial statements should be read in conjunction with the annual financial statements for the year ended December 31, 2020, which were prepared in accordance with IFRS.

These financial statements were approved on behalf of the Trust by the Board of Directors of Quadrevest, on August 23, 2021.

3. Summary of significant accounting policies

The following is a summary of the significant accounting policies followed by the Trust.

Investments and financial instruments

The Trust classifies its investments, including derivatives, based on both the Trust’s business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. The portfolio of financial assets is managed and performance is evaluated on a fair value basis. The Trust is primarily focused on fair value information and uses that information to assess the assets’ performance and to make decisions. The Trust has not taken the option to irrevocably designate any equity securities as fair value through other comprehensive income (“FVOCI”). Consequently, all investments, including derivatives are measured at fair value through profit or loss.

The Trust’s obligations for net assets attributable to holders of redeemable units are presented at the redemption amount, which approximates their fair value. All other financial assets and liabilities are recognized initially at fair value and subsequently measured at amortized cost, which approximates fair value.

The Trust recognizes regular purchases and sales of financial instruments on the trade date, which is the date on which it commits to purchase or sell the instrument. Transaction costs, such as brokerage commissions, related to financial assets and financial liabilities at FVTPL are expensed as incurred and transaction costs related to financial instruments not at FVTPL are included in the carrying amounts thereof. A financial asset is derecognized when the rights to receive cash flows from the investment have expired or have been transferred and when the Trust has transferred substantially all the risks and rewards of ownership of the

INCOME FINANCIAL TRUST

NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIODS ENDED JUNE 30, 2021 AND 2020 (UNAUDITED)

asset. Dividends are recognized as income on the ex-dividend date. Realized gains and losses and unrealized appreciation and depreciation are determined on an average cost basis. The cost of investments is determined using the average cost method.

Written option premiums received by the Trust are, so long as the options are outstanding, reflected as a liability, in the Statements of Financial Position and are valued at an amount equal to the current market value of an option that would have the effect of closing the position. Gains or losses realized upon expiration or exercise of the option are included in net realized gain (loss) on investments and derivatives in the Statements of Comprehensive Income/(Loss).

The Trust is obligated to distribute taxable income annually, for which investors may demand cash payment. As a result, the ongoing redemption feature is not its redeemable units' only contractual obligation and therefore, the units have been presented as financial liabilities at the value of the net assets to which they're entitled, which is equal to the annual redemption amount.

The net asset value of the Trust is determined in accordance with requirements of law, including National Instrument 81-106, Investment Fund Continuous Disclosure, and is used to process unitholder transactions. For financial reporting purposes, net assets of the Trust is determined as the difference between the aggregate amount of the Trust's assets and the aggregate amount of its liabilities ("net assets attributable to holders of redeemable units").

Valuation of investments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded shares) are based on the last traded prices at the close of trading on the reporting date. The Trust uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's 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 the specific facts and circumstances. The Trust's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. The Trust uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Valuation techniques include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and others commonly used by market participants and which make the maximum use of observable inputs. Refer to note 5 for further information about the Trust's fair value measurements.

Cash

Cash is comprised of demand deposits with a financial institution.

Translation of foreign currencies

The Trust's functional and presentation currency is Canadian dollars. The fair value of investments and other assets and liabilities in foreign currencies are translated into the Trust's functional currency at the rates of exchange prevailing at the end of the period. Purchases and sales of investments, income and expenses are translated at the rates of exchange prevailing on the respective dates of such transactions.

INCOME FINANCIAL TRUST

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Management fees, administration fees and performance fees

Management fees and administration fees are accrued by the Trust over time, as services are rendered by Quadravest. At each measurement date, the Trust recognizes an expense and financial liability based on the amount, if any, of performance fees expected to be paid based on the net asset value of the Trust. Refer to note 9 for further information about the calculation of management, administration fees and performance fees, if any, of the Trust.

Increase (decrease) in net assets attributable to holders per redeemable unit

Increase (decrease) in net assets attributable to holders per redeemable unit is based on the increase or decrease in net assets attributable to holders of redeemable units divided by the weighted average number of such units outstanding during the period. Refer to note 7 for the calculation.

