

SUN LIFE PARTICIPATING ACCOUNT

Mortgage holdings

All values as at March 31, 2025



Life's brighter under the sun

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SUN LIFE PARTICIPATING ACCOUNT: Mortgage holdings

Participating account details

Total mortgage assets: \$1,978.82 million

Proportion of total invested assets of the Sun Life Participating Account: 9.05%

Investment mix at March 31, 2025

	\$ millions	Percentage
Insured	\$741.16	37.5%
Uninsured	\$1,237.66	62.5%
Total mortgage holdings	\$1,978.82	100.0%

Investment term at March 31, 2025

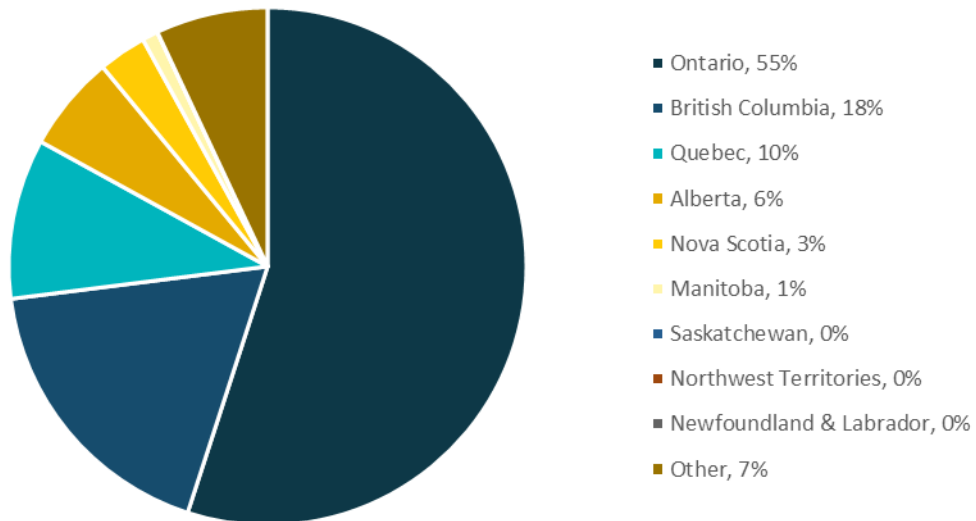
	\$ millions	Percentage
0 to 5 years	\$856.86	43.3%
Over 5 years	\$1,121.96	56.7%
Total mortgage holdings	\$1,978.82	100.0%

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.

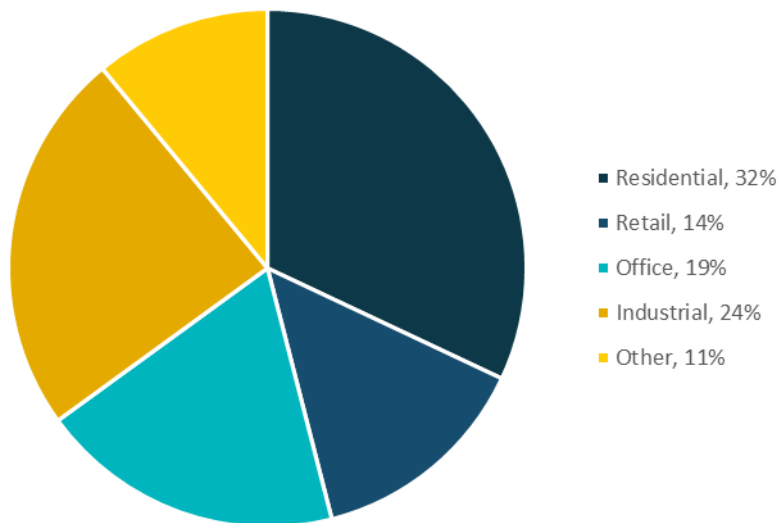
SUN LIFE PARTICIPATING ACCOUNT:
Mortgage holdings

Mortgages by location



SUN LIFE PARTICIPATING ACCOUNT:
Mortgage holdings

Mortgages by property type



All values are current market values as at March 31, 2025 and do not include accrued interest.