
SUN LIFE GLOBAL INVESTMENTS (CANADA) INC.

ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

for the financial year ended December 31, 2019

Sun Life Real Assets Fund
(formerly Sun Life Infrastructure Fund)



Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

This annual management report of fund performance contains financial highlights but does not contain the complete financial statements of the investment fund. You can request a free copy of the annual financial statements by calling 1-877-344-1434, by sending an email to us at info@sunlifeglobalinvestments.com or by writing to us at Sun Life Global Investments (Canada) Inc., 1 York Street, Suite 3300, Toronto, Ontario, M5J 0B6. Our financial statements are available on our website at www.sunlifeglobalinvestments.com and on SEDAR at www.sedar.com.

Unitholders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

Investment Objectives and Strategies

The fundamental investment objectives of the Sun Life Real Assets Fund (the "Fund") seek to provide long-term capital appreciation while preserving purchasing power, including during periods of rising inflation, by investing primarily in a diversified portfolio of global securities. The fund objective was changed on May 31st, 2019. The former fund Sun Life Infrastructure Fund (the "Former Fund") sought to provide regular current income primarily by investing directly in securities of global companies with direct or indirect exposure to infrastructure or indirectly by investing in mutual funds that invest in such securities.

The Fund seeks to achieve its investment objective by investing primarily in a diversified portfolio of global equity and fixed income securities that provide exposure to real assets. Examples of real assets include but are not limited to: natural resources (for example, agriculture, water, conventional and renewable energy), infrastructure (for example, toll roads, railroads, utilities, communication infrastructure, airports and pipelines), and real estate (for example, office, industrial, retail and residential). Real assets are assets that have historically maintained a positive correlation to inflation. The Fund may obtain exposure to real assets across a range of sectors and asset classes. The Fund's assets will be allocated among the Sub-Advisors, each of which has expertise in different asset classes and sectors. Each Sub-Advisor will follow its own investment philosophies and strategies within its respective asset allocation to identify securities that meet the Fund's investment objective. Each Sub-Advisor will monitor and periodically rebalance the Fund's assets within its asset allocation based its assessment of the market conditions in light of the Fund's investment objective.

Lazard Asset Management (Canada) Inc. is retained as the Sub-Advisor to manage the portion of the portfolio with exposure to infrastructure. MFS Investment Management Canada Limited ("MFS IMC"), as sub-advised by MFS Institutional Advisors, Inc. ("MFS") is retained as the Sub-Advisor to manage the portion of the portfolio that invests in real estate investment trusts. KBI Global Investors (North America) Ltd. is retained as the Sub-Advisor to manage the portion of the portfolio that will have exposure to natural resources.

Risk

Effective May 31, 2019, the Fund's investment objective changed. With this change, the Fund appointed KBI Global Investors (North America) Ltd. and MFS Investment Management Canada Ltd. to manage the Fund's natural resource sleeve and real estate sleeve, respectively. Lazard Asset Management (Canada) Inc. is retained to manage the infrastructure sleeve of the Fund. The risks associated with investing in the Fund is as outlined in the Fund's Simplified Prospectus.

Subsequent to the reporting period, on February 13, 2020, the Manager announced a risk rating change for the Fund. The risk rating has been lowered from "medium" to "low to medium." In accordance with the investment risk classification methodology mandated by the Canadian Securities Administrators, the Manager reviews the risk rating of its funds at least once a year, as well as when a fund undergoes a material change. The Fund's risk rating changed following an annual review that was conducted as part of the Manager's ongoing fund review process.

Results of Operations

During the period, the net asset value of the Fund increased from \$304.5 million to \$908.2 million due to positive net sales, as well as positive performance.

During the period, the Fund returned 14.2% for Series A units, this result lagged the Fund's benchmark, which returned 15.7%. The broad-based index returned 21.2%. The performance returns for other series of this Fund are similar to those of Series A except for differences in expense structures. Please refer to the 'Past Performance' section of this report for performance of each series and a definition of the benchmark and broad-based index if applicable.