Taxation

The Trust qualifies as a mutual fund trust under the Income Tax Act (Canada). All of the Trust's net income for tax purposes and sufficient net capital gains realized in any year are required to be distributed to unitholders such that no income tax is payable by the Trust. As a result, the Trust has determined that it is in substance not taxable. Consequently, the tax benefit of capital and non-capital losses and other temporary differences have not been reflected in the Statements of Financial Position as deferred income tax assets or liabilities. As at June 30, 2021, the Trust had \$14,228,815 (December 31, 2020-\$14,228,815) of unused capital losses which have no expiry.

The Trust currently incurs 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).

4. Critical Accounting Estimates and Judgements

The preparation of these financial statements include estimates and assumptions by management based on past experiences, present conditions and expectations of future events. Where estimates were made, the reported amounts for assets, liabilities, income and expenses may differ from the amounts that would otherwise be reflected if the ultimate outcome of all uncertainties and future events were known at the time these financial statements were prepared. The Trust's most significant estimates involve the measurement of investments and derivatives at fair value as described in note 5.

5. Management of Financial Risk

The Trust classifies fair value measurements within a hierarchy which gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities and lowest priority to unobservable inputs. 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 assess 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 or indirectly; and

Level 3 - Inputs that are unobservable for the asset or liability.

INCOME FINANCIAL TRUST
NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIODS ENDED JUNE 30, 2021 AND 2020 (UNAUDITED)

The following table illustrates the classification of the Trust's financial instruments within the fair value hierarchy as at June 30, 2021 and December 31, 2020:

Financial assets and liabilities at fair value as at June 30, 2021

	Level 1	Level 2	Level 3	Total
Equities	\$17,320,743	-	-	\$17,320,743
Options	<u>(\$6,615)</u>	<u>-</u>	<u>-</u>	<u>(\$6,615)</u>
	\$17,314,128	-	-	\$17,314,128

Financial assets and liabilities at fair value as at December 31, 2020

	Level 1	Level 2	Level 3	Total
Equities	\$14,951,318	-	-	\$14,951,318
Options	<u>(\$23,553)</u>	<u>-</u>	<u>-</u>	<u>(\$23,553)</u>
	\$14,927,765	-	-	\$14,927,765

All fair value measurements above are recurring and fair values are classified as Level 1 when the related security or derivative is actively traded and a quoted price is available. There were no transfers or reclassifications between levels for the period ended June 30, 2021 or the year ended December 31, 2020.

The Trust's investment activities expose it to a variety of financial risks: market risk (including price risk, interest rate risk and currency risk), credit risk and liquidity risk.

Any sensitivity analysis presented below may differ from actual results and the difference could be material.

Market Risk

All securities investments present a risk of loss of capital. The portfolio companies were selected from the financial services indices of the TSX and S&P index and are among the largest financial services companies in North America.

The market risk is affected by three main components: price risk, interest rate risk and currency risk.

Price risk

Other price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk).

Financial markets and equity markets in particular have experienced significant volatility in response to the COVID-19 pandemic. The investment portfolio of the Trust has been subject to these market fluctuations and may continue to experience significant volatility as the situation evolves.

The Manager manages market price risk by limiting investment in any one portfolio company to no more than 10% of the net asset value of the Trust at the time of purchase.

In addition, the supplemental covered call writing program generates an additional stream of income to the portfolio which may also help mitigate against market price declines during years in which a particular portfolio company has a covered call option written against that position.

INCOME FINANCIAL TRUST

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The Trust is exposed to other price risk from its investment in equity securities and written options. As at June 30, 2021, had the prices on the respective stock exchanges for these equity securities increased by 10%, with all other variables held constant, net assets attributable to holders or redeemable units would have increased by \$1,691,214 (December 31, 2020-\$1,446,392). Similarly, had the prices on the respective stock exchanges for these equity securities decreased by 10%, with all other variables held constant, net assets attributable to holders or redeemable units would have decreased by \$1,725,614 (December 31, 2020-\$1,475,742).

