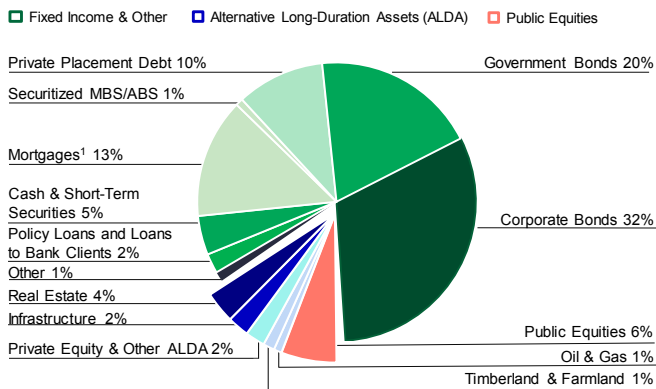


# Our Investment Portfolio: High Quality and Diversified

Our investment philosophy employs a bottom-up approach, which combines our strong asset management skills with an in-depth understanding of the characteristics of each investment. We are not limited to fixed income investments but rather hold a diversified blend of assets, including a variety of alternative long-duration asset classes, which provides a distinctive positioning. We use a disciplined approach across all asset classes, and we do not chase yield in the riskier end of the fixed income or alternative asset markets. This philosophy has resulted in a well-diversified, high quality investment portfolio, with excellent credit experience.

## Highly Diversified Asset Mix

C\$378.5 billion, Carrying value as of December 31, 2019



### Fixed Income Assets<sup>2</sup>

- Over 84% of the total portfolio

### Alternative Long-Duration Assets

- Diversified by asset class and geography
- Historically generated enhanced investment portfolio yields without having to pursue riskier fixed income strategies
- Equity-like returns with significantly lower volatility than public equity

### Public Equities

- Diversified by industry and geography
- Primarily backing participating or pass-through liabilities

Our invested assets total C\$378.5 billion and include a variety of asset classes that are highly diversified by geography and sector. This diversification has historically produced superior risk-adjusted returns while reducing overall portfolio risk.

**“Our long term, through-the-cycle, disciplined investment approach has historically allowed us to derive superior long-term risk-adjusted returns by using a diversified, high quality asset mix.”**

**Scott Hartz**  
Chief Investment Officer

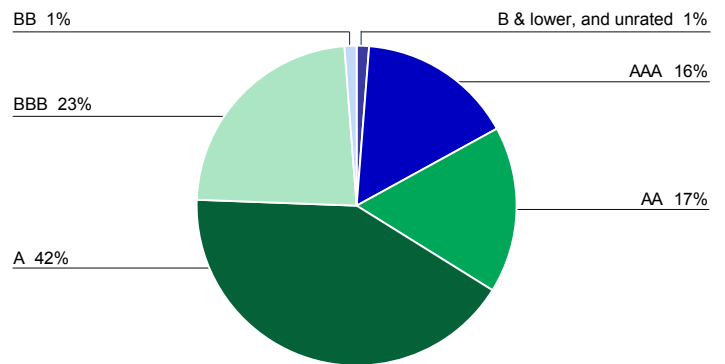
<sup>1</sup> Includes government insured mortgages (C\$7.0B or 14% as at December 31, 2019).

<sup>2</sup> Includes debt securities, private placement debt, mortgages, cash & short-term securities, policy loans, loans to bank clients, and other.

<sup>3</sup> The credit quality carrying values have been adjusted to reflect the credit quality of the underlying issuers referenced in the credit default swaps (“CDS”) sold by the Company. At December 31, 2019, the Company had C\$502 million notional outstanding of CDS protection sold.

## High Quality Debt Securities and Private Placement Debt<sup>3</sup>

C\$236.1 billion



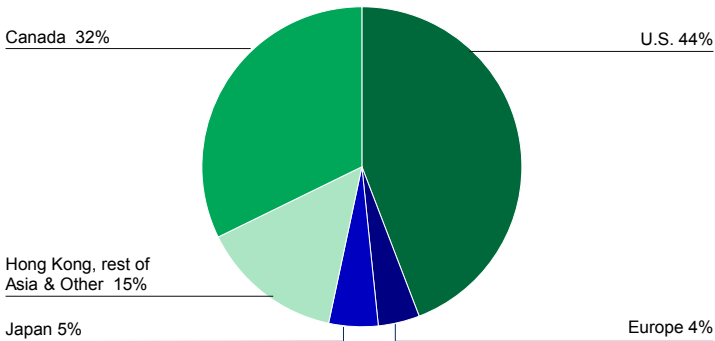
- 98% of Debt Securities and Private Placement Debt are Investment Grade
- 75% are rated A or higher
- 20% of Below Investment Grade holdings are Asian sovereign holdings; these assets are held to match against liabilities in countries in which we conduct business