Pacific Gas & Electric (PG&E), detracted from performance over concerns that utility equipment of the company may have contributed to the series of wildfires in Northern California. In January 2019, PG&E filed for Chapter 11 bankruptcy protection. Agribusiness holdings also detracted from performance as they were most at risk from U.S.-China trade disruptions, and due to continued weakness in fertilizer prices.

Contributing positively to performance was UK regulated utility National Grid which rose following the commanding win of the Conservative party at the UK general elections. Vinci also strongly contributed to performance during the year after the company continued to deliver good earnings. Overweight

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

positions in both residential REITS (Real Estate Investment Trusts) and Real Estate operating companies sectors contributed to positive performance.

Recent Developments

On May 17, 2019, unitholders of the Sun Life Infrastructure Fund approved a change in its investment objective by way of a unitholder meeting. Effective end of business day May 31, 2019, the Fund (i) adopted its new investment objective to seek to provide long-term capital appreciation while preserving purchasing power, including during periods of rising inflation, by investing primarily in a diversified portfolio of global securities; (ii) implemented new investment strategies and was renamed the Sun Life Real Assets Fund; (iii) added MFS Investment Management Canada Limited (“MFS”) and KBI Global Investors (North America) Ltd. (“KBI”) as sub-advisors. MFS has been added to manage the Fund’s real estate sleeve, KBI has been added to manage the Fund’s natural resource sleeve and Lazard Asset Management (Canada) Inc. will continue to sub-advise the Fund’s infrastructure sleeve. Each sub-advisor will follow its investment philosophies and strategies within its respective sleeve to identify securities to meet the Fund’s stated investment objective; and (iv) reduced its management fees to Series A – 1.95%, Series F – 0.95%, Series O – 0.95% and its administration fees to Series A (no change), Series F – 0.15%, Series O – 0.15%.

To reflect the change in investment objective, the Fund’s benchmark changed to a blended benchmark comprised of 35% FTSE EPRA/NAREIT Developed Real Estate Index C\$, 35% S&P Global Infrastructure Index C\$ and 30% S&P Global Natural Resource Index C\$. The previous benchmark was S&P Global Infrastructure Index C\$.

On November 25, 2019, the Manager announced a number of changes to the Fund. These changes have an effective date of on or about February 26, 2020, and are designed to align the features of the Fund with those of the Sun Life Global Investments Private Investment Pools. The name of the Fund will be changed to the Sun Life Real Assets Private Pool. The management fee for Series A will be reduced from 1.95% to 1.90%, Series F will be reduced from 0.95% to 0.90%. There will be no change to the investment objective, investment strategies, or changes to the sub-advisors.

The Manager announced on November 29, 2019 that it intended to separate Series O securities from the Sun Life Global Investments Private Client Program for all the mutual funds that it manages. Subsequent to the reporting period, the Manager implemented this change to the Private Client Program on February 26, 2020.

Global equity markets continued to rally in 2019. The market’s optimism continued to revolve around ongoing positive central bank policies, de-escalation of trade tensions between US and China, and the resilient U.S. economy. The formal impeachment of President Trump was passed by the U.S. House of

Representatives. While the path to the U.K.’s exit from the European Union continued to take a series of unexpected turns, the U.K. election results represented a significant stride towards a defined the U.K.’s exit from the European Union.

The Manager cautions that the current global uncertainty with respect to the spread of the coronavirus (COVID-19) and its effect on the broader global economy may have a significant impact to the volatility of the financial market. While the precise impact remains unknown, rapid spread of the virus may have a material adverse effect on global economic activity and disrupt global supply chains, operations, mobility of people, which could affect interest rates, credit ratings, credit risk, inflation, business, financial conditions, results of operations and other factors relevant to fund performance.

