

SUN LIFE PARTICIPATING ACCOUNT

Mortgage holdings

All values as at March 31, 2022



Life's brighter under the sun

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SUN LIFE PARTICIPATING ACCOUNT:

Mortgage holdings

Participating account details

Total mortgage assets: \$1,495.33 million

Proportion of total invested assets of the Sun Life Participating Account: 9%

Investment mix at March 31, 2022

| | \$ millions | Percentage |
|-------------------------|-------------|------------|
| Insured | \$591.57 | 39.56% |
| Uninsured | \$903.76 | 60.44% |
| Total mortgage holdings | \$1,495.33 | 100.0% |

Investment term at March 31, 2022

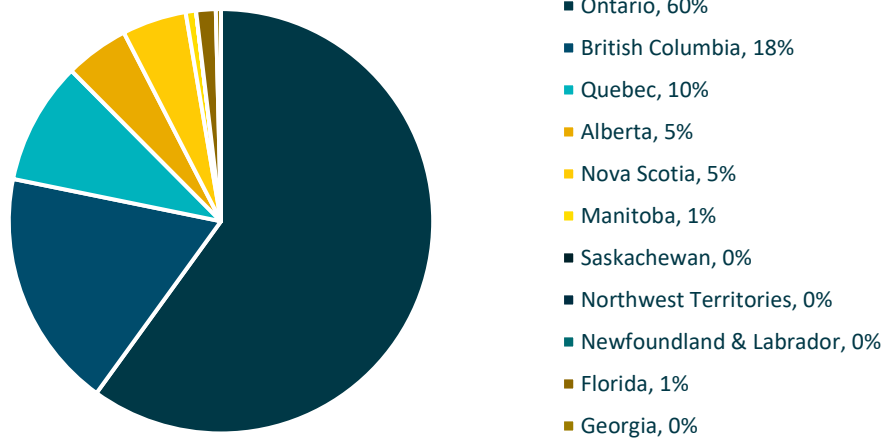
| | \$ millions | Percentage |
|-------------------------|-------------|------------|
| 0 to 5 years | \$405.54 | 27.12% |
| Over 5 years | \$1,089.79 | 72.88% |
| Total mortgage holdings | \$1,495.33 | 100.0% |

Investment guidelines

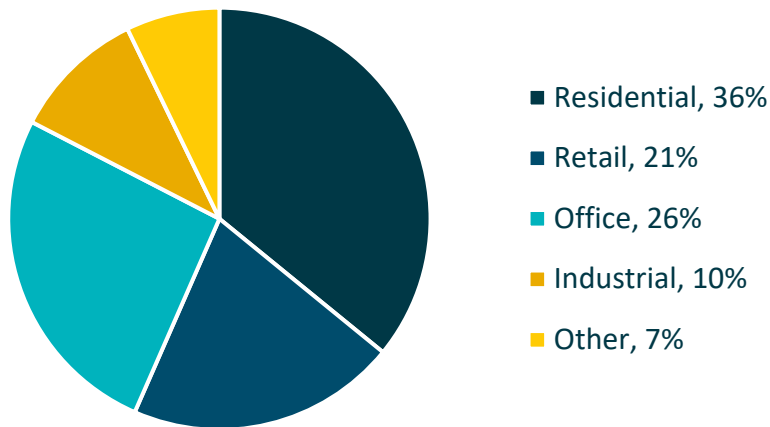
Sun Life's in-house mortgage team manages the mortgage holdings in partnership with branch offices located in most provinces across the country. The Sun Life mortgage team is recognized as a reliable lender with the ability to fund large transactions and the flexibility to create a customized loan structure.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

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Mortgages by location



Mortgages by property type



All values are current market values as at March 31, 2022 and do not include accrued interest.