

Canada Life combined open participating account – mortgage holdings

Excludes former New York Life, former Crown Life, and Canada Life closed blocks

Investment details as of June 30, 2021

Portfolio size: \$10,344.5 million

Proportion of total assets backing liabilities of the Canada Life™ participating account: 23.5%

Investment guidelines

A specialized mortgage team in Winnipeg, with six regional offices in major centres across Canada, manages commercial mortgages. The team acquires high-quality mortgages that meet our underwriting standards and diversification criteria. The diversification criteria cover sector, geography and issuer.

The Winnipeg team also manages residential mortgages. Many residential mortgages originate from referrals by advisors. The team purchases a smaller portion wholesale from third parties.

Investment mix

	Asset values (\$ millions)	Percentage of public bond assets
Residential mortgages		
Insured	\$380.5	3.7%
Uninsured	\$1,152.2	11.1%
Total residential	\$1,532.7	14.8%
Commercial mortgages		
Insured	\$1,999.3	19.3%
Uninsured	\$6,812.6	65.9%
Total commercial	\$8,811.8	85.2%
Total public bond assets	\$10,344.5	100.0%

Investments by term

	Residential		Commercial	
Years to maturity	\$ Millions	Percentage	\$ Millions	Percentage
0 to 5 years	\$1,525.3	99.5%	\$4,320.0	49.0%
More than 5 years	\$7.4	0.5%	\$4,491.8	51.0%
Total mortgage assets	\$1,532.7	14.8%	\$8,811.8	85.2%

Investments by location

Location	Percentage
Ontario	44.9%
British Columbia	20.3%
Alberta	11.6%
Quebec	9.2%
Manitoba	4.9%
All other locations	9.1%

Investments by sector

Sector	Percentage
Multi-family residential	26.9%
Retail and shopping centre	24.1%
Industrial buildings	19.8%
Single family	14.8%
Office buildings	13.1%
All other sectors	1.3%

Notes:

- Totals throughout this report may not add up to 100% due to rounding.
- Assets backing the Canada Life open liabilities are pooled with the assets backing Canada Life closed liabilities (all Canada Life policies issued prior to demutualization on Nov. 5, 1999). The asset values provided are approximate splits and are provided for informational purposes only. They are based on invested assets backing liabilities only and do not include assets backing surplus.

Historical one-year average return	Dec. 31, 2020
Mortgages	3.2%
Five-year guaranteed investment certificates (GICs)	1.3%
Government of Canada five- to 10-year bonds	0.7%

Notes:

- Performance data are provided for illustrative purposes only and represent past performance, which is not necessarily indicative of future performance.
- The return on the mortgages of the participating account reflects the return on the mortgage assets backing liabilities and surplus, after investment expenses are deducted. The return on the mortgages of the participating account is in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), effective Jan. 1, 2011.
- The return on the mortgages contributes to the overall investment performance of the total participating account.
- Five-year GIC returns are based on nominal yields to maturity. Source: Statistics Canada, CANSIM table 176-0043, series V122526 (Statistics Canada website), Feb. 19, 2021. For each calendar year, the average of the monthly GIC rates was used.
- Government of Canada five- to 10-year bond returns. Source: Statistics Canada, CANSIM table 176-0043, series V122486 (Statistics Canada website), Feb. 19, 2021. For each calendar year, the average of the monthly values was used.