

Mortgage Loan Portfolio Profile June 30, 2002

Commercial Delinquency Rates Increase Again But Still Remain Historically Low

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Associate Director, Investment Research

Delinquency rates on commercial mortgages held by the Insurance Industry rose 0.05 to 0.27 percent as of June 30, 2002. Although this is the second increase in as many quarters, delinquency rates on commercial mortgages still remain historically low. Delinquency rates increased for most commercial property types in the second quarter, with Industrial properties being the only exception to the rule dropping 0.18 to 0.10 percent. Delinquency rates by Geographic regions for the most part also increased in the second quarter of 2002. The East North Central and West South Central regions went against the second quarter 2002 trend and posted modest decreases of 0.08 and 0.14 percent, respectively, in commercial delinquencies. Loans with Restructured Terms (Table 7) decreased 0.14 percent from the first quarter to a series low of 0.84 percent. Commercial Loans Foreclosed since Jan. 1st (Table 1) for the second quarter of 2002 reported a cumulative amount of \$72.4 million and a quarterly total of \$15.6 million. This is down \$41.2 million or 72.6% from the first quarter of 2002 and down \$149.6 million or 90.6 percent from the second quarter of 2001.

June 30, 2002			
Commercial Delinquencies – Property Type (Table 4)			
Property Type	Delinquency %	Yearly Δ	2 nd Qtr Δ
Apartment	0.11	+0.02	+0.03
Retail	0.46	+0.04	+0.13
Office Building	0.25	+0.12	+0.07
Industrial	0.10	-0.20	-0.18
Hotel/Motel	0.39	+0.34	+0.08
Mixed Use	0.00	-0.95	-0.00
Other Commercial	0.74	+0.26	+0.36
Commercial, Total	0.27	+0.03	+0.05
Geographic Region (Table 4)			
Region	Delinquency %	Yearly Δ	2 nd Qtr Δ
New England	0.24	-0.16	+0.13
Middle Atlantic	0.07	-0.30	+0.03
East North Central	0.05	-0.30	-0.08
West North Central	0.69	+0.48	+0.48
South Atlantic	0.29	+0.12	+0.08
East South Central	0.18	-0.06	+0.01
West South Central	0.32	+0.12	-0.14
Mountain	0.19	-0.01	+0.14
Pacific	0.45	+0.29	+0.01
Other	0.00	-0.00	0.00
Commercial, Total	0.27	+0.03	+0.05
Reporting companies hold 85% of the life insurance industry's mortgage portfolio of \$202.2 billion as of June 30, 2002.			

Delinquency Rates:

Delinquency rates for the second straight quarter increased from its previous record low rate of 0.12 set in December 2001. Retail properties, Office Buildings, and Hotel/Motel properties all helped drive the total commercial delinquency rate 0.05 percent higher from last quarter's rate of 0.22 percent.

Taking a look at the raw data (Table 1) shows that the principal outstanding for delinquent commercial loans (including loans in foreclosure) increased \$80.8 million or 19.1% in the second quarter of 2002. The amount of commercial delinquencies reported on June 30 was \$503.3 million versus \$422.5 million on March 31. Total Commercial Loans Outstanding (Table 1) decreased by \$2.0 billion or 1.1%, \$187.4 billion on June 30 versus \$189.4 million on March 31.

Despite the increases in the first two quarters of 2002, the first and second quarter data has yet to reflect the full impact of the economic downturn. It is highly likely that delinquency rates will continue to moderately rise throughout 2002 before it settles into a range. Typically, there is at least a nine-month lag after the beginning of a recession (March 2001) before delinquency rates, as reported on the ACLI survey, start to climb. It takes this long for economic pressures to build on borrowers and for negotiations to play out. Another mitigating factor is ACLI's definition of delinquency, which is a loan 60 or more days past due. Consequently, any problems developing in the first quarter of 2002 may not come to light until the third or fourth quarters of 2002. Furthermore, the quality of deals made by insurance companies in the past several years are of a considerably higher quality than those loans made in the late 1980s when a real estate downturn resulted in record levels of delinquencies. The ACLI has tracked mortgage delinquencies by property type since 1988 and by total delinquencies since 1965.

