

Investment profile

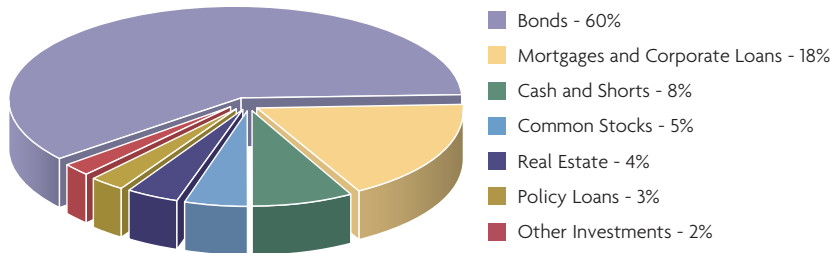
Investment assets. As an investor, Sun Life contributes to the Canadian economy through the diversification of its investment portfolio, which includes investments such as bonds, mortgages, real estate and stocks. We focus on maintaining high-quality, well diversified portfolios in each country where we operate.



The charts below illustrate the Company's total investment assets – worldwide, in Canada and by country.

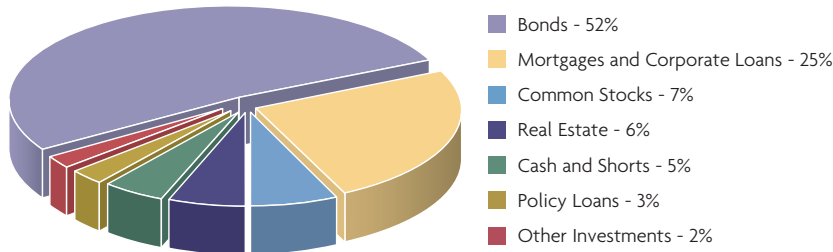
Total investment assets – Global investments

Statement values as at December 31, 2010 - \$110 billion



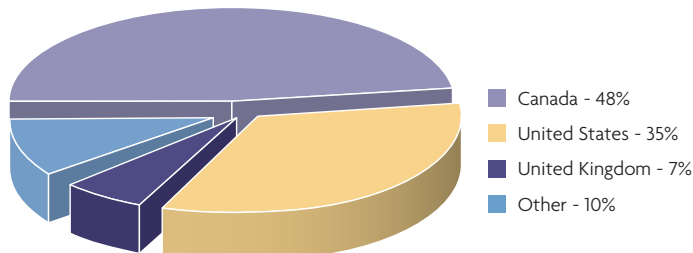
Total investment assets – Canadian investments

Canadian statement values as at December 31, 2010 - \$53 billion



Total investment assets – by country

Statement values as at December 31, 2010 - \$110 billion



Commercial mortgage lending

Sun Life is a leading provider of commercial mortgages throughout North America. The Company issues long-term fixed rate mortgages within the retail, office, industrial and multi-family residential sectors. In addition, Sun Life has a residential construction program in Canada, whereby we lend to builders and developers. In 2010, Sun Life committed to 229 commercial mortgage loans for a total of \$1.21 billion in Canada, and 80 loans for a total of US\$459 million in the United States. In addition, Sun Life committed a further \$410.6 million for residential construction.

Common stocks

Sun Life's investments in publicly traded common stocks are concentrated in Canada and the United States. Our holdings span a variety of economic sectors including health care, biotechnology, information technology, financials, real estate, industrial, energy and consumer products. Within these sectors are companies that employ thousands of people all over the world, and provide valuable products and services – new drugs to treat various diseases, financing to individuals and businesses, and companies that develop new technologies to improve the quality of people's lives.



Public fixed income

Through good and bad economic times, Sun Life remains a consistent and important provider of debt capital to large and small North American and global corporations. These companies include health-care providers, financial services and essential service providers such as utilities, airports and major highways. These businesses form the backbone of our economy, and through our continued support they are able to grow, create jobs and expand their global presence. In 2010, Sun Life invested more than \$5 billion in fresh capital into the fixed income marketplace.

We are also a significant provider of financing to all levels of federal, provincial, state and municipal governments. Through our support, they are able to improve infrastructure, support social programs and provide the critical funding needed to help improve and sustain living conditions.

Derivatives

At Sun Life, strong risk management is one of our core values. The Company has a history of developing strategies to avoid or lessen risk, and this discipline is a key consideration in our product development process. For example, by using hedging strategies, we are able to offer unique insurance and retirement solutions. Additionally, hedging allows us to offer richer product features than

would otherwise be possible, giving our customers greater confidence in Sun Life's products for their long-term financial planning needs. The Company holds derivative contracts that help transfer unwanted risk – a practice we have used in our hedging programs for more than 20 years. For example, since 1999, our Variable Annuity Hedging Program has helped to reduce equity market risk. All told, our derivative hedging programs contribute to the overall safety and security of Sun Life's financial strength.