Related Party Transactions

Sun Life Global Investments (Canada) Inc. (the “Manager”) is the manager, trustee and portfolio manager of the Fund. For its services, the Manager receives a management fee that is calculated as a percentage of the average net asset value of the Fund. This fee is calculated daily and payable monthly.

The Manager is responsible for the provision of all general management and administrative services required by the Fund in its day-to-day operations, including providing or arranging for the provision of investment advice, bookkeeping, recordkeeping and other administrative services for the Fund.

As trustee, the Manager holds legal title to the Fund’s investments in trust for unitholders.

As portfolio manager, the Manager is responsible for managing the investment portfolio of the Fund directly or through sub-advisors. The Manager has retained KBI and Lazard and MFS, an affiliate, to act as a sub-advisor for the Fund.

The Manager is an indirect wholly owned subsidiary of Sun Life Financial Inc., which also has an indirect majority ownership interest in MFS.

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

Fund Administrative Expenses

The Manager pays certain operating expenses of the Fund (the “Administration Expenses”) in return for a fixed administration fee paid to the Manager by the Fund (“Administration Fee”). The Administration Fee is based on the net asset value of each series of the Fund. The Administration Expenses include, but are not limited to, record keeper fees, accounting, audit and legal fees, bank and interest charges, safekeeping and custodial fees, taxes, administrative and systems costs, costs of reports to investors, prospectuses and other disclosure documents, regulatory filing fees (including those incurred by the Manager) and trustee fees for registered plans. The amount of this charge is disclosed as Fixed annual administration fees in the Fund’s Statement of Comprehensive Income found in the annual financial statements.

The Fund also pays certain operating expenses directly (the “Fund Costs”). Fund Costs include: borrowing costs incurred by the Fund from time to time; costs in connection with portfolio transactions; fees and expenses payable to or in connection with the Fund’s Independent Review Committee (“IRC”); taxes payable by the Fund; and the costs of complying with any new regulatory or legal requirement imposed on the Fund. The Fund allocates Fund Costs proportionately among each series of the Fund to which they apply. The Fund Costs that are specific to a series of securities are allocated to that series. These amounts are paid out of the assets attributed to each series of securities of the Fund, which reduces the return you may receive.

Financial Highlights

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund’s financial performance for the previous five years or for the periods since inception to December 31, 2019.

The Fund’s Net Asset Value per Unit (\$) ⁽¹⁾

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series A

	2019	2018	2017	2016	2015
	(\$)	(\$)	(\$)	(\$)	(\$)
Net asset value, beginning of period	7.49	8.05	9.04	8.91	10.00
Increase (decrease) from operations:					
Total revenue	0.29	0.32	0.33	0.25	0.27
Total expenses	(0.30)	(0.29)	(0.39)	(0.34)	(0.33)
Realized gains (losses) for the period	(0.13)	0.10	1.85	(0.07)	(0.31)
Unrealized gains (losses) for the period	1.20	(0.36)	(1.04)	0.89	(0.93)
Total increase (decrease) from operations⁽²⁾	1.06	(0.23)	0.75	0.73	(1.30)
Distributions:					
From income (excluding dividends)	-	-	-	-	-
From dividends	(0.12)	(0.28)	(0.42)	(0.21)	(0.23)
From capital gains	-	-	(1.41)	-	-
Return of capital	-	(0.04)	-	(0.27)	(0.21)
Total annual distributions⁽³⁾	(0.12)	(0.32)	(1.83)	(0.48)	(0.44)
Net asset value, end of period	8.42	7.49	8.05	9.04	8.91