Nonperforming Commercial Mortgage Loans:

Review of Nonperforming Commercial Mortgage Loans 2Q1998 – 2Q2002

	Commercial Outstanding (\$ 000)	Delinquent (including loans in foreclosure) (\$ 000)	Foreclosed in the Quarter (\$ 000)	Delinquent Rate	Foreclosure Rate (Quarterly)	Total <u>Nonperforming</u>
2 nd Qtr 2002	189,396,109	503,320	15,581	0.27%	0.01%	0.28%
1 st Qtr 2002	189,404,574	422,481	56,819	0.22%	0.03%	0.25%
4 th Qtr 2001	189,954,477	233,314	112,569	0.12%	0.06%	0.18%
3 rd Qtr 2001	187,538,160	354,831	81,681	0.19%	0.04%	0.23%
2 nd Qtr 2001	184,998,276	442,590	165,222	0.24%	0.09%	0.33%
1 st Qtr 2001	183,121,249	576,724	96,723	0.31%	0.05%	0.37%
4 th Qtr 2000	183,874,230	508,551	232,826	0.28%	0.13%	0.40%
3 rd Qtr 2000	182,573,290	498,323	24,111	0.27%	0.01%	0.29%
2 nd Qtr 2000	181,336,895	550,113	118,336	0.30%	0.07%	0.37%
1 st Qtr 2000	179,250,942	649,060	23,647	0.36%	0.01%	0.38%
4 th Qtr 1999	178,811,999	446,166	60,187	0.25%	0.03%	0.28%
3 rd Qtr 1999	178,223,686	559,900	79,256	0.31%	0.04%	0.36%
2 nd Qtr 1999	176,929,925	535,990	271,645	0.30%	0.15%	0.46%
1 st Qtr 1999	171,338,488	806,564	121,244	0.47%	0.07%	0.54%
4 th Qtr 1998	165,370,050	801,798	200,095	0.48%	0.12%	0.61%
3 rd Qtr 1998	161,752,786	921,548	183,627	0.57%	0.11%	0.68%
2 nd Qtr 1998	160,532,305	1,285,879	220,553	0.80%	0.14%	0.94%
Average	\$178,438,208	\$599,615	\$136,156	0.34%	0.08%	0.41%