Private fixed income

Sun Life considers every new loan investment within the context of its social and environmental impact. An important aspect of the approval process is an assessment of the borrower for existing and potential environmental risks. Borrowers are required to comply with environmental laws and regulations and are assessed on the appropriateness of their controls and monitoring to ensure compliance.

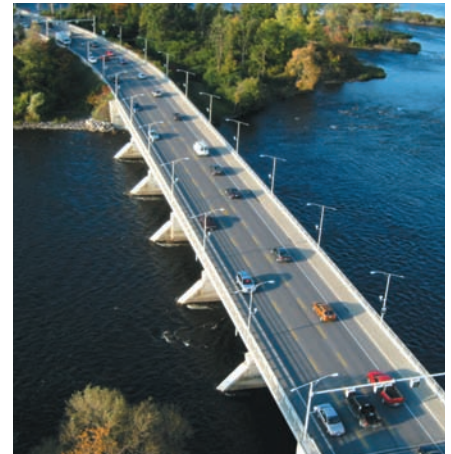
INFRASTRUCTURE FINANCING



This hospital in Surrey, British Columbia, is being developed to a LEED® Gold standard and will incorporate the use of wood where appropriate, in keeping with British Columbia's Wood First Act.

Sun Life is actively involved in providing debt capital to develop infrastructure in Canada in support of social and

environmental initiatives. Such financing includes airports, secondary and post-secondary educational facilities, hospitals, health care and medical research, libraries, correctional facilities, essential services in Northern Canada and social housing. The Company's investments in 2010 have promoted social initiatives including construction of a new courthouse in Ontario, new hospitals in Quebec and British Columbia, and roads and bridges in Manitoba and Alberta. The buildings involved are all to be LEED® certified.



In addition to the obvious social benefits of having new roads, bridges and hospitals, these projects create thousands of jobs. The Company's diverse financing activities have also supported other transportation efficiencies across Canada and new educational facilities. Canada continues to have an infrastructure deficit that likely exceeds \$100 billion in key areas such as transportation and health care facilities, which will require innovative financing in the coming years. Financing of this infrastructure will continue to be a focus at Sun Life, particularly as the public sector diversifies funding sources by partnering with the private sector. Our Canadian private infrastructure investments totalled more than \$1.6 billion at December 31, 2010.

® LEED is a registered trade-mark of the U.S. Green Building Council.

MID-MARKET LENDING

Sun Life is a very active lender to mid-size Canadian corporations – those with revenues of less than \$500 million. During 2010, we lent more than \$600 million to a variety of mid-size Canadian companies operating in different industries. These corporations produce a wide range of goods and services, and are essential contributors to the Canadian economy.

We also continued to provide financing to long-term care facilities across Canada. As Canada’s demographics change to include a much higher percentage of elderly citizens, our society will be increasingly called upon to care for the aged. In 2010, we provided more than \$100 million in debt financing to long-term care providers who are dedicated to delivering high-quality care to seniors.

One of our associated investments involved \$2 million in the Capital for Aboriginal Prosperity and Entrepreneurship (CAPE) Fund, whose mission is to further a culture of economic independence, ownership, entrepreneurship and enterprise management among Aboriginal peoples. In communities where economic opportunity and capable political leadership are present, the Fund intends to provide capital, expertise and mentoring on individual projects that are capable of providing both social and economic returns.

LEASE FINANCING

In 2010, Sun Life Lease Finance funded \$625 million in equipment and vehicle lease transactions through its nationwide network of client lessors, bringing total assets under management to \$1.7 billion. In 2010, the Canadian lease finance industry continued to be impacted by the credit market uncertainty that began in 2009. Although traditional funders of the lease finance industry began to re-emerge in 2010, overall funding was limited. As a result, Sun Life remained

a significant source of capital for this market, and indirectly provided funding to more than 20,000 small businesses and individuals, based on an average transaction size of \$30,000.

In July 2010, in direct response to the lack of traditional funding provided to the lease finance industry, the Business Development Bank of Canada (BDC) and Sun Life’s Lease Finance group announced a partnership to facilitate funding under the Vehicle and Equipment Financing Partnership (VEFP). The VEFP was announced by the federal government as part of the Business Credit Availability Program (BCAP). The VEFP is expected to expand



financing options for small and medium sized finance and leasing companies – increasing the availability of credit at appropriate rates for dealers and users of vehicles and equipment. Under the partnership, BDC relies on Sun Life’s credit underwriting processes and participates on an equal basis with Sun Life’s lease intermediaries.



In 2010, Lease Finance continued its participation in environmentally favourable initiatives through its partnerships with four intermediaries who finance energy-smart home renovations (high-efficiency furnaces, hot water tanks and energy-efficient window installations) that qualify for federal and provincial ecoENERGY grant programs. We also continued to

work with businesses that promote efficient electricity use through the installation of hydroelectric “smart meters” in high-rise apartments and condominium towers.