Our debt securities and private placement debt portfolio is of high quality with 75% rated A or higher and below investment grade holdings are limited to 2% of the portfolio. Our private placements benefit from covenants and collateral which typically provide better credit protection and higher potential recoveries.

All figures in accordance with International Financial Reporting Standards “IFRS” carrying value; quoted as at December 31, 2019 unless otherwise noted.

### High Quality Geographical Asset Mix

C\$378.5 billion



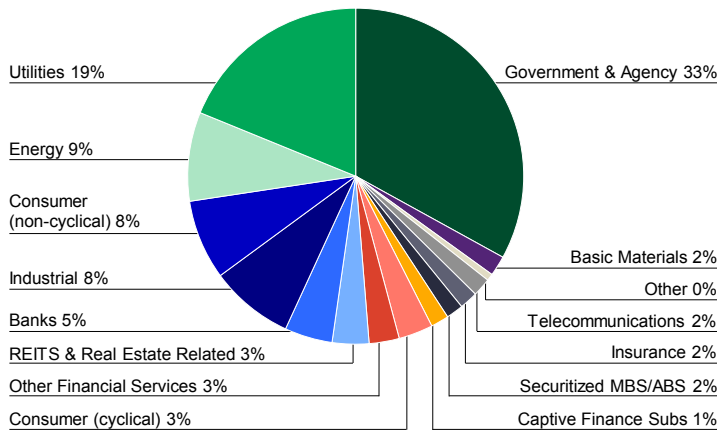
Presented based on location of issuer

- Assets in Greece, Italy, Ireland, Portugal and Spain limited to <0.3% of total invested assets
- 30% of Asia & Other assets (including Japan) represent sovereign issuers

We currency match our assets with our liabilities, so most of the Asian holdings are local currency bonds backing local currency liabilities.

### Highly Diversified Debt Securities and Private Placement Debt

C\$236.1 billion, representing 62% of Total Invested Assets

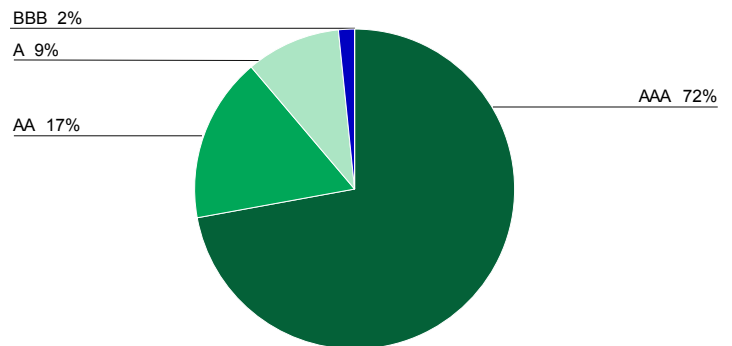


- Diversified across 13 primary sectors
- 53% of issuers are outside of the U.S.
- No single position represents more than 1% of invested assets (excluding government holdings)

Our Debt Securities and Private Placement Debt portfolio is highly diversified by industry sector and geography. It includes private placements of C\$38.0 billion, or 16% of our total Debt Securities and Private Placement Debt portfolio, which are a great source of diversification by name, industry and geography.

### High Quality Securitized Holdings

C\$3.9 billion, representing over 1% of Total Invested Assets



- Over 98% rated A or better, with 72% rated AAA
- 100% of the CMBS holdings rated AAA are in the most senior class
- ABS holdings highly rated and diversified by sector

Our Structured Credit portfolio totals C\$3.9 billion, or 1% of total invested assets. Of this, approximately C\$1.6 billion is commercial mortgage-backed securities (CMBS), less than C\$0.1 billion is residential mortgage-backed securities (RMBS), and C\$2.2 billion is other asset-backed securities (ABS). 100% of the portfolio is rated as investment grade, demonstrating the high quality of these holdings.