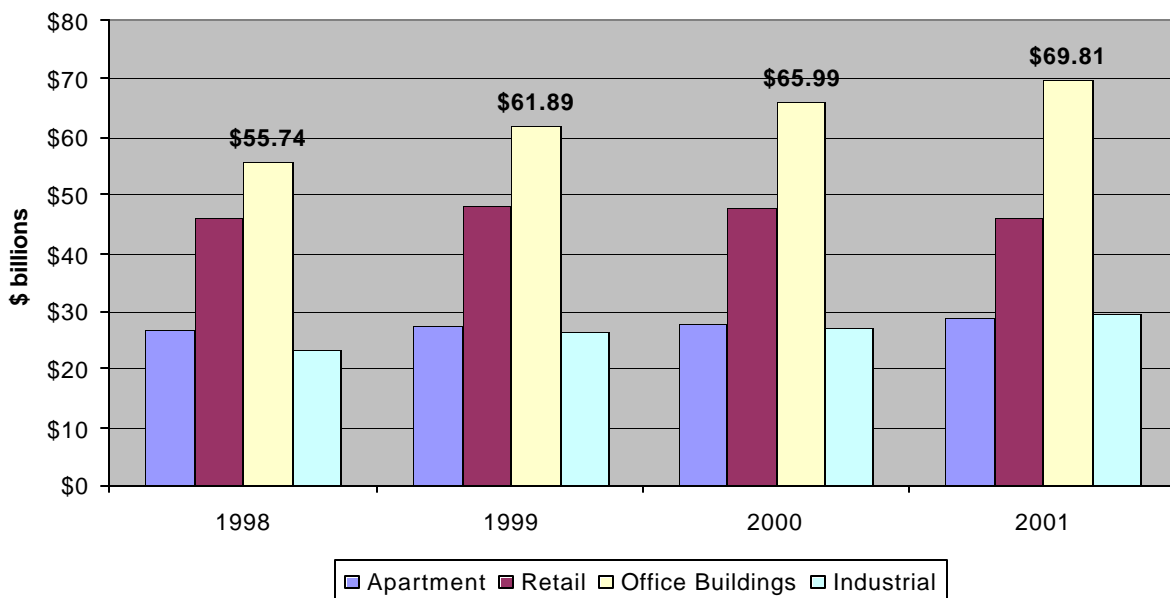
With the second quarter 2002 delinquency rate at 0.27 percent and the foreclosure rate for the quarter at 0.01, the resulting nonperforming ratio is 0.28 percent, 0.03 percent higher than the 0.25 percent recorded in the first quarter of 2002. Since 1990, the quarterly foreclosure rate, (foreclosures during a quarter divided by the outstanding portfolio at the beginning of the quarter) has averaged 0.37 percent. Over the past four years (1998, 2Q – 2002, 2Q) the quarterly foreclosure rate average is just 0.08 percent. The peak was in the first quarter 1993 when \$1.8 billion in loans were foreclosed, 0.95 percent of the portfolio. The low occurred during this quarter (second quarter 2002) with just \$15.6 million in foreclosures reported accounting for only 0.01 percent of the holdings.

Yearly Changes in Property Type and Geographic Region Allocations:

Holdings in office properties, the largest portion of the commercial mortgage portfolio, rose from 36.7 percent in the second quarter of 2001 to 37.3 percent in the second quarter of 2002 (Chart 1). This 0.6 percent gain represents an increase of \$1.9 billion or 2.9 percent from last year's Office holdings of \$67.9 billion. Moving in the opposite direction were Retail properties whose total allocation fell 1.2 to 23.8 percent, the lowest percentage since 1991. Retail dollar holdings decreased \$1.8 billion or 3.9 percent from last year's figures to \$44.5 billion in the second quarter of 2002. The Industrial property holdings increased 0.8 to 16.0 percent with dollar holdings totaling \$29.9 billion, an increase of \$1.9 billion or 6.6% from last year.

On a regional basis, the figures were mixed. The South Atlantic region, the largest geographic region of the commercial mortgage portfolio, increased from 22.8 to 23.0 percent in the second quarter of 2002 with total portfolio dollar increasing \$1.0 billion or 2.4% from last year. The Pacific region also experienced some gains, increasing from 21.6 to 22.0 percent in the second quarter of 2002, a portfolio dollar increase of \$1.2 billion or 3.0% from last year.

Life Insurance Industry Commercial Property Loans Outstanding by Major Property Type



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**Mortgage Loan Portfolio Profile
June 30, 2002**

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Mortgage Loan Portfolio Profile, June 30, 2002