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series F

	2019	2018	2017	2016	2015
	(\$)	(\$)	(\$)	(\$)	(\$)
Net asset value, beginning of period	7.67	8.15	9.23	8.99	10.00
Increase (decrease) from operations:					
Total revenue	0.31	0.32	0.35	0.24	0.26
Total expenses	(0.18)	(0.19)	(0.24)	(0.21)	(0.21)
Realized gains (losses) for the period	(0.07)	0.12	2.07	0.02	(0.27)
Unrealized gains (losses) for the period	1.09	(0.46)	(1.36)	0.62	(0.69)
Total increase (decrease) from operations⁽²⁾	1.15	(0.21)	0.82	0.67	(0.91)
Distributions:					
From income (excluding dividends)	-	-	-	-	-
From dividends	(0.11)	(0.26)	(0.42)	(0.21)	(0.23)
From capital gains	-	(0.03)	(1.64)	-	-
Return of capital	-	(0.03)	-	(0.27)	(0.21)
Total annual distributions⁽³⁾	(0.11)	(0.32)	(2.06)	(0.48)	(0.44)
Net asset value, end of period	8.73	7.67	8.15	9.23	8.99

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series I

	2019	2018	2017	2016	2015
	(\$)	(\$)	(\$)	(\$)	(\$)
Net asset value, beginning of period	8.34	8.87	9.48	9.10	10.00
Increase (decrease) from operations:					
Total revenue	0.31	0.39	0.34	0.25	0.27
Total expenses	(0.05)	(0.07)	(0.04)	(0.04)	(0.05)
Realized gains (losses) for the period	0.13	0.16	1.59	(0.14)	(0.17)
Unrealized gains (losses) for the period	0.92	(0.57)	(0.69)	0.82	(0.65)
Total increase (decrease) from operations⁽²⁾	1.31	(0.09)	1.20	0.89	(0.60)
Distributions:					
From income (excluding dividends)	-	-	-	-	-
From dividends	(0.26)	(0.28)	(0.44)	(0.21)	(0.23)
From capital gains	-	(0.15)	(1.30)	-	-
Return of capital	-	(0.04)	-	(0.27)	(0.21)
Total annual distributions⁽³⁾	(0.26)	(0.47)	(1.74)	(0.48)	(0.44)
Net asset value, end of period	9.46	8.34	8.87	9.48	9.10

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series O

	2019	2018	2017	2016	2015
	(\$)	(\$)	(\$)	(\$)	(\$)
Net asset value, beginning of period	8.01	8.43	9.45	9.09	10.00
Increase (decrease) from operations:					
Total revenue	0.32	0.33	0.35	0.25	0.27
Total expenses	(0.07)	(0.08)	(0.07)	(0.06)	(0.07)
Realized gains (losses) for the period	(0.16)	0.10	2.07	(0.07)	(0.30)
Unrealized gains (losses) for the period	1.25	(0.42)	(1.52)	0.75	(1.02)
Total increase (decrease) from operations⁽²⁾	1.34	(0.07)	0.83	0.87	(1.12)
Distributions:					
From income (excluding dividends)	-	-	-	-	-
From dividends	(0.17)	(0.31)	(0.44)	(0.21)	(0.23)
From capital gains	-	-	(1.69)	-	-
Return of capital	-	(0.04)	-	(0.27)	(0.21)
Total annual distributions⁽³⁾	(0.17)	(0.35)	(2.13)	(0.48)	(0.44)
Net asset value, end of period	9.16	8.01	8.43	9.45	9.09

⁽¹⁾ This information is derived from the Fund's audited annual financial statements.

⁽²⁾ Net Assets and distributions are based on the actual number of securities outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of securities outstanding over the financial period.

⁽³⁾ Distributions were paid in cash, reinvested in additional units of the Fund, or both.

