

SUN LIFE PARTICIPATING ACCOUNT

Mortgage holdings

All values as at June 30, 2018

Participating account details

Total mortgage assets: \$1,116.6 million

Proportion of total invested assets of the Sun Life Participating Account: 11.0%

Investment mix at June 30, 2018

	\$ millions	Percentage
Insured	376.8	33.7%
Uninsured	739.8	66.3%
Total mortgage assets	1,116.6	100.0%

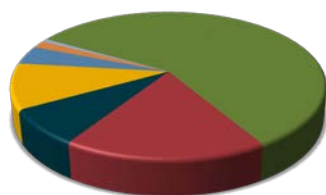
Investment term at June 30, 2018

	\$ millions	Percentage
0 to 5 years	269.6	24.2%
Over 5 years	847.0	75.8%
Total mortgage assets	1,116.6	100.0%

Investment guidelines

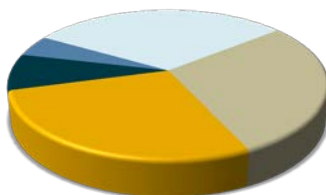
Sun Life Financial's in-house mortgage team manages the mortgage holdings in partnership with branch offices located in most provinces across the country. The Sun Life mortgage team is recognized as a reliable lender with the ability to fund large transactions and the flexibility to create a customized 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



- Ontario, 58.1%
- British Columbia, 17.7%
- Alberta, 7.7%
- Quebec, 10.0%
- Nova Scotia, 4.2%
- Manitoba, 1.6%
- Saskatchewan, 0.7%
- Northwest Territories, 0.0%
- Newfoundland & Labrador, 0.0%

Mortgages by property type



- Residential, 30.9%
- Retail, 28.8%
- Office, 27.8%
- Other, 7.9%
- Industrial, 4.6%

All values are current market values as at June 30, 2018 and do not include accrued interest.