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal	No.	Principal	No.	Principal	No.	Principal
		Outstanding (\$000)		Outstanding (\$000)		Outstanding (\$000)		Outstanding (\$000)
1-4 FAMILY - TOTAL	13,338	1,753,644	512	28,910	110	9,359	6	260
New England	450	91,803	8	980	3	472		
Middle Atlantic	1,521	300,613	61	4,540	17	1,770	2	142
East North Central	1,181	158,711	38	1,494	8	368	2	10
West North Central	404	68,585	14	696	5	95		
South Atlantic	2,567	348,293	80	4,372	16	1,504		
East South Central	461	35,073	26	559	5	223	1	86
West South Central	2,359	141,271	143	2,923	22	579		
Mountain	1,055	108,049	31	1,514	5	361		
Pacific	2,281	416,220	35	3,966	7	1,246	1	22
Other	1,059	85,026	74	7,863	22	2,739		
COMMERCIAL PROPERTIES								
APARTMENT - TOTAL	3,822	27,819,927	13	31,275	1	9,877		
New England	100	569,027	4	20,382	1	9,877		
Middle Atlantic	507	4,833,195	1	219				
East North Central	613	3,851,835	2	585				
West North Central	295	1,154,125						
South Atlantic	728	6,398,785	1	819				
East South Central	169	853,779	1	75				
West South Central	403	2,872,004	3	9,194				
Mountain	356	2,244,846						
Pacific	643	5,029,925						
Other	8	12,405	1	1				
RETAIL - TOTAL	9,293	44,526,028	54	206,371	10	73,178	8	40,954
New England	303	1,822,535	2	2,333	1	1,166	2	9,323
Middle Atlantic	711	5,920,245	2	11,352				
East North Central	1,336	6,475,191	5	10,020	2	4,753	3	5,904
West North Central	451	2,057,006	4	9,288				
South Atlantic	2,260	11,409,300	10	20,308	2	2,403	1	4,756
East South Central	583	2,186,183	7	8,028	2	3,401		
West South Central	893	3,543,659	17	16,591	1	3,412	2	20,971
Mountain	759	2,934,214	3	10,883	1	3,042		
Pacific	1,972	7,592,143	4	117,568	1	55,000		
Other	25	585,551						
OFFICE BUILDING - TOTAL	7,237	69,826,982	36	173,094	5	23,450	4	18,865
New England	364	5,191,963						
Middle Atlantic	722	12,043,645	2	7,310	1	3,655		
East North Central	781	7,505,848					1	3,848
West North Central	458	3,482,866	2	50,765			1	1,017
South Atlantic	1,422	16,239,787	6	20,985	2	9,800		
East South Central	283	1,403,167	1	193				
West South Central	612	4,526,726	10	17,696				
Mountain	815	4,124,813	4	11,915	1	1,712	2	14,000
Pacific	1,758	14,911,637	11	64,231	1	8,283		
Other	22	396,530						
INDUSTRIAL - TOTAL	7,991	29,969,278	21	30,990	2	6,610	3	12,581
New England	185	664,226						
Middle Atlantic	643	2,984,995						
East North Central	1,019	3,838,552	2	1,730				
West North Central	475	1,437,541	1	502				
South Atlantic	1,235	5,131,888	10	21,987	2	6,610		
East South Central	241	1,013,554	1	2,007			1	5,078
West South Central	652	2,361,380	5	2,611			1	5,411
Mountain	812	2,412,596					1	2,092
Pacific	2,712	10,076,329	2	2,153				
Other	17	48,218						

Table 1 (page 2 of 4)