Ratios and Supplemental Data

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series A

	2019	2018	2017	2016	2015
Total net asset value (\$) ⁽¹⁾	15,711,171	14,877,094	15,164,708	10,990,502	5,926,165
Number of units outstanding ⁽¹⁾	1,864,916	1,986,190	1,883,098	1,215,980	665,425
Management expense ratio after absorption (%) ⁽²⁾	2.42	2.46	2.46	2.45	2.43
Management expense ratio before waivers or absorption (%) ⁽²⁾	2.42	2.46	2.46	2.45	2.43
Trading expense ratio (%) ⁽³⁾	0.15	0.20	0.29	0.19	0.18
Portfolio turnover rate (%) ⁽⁴⁾	54.81	48.00	104.57	63.30	34.36
Net asset value per unit (\$) ⁽¹⁾	8.42	7.49	8.05	9.04	8.91

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series F

	2019	2018	2017	2016	2015
Total net asset value (\$) ⁽¹⁾	2,504,857	1,814,536	1,218,138	656,964	177,472
Number of units outstanding ⁽¹⁾	287,081	236,612	149,446	71,159	19,736
Management expense ratio after absorption (%) ⁽²⁾	1.30	1.36	1.36	1.37	1.37
Management expense ratio before waivers or absorption (%) ⁽²⁾	1.30	1.36	1.36	1.37	1.37
Trading expense ratio (%) ⁽³⁾	0.15	0.20	0.29	0.19	0.18
Portfolio turnover rate (%) ⁽⁴⁾	54.81	48.00	104.57	63.30	34.36
Net asset value per unit (\$) ⁽¹⁾	8.73	7.67	8.15	9.23	8.99

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series I

	2019	2018	2017	2016	2015
Total net asset value (\$) ⁽¹⁾	887,347,065	285,063,373	102,737,873	200,190,943	154,089,770
Number of units outstanding ⁽¹⁾	93,777,491	34,195,356	11,587,545	21,119,674	16,927,534
Management expense ratio after absorption (%) ⁽²⁾	0.06	0.06	0.06	0.06	0.06
Management expense ratio before waivers or absorption (%) ⁽²⁾	0.06	0.06	0.06	0.06	0.06
Trading expense ratio (%) ⁽³⁾	0.15	0.20	0.29	0.19	0.18
Portfolio turnover rate (%) ⁽⁴⁾	54.81	48.00	104.57	63.30	34.36
Net asset value per unit (\$) ⁽¹⁾	9.46	8.34	8.87	9.48	9.10

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund) - Series O

	2019	2018	2017	2016	2015
Total net asset value (\$) ⁽¹⁾	2,599,738	2,686,655	3,737,882	2,060,054	1,215,481
Number of units outstanding ⁽¹⁾	283,678	335,402	443,469	218,056	133,731
Management expense ratio after absorption (%) ⁽²⁾	0.19	0.23	0.23	0.22	0.22
Management expense ratio before waivers or absorption (%) ⁽²⁾	0.19	0.23	0.23	0.22	0.22
Trading expense ratio (%) ⁽³⁾	0.15	0.20	0.29	0.19	0.18
Portfolio turnover rate (%) ⁽⁴⁾	54.81	48.00	104.57	63.30	34.36
Net asset value per unit (\$) ⁽¹⁾	9.16	8.01	8.43	9.45	9.09

⁽¹⁾ This information is provided as at December 31 of the period shown, as applicable.

⁽²⁾ Management expense ratio is based on total expenses (excluding broker commissions and other portfolio transaction costs) including the Fund's allocated percentage of Fund-on-Funds' expenses for the stated period and is expressed as an annualized percentage of daily average Net Asset Value during the period.

⁽³⁾ The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average Net Asset Value during the period.

⁽⁴⁾ The Fund's portfolio turnover ratio indicates how actively the Fund's portfolio manager manages its portfolio investments. A portfolio turnover ratio of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher a Fund's portfolio turnover ratio in a year, the greater the trading costs payable by the Fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high portfolio turnover rate and the performance of the Fund.

Management Fees

The maximum annual management fee paid by the Fund is a percentage of the average daily net asset value of each series of securities of the Fund exclusive of any applicable taxes and operating expenses, which is accrued daily and is paid to the Manager monthly in arrears. Management fees pay for portfolio and investment advisory services, oversight of any service providers, marketing and promotional activities, arranging for the distribution and sale of securities of the Fund, general administration of Fund operations and sales and trailing commissions paid to dealers.