**“Our private placement debt portfolio helps further diversify the fixed income portfolio by name and by industry as it provides opportunities not available in the public markets. Private placements also typically contain protective covenants not generally available in the public bond market.”**

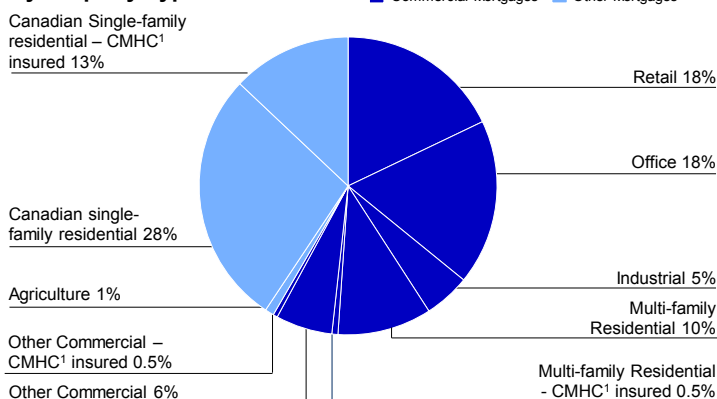
**Scott Hartz**  
Chief Investment Officer

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## High Quality Direct Mortgage Portfolio

C\$49.4 billion, representing 13% of Total Invested Assets

### By Property Type



- Diversified by geography
- 65% of portfolio is based in Canada, with remainder in the U.S.
- C\$7.0 billion or 14% of total mortgage portfolio is insured, primarily by CMHC<sup>1</sup>

### Non-CMHC Insured Commercial Mortgages

Conservatively underwritten with low loan-to-value and high debt-service coverage ratios.

	CANADA <sup>4</sup>	U.S.
Loan-to-Value Ratio (LTV) <sup>2</sup>	62%	56%
Debt-Service Coverage Ratio (DSC) <sup>2</sup>	1.48x	1.87x
Average Duration (years)	4.83	6.46
Average Loan Size	C\$17.7M	C\$18.0M
Loans in Arrears <sup>3</sup>	0%	0%

We have C\$28.8 billion in commercial mortgages which have been conservatively underwritten and continue to have low loan-to-value and high debt-service-coverage ratios. We are well diversified by property type and we avoid risky segments of the markets such as construction loans and second liens. Further, we currently have no loans in arrears.

Our Canadian residential mortgage portfolio includes high quality residential mortgages issued by Manulife Bank of Canada, with 33% insured, primarily by CMHC<sup>1</sup>.

Our agriculture loans are well diversified by business type and geography.

<sup>1</sup> CMHC is Canadian Mortgage and Housing Corporation, Canada's AAA national housing agency, and is the primary provider of mortgage insurance.

<sup>2</sup> LTV and DSC are based on current loan review cash flows.

<sup>3</sup> Arrears defined as over 90 days past due in Canada and over 60 days past due in the U.S.

<sup>4</sup> Excludes CMHC insured loans and Manulife Bank commercial mortgage loans.

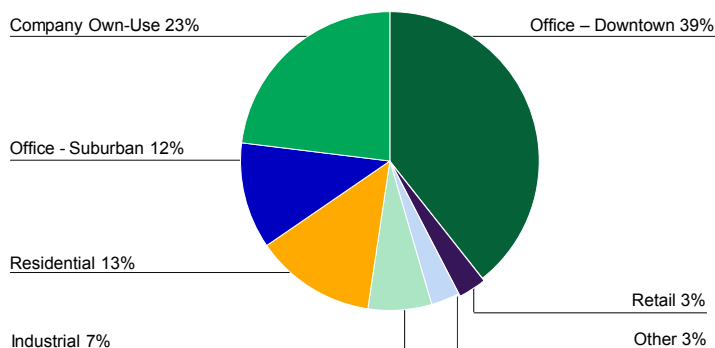
<sup>5</sup> Excludes assets slated for disposition/development.

<sup>6</sup> Excludes fair value of the land lease for Manulife Tower, Hong Kong which is classified as an operating lease for accounting purposes.

