

SUN LIFE PARTICIPATING ACCOUNT

Mortgage holdings

All values as at March 31, 2021



Life's brighter under the sun

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SUN LIFE PARTICIPATING ACCOUNT: Mortgage holdings

Participating account details

Total mortgage assets: \$1,414.39 million

Proportion of total invested assets of the Sun Life Participating Account: 10.0%

Investment mix at March 31, 2021

	\$ millions	Percentage
Insured	\$595.56	42.11%
Uninsured	\$818.83	57.89%
Total mortgage holdings	\$1,414.39	100.0%

Investment term at March 31, 2021

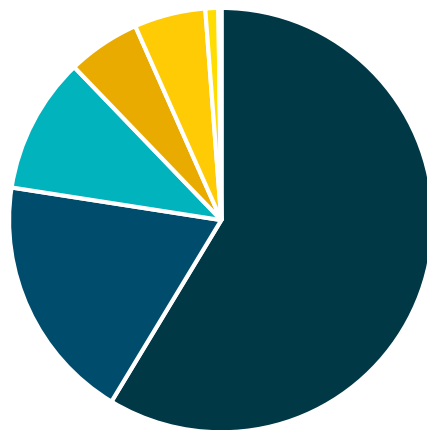
	\$ millions	Percentage
0 to 5 years	\$409.74	28.97%
Over 5 years	\$1,004.65	71.03%
Total mortgage holdings	\$1,414.39	100.0%

Investment guidelines

Sun Life'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.

SUN LIFE PARTICIPATING ACCOUNT:
Mortgage holdings

Mortgages by location



- Ontario, 59%
- British Columbia, 19%
- Quebec, 10%
- Alberta, 6%
- Nova Scotia, 5%
- Manitoba, 1%
- Saskatchewan, 0%
- Northwest Territories, 0%
- Newfoundland & Labrador, 0%

Mortgages by property type



- Residential, 38%
- Retail, 25%
- Office, 21%
- Industrial, 8%
- Other, 8%

All values are current market values as at March 31, 2021 and do not include accrued interest.