The percentages and major services paid for out of the management fees are set out below:

	Maximum Annual Management Fee Rate (%)	As a Percentage of Management Fees	
		Dealer Compensation (%) ⁽¹⁾	General Administration, Investment Advice and Profit (%)
Series A Units	1.95	42	58
Series F Units	0.95	–	100
Series I Units ⁽²⁾	–	–	–
Series O Units ⁽¹⁾	0.95	–	–

⁽¹⁾ Includes sales and trailing commissions.

⁽²⁾ Series O management fees are not paid by the Fund. Series O investors pay management fees directly to the manager.

⁽³⁾ Series I management fees are not paid by the Fund. Series I investors negotiate management fees and pay directly to the manager.

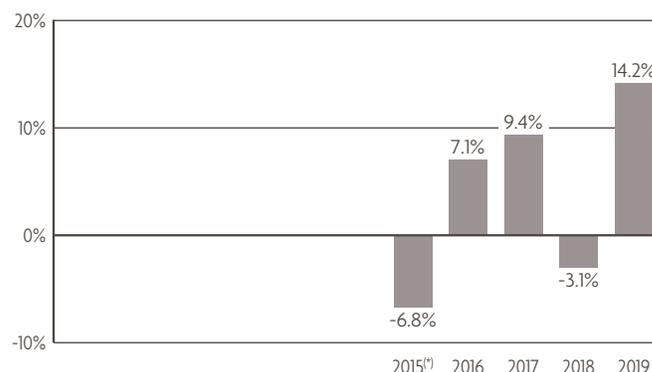
Past Performance

The performance information shown assumes that all distributions made by the Fund in the periods shown were reinvested in additional securities of the Fund. The performance information does not take into account sales, redemption, distribution, other optional charges or income tax payable by any unitholder that would have reduced returns or performance. How the Fund has performed in the past does not necessarily indicate how it will perform in the future.

Year-by-Year Returns

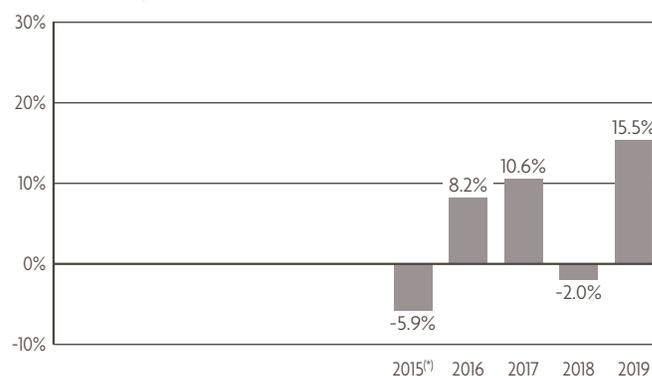
The following bar chart shows the Fund's annual performance for the period shown. The chart shows, in percentage terms, how much an investment made on the first day of each financial year would have grown or decreased by the last day of each financial year.

Series A Units – Annual return for the period ended December 31, 2019



⁽¹⁾ for the period of February 2, 2015 to December 31, 2015.

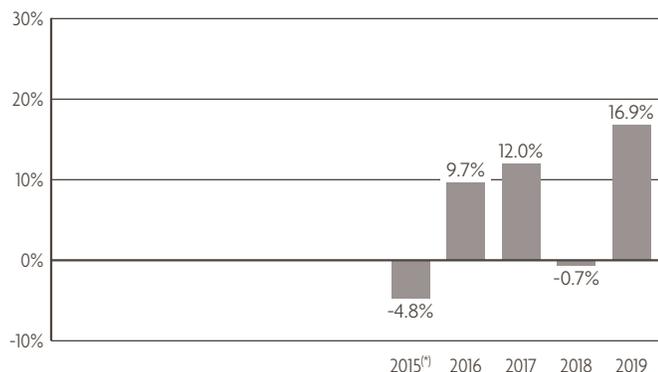
Series F Units – Annual return for the period ended December 31, 2019



⁽¹⁾ for the period of February 2, 2015 to December 31, 2015.