Mortgage Loan Portfolio Profile, June 30, 2002

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
HOTEL AND MOTEL - TOTAL	508	7,558,164	5	29,688	2	9,088	1	15,361
New England	33	455,890						
Middle Atlantic	46	818,280						
East North Central	61	486,554						
West North Central	16	224,205						
South Atlantic	161	2,346,088	3	28,388	1	8,438	1	15,361
East South Central	20	202,245						
West South Central	50	718,726						
Mountain	57	467,429	2	1,300	1	650		
Pacific	57	1,634,028						
Other	7	204,719						
MIXED USE - TOTAL	183	2,815,494						
New England	23	355,971						
Middle Atlantic	9	214,361						
East North Central	16	487,417						
West North Central	12	109,662						
South Atlantic	31	486,276						
East South Central	5	21,869						
West South Central	13	53,010						
Mountain	21	254,522						
Pacific	53	832,406						
Other								
OTHER COMMERCIAL - TOTAL	1,135	4,880,236	17	36,228	6	21,302		
New England	36	258,269						
Middle Atlantic	73	452,109		0				
East North Central	152	760,153						
West North Central	62	230,734	3	3,583				
South Atlantic	219	1,167,898	6	30,609	4	20,406		
East South Central	41	99,583						
West South Central	78	246,289	4	243				
Mountain	120	456,443						
Pacific	349	1,158,265	4	1,793	2	896		
Other	5	50,496						
TOTAL COMMERCIAL	30,169	187,396,109	149	503,320	30	143,522	15	72,400
New England	1,044	9,317,882	6	22,714	2	11,043	2	9,323
Middle Atlantic	2,711	27,266,831	9	18,899	5	3,673		
East North Central	3,978	23,405,549	9	12,335	2	4,753	4	9,752
West North Central	1,769	8,696,138	9	59,792			1	1,017
South Atlantic	6,056	43,180,022	36	123,097	11	47,657	1	4,756
East South Central	1,342	5,780,380	10	10,303	2	3,401	1	5,078
West South Central	2,701	14,321,793	39	46,336	1	3,412	3	26,382
Mountain	2,940	12,894,863	9	24,098	3	5,404	3	16,092
Pacific	7,544	41,234,733	21	185,744	4	64,179		
Other	84	1,297,918	1	1				

Table 1 (page 3 of 4)

Mortgage Loan Portfolio Profile, June 30, 2002

Note: Components in the agricultural categories may not add to totals shown because some companies were unable to provide property-type details in this sector.

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
AGRICULTURAL								
AGRIBUSINESS - TOTAL	1,034	2,614,317	38	18,468	11	5,198		
New England								
Middle Atlantic	1	9,667						
East North Central	86	336,785						
West North Central	96	160,407	3	798	1	279		
South Atlantic	78	385,186	3	2,208	1	844		
East South Central	26	122,600						
West South Central	109	310,098	1	390				
Mountain	192	203,794	21	9,609	5	1,649		
Pacific	446	1,068,139	10	5,463	4	2,426		
Other								
TIMBER - TOTAL	137	1,845,462						
New England	5	189,350						
Middle Atlantic	3	14,854						
East North Central	1	10,914						
West North Central								
South Atlantic	28	315,974						
East South Central	42	569,804						
West South Central	16	268,852						
Mountain	1	10,500						
Pacific	35	330,340						
Other	6	134,874						
ANNUAL CROPS - TOTAL	8,600	4,375,137	105	76,999	24	18,378	3	2,402
New England								
Middle Atlantic	1	54	1	54				
East North Central	2,032	761,520	14	11,946	1	1,028		
West North Central	3,995	1,325,553	40	14,904	8	1,350	1	1,000
South Atlantic	192	209,499	8	12,284	1	1,400		
East South Central	303	274,611						
West South Central	739	416,508	20	11,436	7	4,812	1	1,339
Mountain	452	334,430	7	8,936	2	2,471		
Pacific	886	1,052,961	15	17,440	5	7,317	1	63
Other								
PERMANENT CROPS - TOTAL	1,319	2,832,053	58	128,159	21	28,901	13	33,866
New England	1	489						
Middle Atlantic								
East North Central	10	19,803	2	3,987	1	1,994		
West North Central								
South Atlantic	203	785,101	6	19,038	1	182	6	10,326
East South Central								
West South Central	2	3,164						
Mountain	10	19,205						
Pacific	1,093	2,004,292	50	105,134	19	26,726	7	23,540
Other								
LIVESTOCK PRODUCTION - TOTAL	885	1,383,154	11	10,697	1	642		
New England	2	14,204						
Middle Atlantic	2	1,590						
East North Central	27	72,540						
West North Central	227	299,561	6	7,571				
South Atlantic	30	159,439						
East South Central	16	73,990						
West South Central	129	161,659						
Mountain	325	363,166	3	1,842				
Pacific	127	237,004	2	1,284	1	642		
Other								