## High Quality Commercial Real Estate Holdings

Fair value of C\$14.3 billion, representing 4% of Total Invested Assets on a fair value basis

### Fair Value, By Type



- Virtually no leverage
- Average occupancy rate of 94.5%
- Average lease term remaining of 5.7 years<sup>5</sup>
- Diversified by geography: 43% Canada, 43% U.S., 12% Asia and 2% Australia

### Holdings (C\$ Millions)

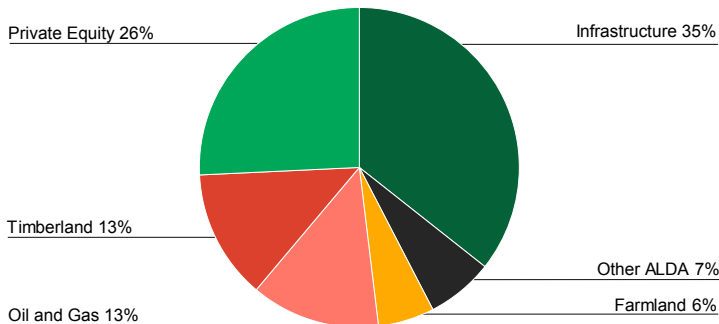
	FAIR VALUE	OCCUPANCY RATES
Toronto	3,352	97.3%
Boston	2,168	93.9%
Los Angeles / San Diego	1,745	92.0%
Chicago	584	89.8%
Ottawa / Montreal	1,010	96.4%
Singapore	763	96.6%
Vancouver	761	100.0%
Atlanta / Orlando	212	94.8%
Calgary	553	78.5%
Washington	436	84.2%
Hong Kong <sup>6</sup>	534	100.0%
San Francisco	592	98.0%
New York	356	84.0%
Japan	384	99.6%
Melbourne	271	100.0%
Edmonton	201	96.4%
Kitchener / Waterloo	137	98.9%
Halifax / Maritimes	49	100.0%
Other Asia	70	100.0%
Other	98	n/a

The fair value of our commercial real estate portfolio is C\$14.3 billion and represents 4% of our total invested assets on a fair value basis. This is a high quality portfolio, with virtually no leverage and mostly premium urban office towers, concentrated in cities with stable growth and highly diverse economies in North America and Asia. With an average occupancy rate of 94.5% and average lease term remaining of 5.7 years, we are well positioned to manage through challenging economic conditions.

All figures in accordance with International Financial Reporting Standards "IFRS" carrying value; quoted as at December 31, 2019 unless otherwise noted.

### Other Alternative Long-Duration Assets

C\$24.9 billion, representing 7% of Total Invested Assets



- Real assets represent investments in varied sectors of the economy
- A good match for long-duration liabilities
- Alternative source of asset supply to long-term Corporate bonds
- Majority of the assets are managed in-house; we have significant experience in managing and originating these assets

Our other alternative long-duration assets have a carrying value of C\$24.9 billion representing 7% of our total invested assets.

These alternative long-duration assets have historically generated enhanced yields and diversification relative to traditional fixed income markets. The longer term nature of these assets is a good match for our long-duration liabilities, and results in superior risk adjusted returns without having to pursue fixed income strategies.

The fair value of our other alternative long-duration assets is C\$25.6 billion and represents 7% of our total invested assets on a fair value basis.

### Other Notable Items

- Financials fixed income net exposure<sup>1</sup> of C\$16.7 billion is well diversified by geography, sub-sector and name
- Gross unrealized losses were limited to C\$0.6 billion of our fixed income holdings
  - Gross unrealized losses for debt securities trading at less than 80% of amortized cost for more than 6 months is C\$71 million
  - The potential future impact to shareholders' pre-tax earnings for debt securities trading at less than 80% of cost for greater than 6 month is limited to C\$48 million
- Limited net exposure to European bank hybrids (C\$68 million)<sup>2</sup>
- Limited exposure to credit default swaps ("CDS"), with C\$502 million notional outstanding of CDS protection sold

**“We have strong capabilities and experienced investment professionals in each of these alternative long-duration asset (ALDA) classes. We are both an ALDA investor and an ALDA manager which provides us with a deeper understanding of these asset classes.”**

**Scott Hartz**  
Chief Investment Officer

<sup>1</sup> Excludes par and pass-thru and reflects the cumulative impact of downgrades on reserves.

<sup>2</sup> Presented based on location of issuer parent.

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