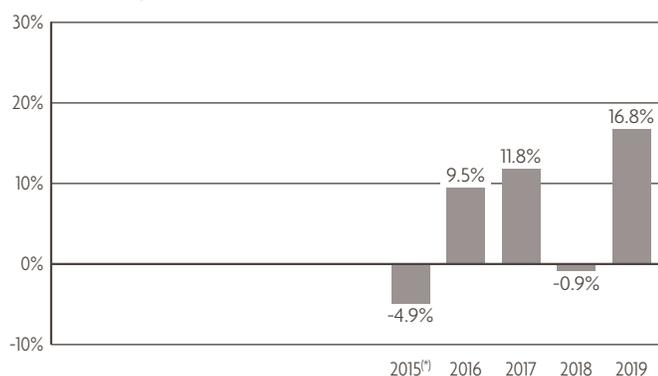
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Series I Units – Annual return for the period ended December 31, 2019



⁽¹⁾ for the period of February 2, 2015 to December 31, 2015.

Series O Units – Annual return for the period ended December 31, 2019



⁽¹⁾ for the period of February 2, 2015 to December 31, 2015.

Annual Compound Returns

The table compares the historical annual compound total returns of Series A, F, I and O securities of the Fund with the following benchmark and broad-based index, if applicable:

The current benchmark (the “Current Benchmark”) is composed of:

- 35.0% FTSE EPRA/NAREIT Developed Real Estate Index C\$
- 35.0% S&P Global Infrastructure Index C\$
- 30.0% S&P Global Natural Resource Index C\$

The previous benchmark (the “Previous Benchmark”) is composed of:

- S&P Global Infrastructure Index C\$

The benchmark was changed as a result of a change to the Fund’s objective effective end of business day May 31, 2019.

The Series A units underperformed the benchmark since inception, over the past three years, and over the past year.

The following are the broad-based index or indices:

- Broad-based index - MSCI World Index C\$

	1 Year	3 Year	5 Year	10 Year	Performance Start Date ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Series A	14.2%	6.6%	N/A	N/A	3.9%
Series F	15.5%	7.8%	N/A	N/A	5.0%
Series I	16.9%	9.2%	N/A	N/A	6.4%
Series O	16.8%	9.0%	N/A	N/A	6.2%
Current Benchmark	15.7%	7.7%	N/A	N/A	5.8%
Previous Benchmark	19.4%	9.1%	8.0%	N/A	6.2%
Broad-based index	21.2%	11.3%	11.2%	11.8%	9.8%

⁽¹⁾ The performance start date for Series A units was February 2, 2015.

⁽²⁾ The performance start date for Series F units was February 2, 2015.

⁽³⁾ The performance start date for Series I units was February 2, 2015.

⁽⁴⁾ The performance start date for Series O units was February 2, 2015.

INDEX DESCRIPTION(S)

The FTSE EPRA/Nareit Developed Index is designed to track the performance of listed real estate companies and REITs worldwide.

The S&P Global Infrastructure Index C\$ is designed to track 75 companies from around the world chosen to represent the listed infrastructure industry while maintaining liquidity and tradability. To create diversified exposure, the index includes three distinct infrastructure clusters: energy, transportation, and utilities.

S&P Global Natural Resource Index C\$ is designed to track 90 of the largest publicly-traded global companies in natural resources and commodities that meet specific investability requirements, offering investors equity exposure across 3 primary commodity-related sectors: agribusiness, energy, and metals & mining.

The MSCI World Index is a free float adjusted market capitalization index that is designed to measure global developed market equity performance.