PROJECT FINANCING

For more than 27 years, Sun Life has sponsored environmentally favourable energy projects by providing long-term financing to developers of renewable energy and cogeneration projects. Sun Life has also provided early stage development capital to sponsor a number of renewable energy companies in Canada, some of which have successfully listed publicly, facilitating continued growth of their businesses.

As a leader within the Canadian financial services industry for financing the construction of new renewable and co-generation facilities in Canada, in 2010 we provided \$270 million for such projects. Across Canada, investments in this sector total more than \$1.6 billion and included hydroelectric power, wind, biomass and ethanol projects, as well as combined biomass/gas cogeneration projects – an environmentally preferred source of energy. This is one of the largest portfolios of its kind in Canada. Green and renewable energy is considered a growth sector, benefiting the Company’s stakeholders, Canada’s economy and the environment.



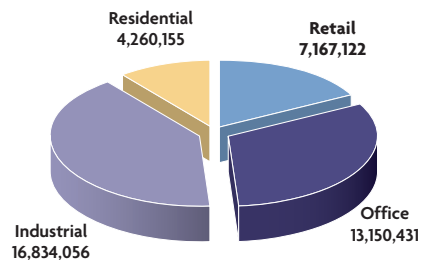
Please see two examples of our investments in green and renewable energy in the Sustainability section of this report, page 35.

Real estate

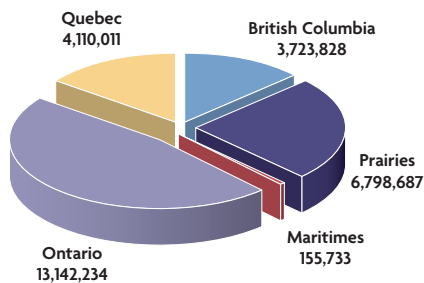
Our North American real estate portfolio consists of nearly 41 million square feet of gross leasable area (GLA) with a market value of approximately \$5 billion. In each country the portfolio is well diversified across both geography and asset type (office, industrial, retail and residential). This commercial space supports economic activity by providing premises for more than 2,500 small, medium and large size businesses across North America.

We continue to expand the portfolio through acquisitions and developments. Development activity generates construction jobs and economic development in local communities. Our real estate investments in Canada also include rental apartment properties that provide housing to more than 10,000 people across the country.

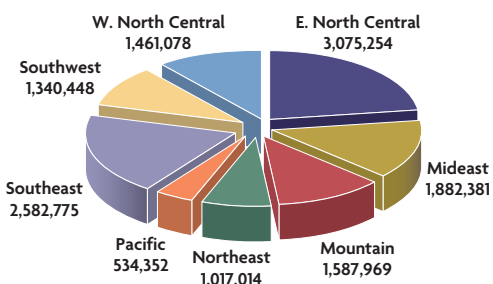
North America GLA by asset class in sq.ft.



Canada GLA by region in sq.ft.



USA GLA by region in sq.ft.



Debt financing

Debt financing provided to firms in Canada - 2010 (in \$000s)

For authorization levels of:

\$25,000 - 99,999*	Authorizations	Outstanding	Customers
Alberta	88	0	2
Ontario	55	55	1
Total	143	55	3

\$100,000 - 249,999

Alberta	336	150	1
Ontario	812	275	4
Quebec	200	0	1
Total	1,348	425	6

\$250,000 - \$499,999

British Columbia	323	0	1
Quebec	250	0	1
Total	573	0	2

\$500,000 - \$999,999

Alberta	3,228	0	4
British Columbia	2,077	0	3
Nova Scotia	978	978	1
Ontario	4,843	319	6
Quebec	1,796	0	3
Total	12,922	1,297	17

\$1,000,000 - \$4,999,999

Alberta	27,602	1,348	11
British Columbia	17,938	1,612	10
Manitoba	1,235	0	1
Nova Scotia	15,598	1,428	5
Ontario	76,907	7,449	26
Prince Edward Island	1,112	0	1
Quebec	21,938	2,200	8
Total	162,330	14,037	62

\$5,000,000 and greater

Alberta	345,523	80,210	23
British Columbia	352,194	58,289	18
Manitoba	36,033	0	2
New Brunswick	26,525	0	1
Nova Scotia	37,945	0	4
Ontario	1,604,329	144,885	64
Quebec	303,027	22,782	11
Saskatchewan	6,850	0	1
Total	2,712,426	306,166	124

Total all authorization bands

Alberta	376,777	81,708	41
British Columbia	372,532	59,901	32
Manitoba	37,268	0	3
New Brunswick	26,525	0	1
Nova Scotia	54,521	2,406	10
Ontario	1,686,946	152,983	101
Prince Edward Island	1,112	0	1
Quebec	327,211	24,982	24
Saskatchewan	6,850	0	1
Total	2,889,742	321,980	214

Notes:

Authorizations include all new commitments for 2010.

Outstanding amounts include any new commitments that were not yet advanced in 2010.

* There was no activity for authorization levels \$0 to \$24,999 for the year 2010.