Interest rate risk

Interest rate risk is the risk that the fair value of interest bearing investments will fluctuate due to changes in market interest rates. The majority of the Trust's financial assets and liabilities are non interest bearing. As a result, the Trust is not subject to significant amounts of risk due to fluctuations in the prevailing levels of market interest rates and considers interest rate risk insignificant (consistent with previous periods).

Currency risk

Currency risk is the risk that financial instruments that are denominated in a currency other than the Canadian dollar, which is the Trust's reporting currency, will fluctuate due to changes in exchange rates. As at June 30, 2021, 57% of the net assets attributable to holders of redeemable units (December 31, 2020-58%) are invested in U.S. dollar denominated assets which includes U.S. dollar cash. As a result, the net assets attributable to holders of redeemable units will be affected by changes in the U.S. dollar relative to the Canadian dollar. The Trust has not entered into currency hedging contracts. If the Canadian dollar appreciated/depreciated by 5% against the U.S. dollar, the net assets attributable to the holders of redeemable units would decrease/increase by approximately \$491,853 (December 31, 2020-\$453,790).

Credit risk

Credit risk is the risk that a counterparty will be unable to pay amounts in full when due. All of the Trust's transactions are in listed securities and options and are settled and paid for using approved brokers. The risk of default is considered minimal as delivery of securities sold is only made once the broker has received payment (consistent with previous period). Payment is made on purchases only once the securities have been received by the broker. Credit risk of cash is considered low as it is held at an AA-rated Canadian bank (consistent with previous period).

Liquidity risk

Liquidity risk is the risk that the Trust may not be able to settle its obligations on time or at a reasonable price. The Trust is exposed to liquidity risk primarily through its monthly and annual redemptions. The Trust receives adequate notice for all redemption requests. The Trust is invested in highly liquid large capitalization investments that trade on the Toronto Stock Exchange ("TSX") and the New York Stock Exchange. All units are redeemable on a monthly and annual basis but are scheduled to be redeemed upon termination of the Trust on the termination date. All other financial liabilities are payable within three months from the end of the period (consistent with previous period).

INCOME FINANCIAL TRUST
NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIODS ENDED JUNE 30, 2021 AND 2020 (UNAUDITED)

Concentration risk

The portfolio holdings are concentrated in the financial services sector (as was the case in the prior period) and as such will be exposed to the specific factors that affect this sector (consistent with previous period). An individual portfolio holding may represent no more than 10% of the net asset value of the Trust at the time of purchase.

The Trust's investment portfolio is concentrated in the following segments as at:

	June 30, 2021	December 31, 2020
Canadian Common Equities	44.5%	42.6%
Foreign Common Equities	55.2%	52.9%
Canadian Call Options written	0.0%	0.0%
U.S. Call Options written	0.0%	-0.1%
Other Assets less Liabilities	0.3%	4.6%
	<u>100.0%</u>	<u>100.0%</u>

6. Redeemable Units

Income Financial is authorized to issue an unlimited number of transferable, redeemable trust units of one class, each of which represents an equal, undivided interest in the net assets of Income Financial.

Income Financial units trade on the Toronto Stock Exchange under the symbol "INC.UN". The trading price of Income Financial units on June 30, 2021 was \$15.70 (December 31, 2020-\$7.76) per unit. Units may be surrendered for redemption at any time, but will be redeemed only on the last day of each month. Units redeemed in the month of February will receive the February month-end net asset value. Units retracted in any other month will be retracted at a 2% discount to that month's net asset value.

Number of Units	2021	2020
Issued and outstanding - beginning of period	2,260,970	2,323,488
Redemptions	-	<u>(62,518)</u>
Issued and outstanding - end of period	<u>2,260,970</u>	<u>2,260,970</u>

7. Increase (decrease) in net assets attributable to holders per redeemable unit

The increase (decrease) in net assets attributable to holders per redeemable unit for the periods ended June 30, 2021 and 2020 is calculated as follows:

	2021	2020
Increase (decrease) in net assets attributable to holders of redeemable units	\$2,911,769	(\$3,921,364)
Weighted average Class A shares outstanding	2,260,970	2,291,559
Increase (decrease) in net assets attributable to holders per redeemable unit	\$1.29	(\$1.71)

INCOME FINANCIAL TRUST
NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIODS ENDED JUNE 30, 2021 AND 2020 (UNAUDITED)

8. Capital Management

The Trust considers its capital to be its net assets attributable to holders of redeemable units. The Trust's current objectives in managing capital are to provide a steady stream of monthly distributions at an annual rate of 10% based on the volume weighted average market price (VWAP) of Income Financial's units over the last three trading days of the preceding month.

