

**SUN LIFE PARTICIPATING ACCOUNT**

# Mortgage holdings

All values as at September 30, 2025



Life's brighter under the sun

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## SUN LIFE PARTICIPATING ACCOUNT: Mortgage holdings

### Participating account details

Total mortgage assets: \$2,095.67 million

Proportion of total invested assets of the Sun Life Participating Account: 8.94%

### Investment mix at September 30, 2025

	\$ millions	Percentage
Insured	\$759.82	36.3%
Uninsured	\$1,335.85	63.7%
Total mortgage holdings	\$2,095.67	100.0%

### Investment term at September 30, 2025

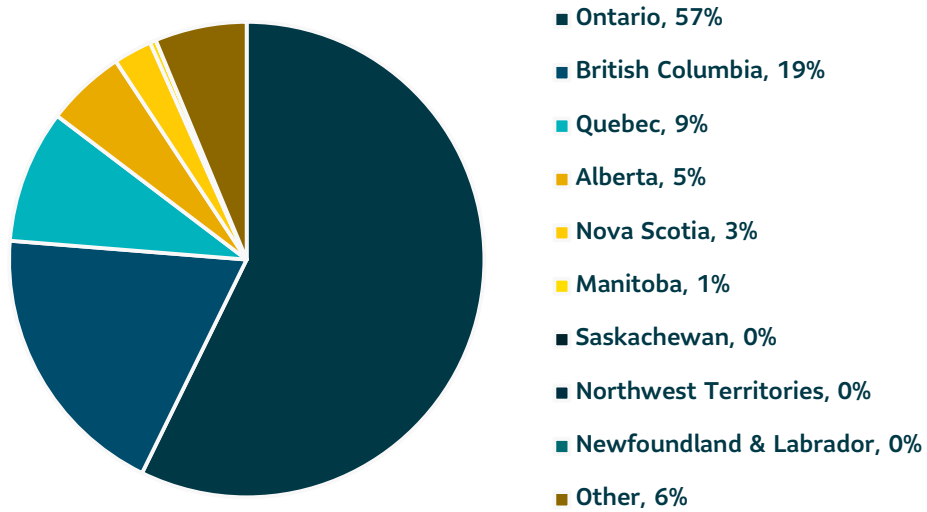
	\$ millions	Percentage
0 to 5 years	\$920.63	43.9%
Over 5 years	\$1,175.04	56.1%
Total mortgage holdings	\$2,095.67	100.0%

### Investment guidelines

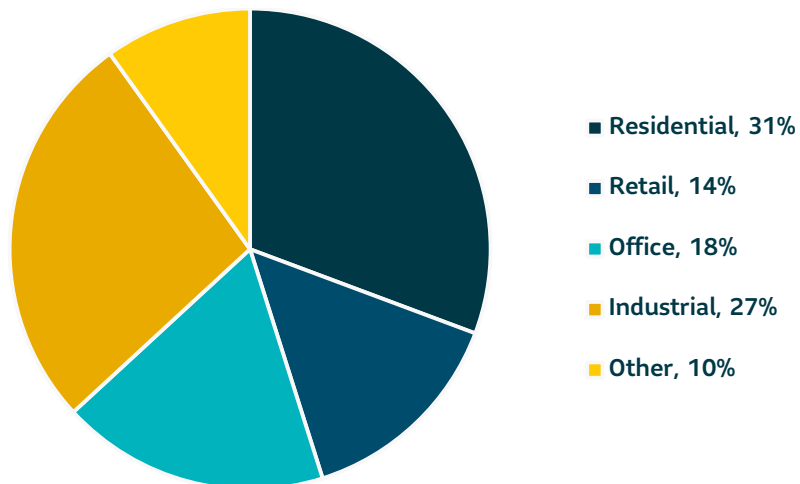
Sun Life's in-house mortgage team manages the mortgage holdings in partnership with branch offices located in most provinces across the country. The Sun Life mortgage team is recognized as a reliable lender with the ability to fund large transactions and the flexibility to create a customized loan structure.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



**Mortgages by property type**



All values are current market values as at September 30, 2025 and do not include accrued interest.