

# SUN LIFE PARTICIPATING ACCOUNT

## Mortgage holdings

All values as at December 31, 2017

### Participating account details

Total mortgage assets: \$1,058.2 million

Proportion of total invested assets of the Sun Life Participating Account: 10.7%

### Investment mix at December 31, 2017

	\$ millions	Percentage
Insured	340.4	32.2%
Uninsured	717.8	67.8%
Total mortgage assets	1,058.2	100.0%

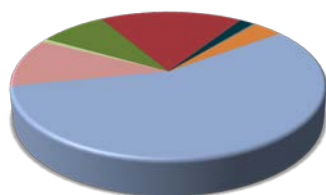
### Investment term at December 31, 2017

	\$ millions	Percentage
0 to 5 years	252.8	23.9%
Over 5 years	805.4	76.1%
Total mortgage assets	1,058.2	100.0%

### Investment guidelines

Sun Life Financial's in-house mortgage team manages the mortgage holdings in partnership with branch offices located in most provinces across the country. The Sun Life mortgage team is recognized as a reliable lender with the ability to fund large transactions and the flexibility to create a customized loan structure. The quality of the portfolio is high, with only minimum losses in the last decade. The mortgage portfolio is highly diversified across property type including retail, multi-family and office/industrial. Mortgage holdings are further diversified across Canada's major urban centers.

### Mortgages by location



- Alberta, 8.2%
- British Columbia, 17.6%
- Manitoba, 1.7%
- Newfoundland and Labrador, 0.0%
- Northwest Territories, 0.3%
- Nova Scotia, 3.7%
- Ontario, 57.0%
- Quebec, 10.7%
- Saskatchewan, 0.8%

### Mortgages by property type



- Industrial, 5.1%
- Office, 28.2%
- Retail, 29.8%
- Multi-Family, 29.5%
- Other, 7.4%

All values are current market values as at December 31, 2017 and do not include accrued interest.