In order to manage its capital, the Trust may adjust the distributions paid to unitholders or return capital to unitholders.

9. Expenses

Pursuant to the administration agreement, Quadravest is entitled to an administration fee payable monthly in arrears at an annual rate of 0.10% of the net asset value of the Trust calculated as at each month-end valuation date and an amount equal to the service fee payable to dealers at a rate of 0.25% per annum paid quarterly. Quadravest provides key management personnel to the Trust. Pursuant to the terms of the investment management agreement, Quadravest is entitled to a base management fee payable monthly in arrears at an annual rate equal to 0.65% of the transactional net asset value of the Trust calculated as at each month-end valuation date. In addition, Quadravest is also entitled to receive a performance fee subject to the achievement of certain pre-established total return thresholds.

Total management fees of \$64,758 (June 30, 2020-\$55,785) incurred in the six month period ended June 30, 2021 include the administration fee and base management fee. As at June 30, 2021, \$12,309 (December 31, 2020-\$11,198) was payable to the Manager with respect to management and administrative fees. No performance fees were paid in 2021 or 2020. In addition, Quadravest will receive the monthly redemption fee, if any, of 2% of the net asset value on monthly retractions. Redemption fees paid for the period ended June 30, 2021 were \$NIL (June 30, 2020-\$2,371).

In addition to the management fee payable to Quadravest, Income Financial is responsible for all expenses incurred in connection with the operation and administration of Income Financial, including, but not limited to ongoing trustee, custodian, transfer agent, legal and audit expenses.

Total brokerage commissions paid during the period by Income Financial for its portfolio transactions was \$581 (June 30, 2020-\$3,320).

10. Distributions

Distributions per unit to unitholders for the periods ended June 30, 2021 and 2020 and cumulative distributions since inception are shown below:

	2021 (\$)	2020 (\$)
Total distribution per unit	0.5289	0.3509
Cumulative distributions per unit since inception	34.9270	34.0515

11. Reconciliation of net asset value per unit to net assets attributable to holders of redeemable units per unit

As at June 30, 2021 and December 31, 2020, there were no differences between net asset value per unit used for transactional purposes and net assets attributable to holders of redeemable units per unit for financial reporting purposes.

INCOME FINANCIAL TRUST
NOTES TO FINANCIAL STATEMENTS

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12. Subsequent event

On August 20, 2021, the Trust commenced an at-the-market equity program (the “ATM Program”) which allows the Trust to issue units to the public from time to time, at the Trust’s discretion. Any units sold in the ATM Program will be sold through the TSX or any other marketplace in Canada on which the units are listed, quoted or otherwise traded at the prevailing market price at the time of sale.

QUADRAVEST CAPITAL MANAGEMENT INC.

Quadravest Capital Management Inc. was formed in 1997 and is focused on the creation and management of enhanced yield products for retail investors. The investment strategy combines fundamental based equity investing with covered call writing. Guided by four key principles, Quadravest sets attainable investment objectives that allow the team to stay focused on a long-term investment strategy.

The four principles – innovation in financial products, discipline in investment management, solid results for investors, and excellence in client service – form the foundation of Quadravest. Each member of the firm’s tight-knit team is committed to upholding these principles, ensuring a coherence and dedication that is unique to the Trust.

Quadravest has raised over \$2.5 billion in initial public offerings.

Independent Review Committee

Gordon Currie,
Executive Vice President
and Chief Legal Officer,
George Weston Limited

William Thornhill,
President,
William C. Thornhill Consulting Inc.

John Steep,
President, S. Factor Consulting Inc.

Board of Directors of Manager

Wayne Finch,
Director, President, Chief Executive
and Chief Investment Officer,
Quadravest Capital Management Inc.

Laura Johnson,
Managing Director and Portfolio Manager,
Quadravest Capital Management Inc.

Peter Cruickshank,
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