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

Summary of Investment Portfolio*

as at December 31, 2019

Top 25 Investments

Holding Name	Percentage of Net Asset Value of the Fund (%)
1 National Grid PLC	3.5
2 Snam SpA	3.0
3 Ferrovial SA	3.0
4 Norfolk Southern Corp.	3.0
5 Terna Rete Elettrica Nazionale SpA	2.9
6 Atlantia SpA	2.6
7 CSX Corp.	2.5
8 United Utilities Group PLC	2.4
9 Pennon Group PLC	1.8
10 Severn Trent PLC	1.7
11 Vinci SA	1.6
12 Power Assets Holdings Ltd.	1.5
13 Cash	1.5
14 Public Storage	1.4
15 Prologis Inc.	1.3
16 SES SA	1.3
17 Atlas Arteria Ltd.	1.1
18 AvalonBay Communities Inc.	1.0
19 Fraport AG Frankfurt Airport Services Worldwide	1.0
20 Link Real Estate Investment Trust	1.0
21 Eutelsat Communications SA	1.0
22 Welltower Inc.	0.9
23 Alexandria Real Estate Equities Inc.	0.9
24 Simon Property Group Inc.	0.9
25 Mid-America Apartment Communities Inc.	0.9
	43.7
Total Net Asset Value ('000's)	\$ 908,163

Sector Allocation

	Percentage of Net Asset Value of the Fund %
Real Estate	32.1
Industrials	27.2
Utilities	20.6
Materials	4.0
Energy	3.1
Information Technology	3.1
Communication Services	2.5
Consumer Staples	2.4
Cash and Cash Equivalents**	2.3
Consumer Discretionary	1.2
Health Care	1.0
Financials	0.5
	100.0

Asset Allocation

	Percentage of Net Asset Value of the Fund %
International Equities	60.4
U.S. Equities	34.4
Canadian Equities	2.9
Cash and Cash Equivalents**	2.3
	100.0

(*) All information is as at December 31, 2019. The summary of investment portfolio may change due to ongoing portfolio transactions of the Fund. Unless otherwise noted positions are long. You may obtain quarterly updates to these holdings free of charge by calling us at 1-877-344-1434, visiting our website at www.sunlifeglobalinvestments.com or by sending an email to us at info@sunlifeglobalinvestments.com.

(**) Cash and Cash Equivalents, for the purpose of this chart, includes other assets less liabilities.

Forward-Looking Statements

This management report of fund performance may contain forward-looking statements about the Fund, including its strategy, results of operations, performance and condition. Forward-looking statements include statements that are predictive in nature, or that depend upon or refer to future events or conditions. They are based on current beliefs, expectations and projections about future events and are inherently subject to, among other things, risks, uncertainties and assumptions about the Fund and various economic factors. Many factors could cause the Fund's actual results, performance or achievements to be materially different from any future results, performance or achievements that may be expressed or implied by such forward-looking statements. These factors could include, among other things, general economic, political and market factors, including interest and foreign exchange rates, business competition, technological changes, changes in government regulations or in tax laws. Although the forward-looking statements contained in this report are based upon what management currently believes to be reasonable assumptions, the Manager cannot assure current or prospective investors that actual results, performance or achievements will be consistent with these forward-looking statements. The words "may", "could", "would", "should", "believe", "plan", "anticipate", "expect", "intend", "forecast", "objective", and similar expressions are intended to identify forward-looking statements. The Manager does not undertake any obligation to update or revise any forward-looking statements to reflect events or circumstances after the date of this document or to reflect new information or the occurrence of unanticipated events, except as required by law.

ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

Sun Life Real Assets Fund (formerly Sun Life Infrastructure Fund)

You can find more information about each Fund in our Annual Information Form, and each Fund's management report of fund performance and financial statements, once available. These documents are incorporated by reference into this document, which means that they legally form part of this document just as if they were printed as part of it.

For a free copy of these documents, call us toll-free at **1-877-344-1434** or ask your advisor. These documents and other information about the Funds, such as information circulars and material contracts, are also available at www.sunlifeglobalinvestments.com or www.sedar.com.

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