Table 1 (page 4 of 4)

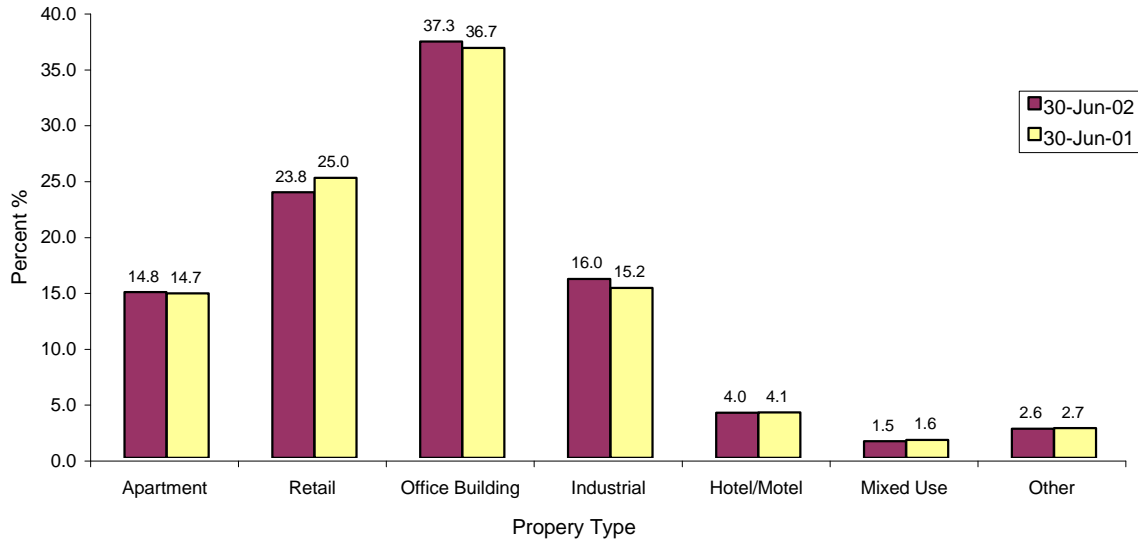
Mortgage Loan Portfolio Profile, June 30, 2002

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
TOTAL AGRICULTURAL	11,985	13,050,123	212	234,323	57	53,119	16	36,268
New England	8	204,043						
Middle Atlantic	7	26,165	1	54				
East North Central	2,157	1,201,577	16	15,933	2	3,022		
West North Central	4,320	1,797,769	49	23,273	9	1,629	1	1,000
South Atlantic	532	1,855,445	17	33,530	3	2,426	6	10,326
East South Central	388	1,041,009						
West South Central	998	1,161,201	21	11,826	7	4,812	1	1,339
Mountain	981	934,262	31	20,387	7	4,120		
Pacific	2,588	4,693,777	77	129,321	29	37,111	8	23,603
Other	6	134,874						
GRAND TOTAL - ALL MORTGAGES	55,492	202,199,876	871	766,533	197	205,982	37	108,928
New England	1,502	9,613,728	14	23,694	5	11,515	2	9,323
Middle Atlantic	4,239	27,593,608	71	23,475	22	5,425	2	142
East North Central	7,316	24,765,837	63	29,762	12	8,143	6	9,763
West North Central	6,493	10,562,493	72	83,761	14	1,724	2	2,017
South Atlantic	9,155	45,383,761	133	160,999	30	51,586	7	15,082
East South Central	2,191	6,856,462	36	10,862	7	3,624	2	5,164
West South Central	6,058	15,624,265	203	61,085	30	8,804	4	27,721
Mountain	4,976	13,937,174	71	46,000	15	9,885	3	16,092
Pacific	12,413	46,344,730	133	319,031	40	102,536	9	23,625
Other	1,149	1,517,818	75	7,864	22	2,739		

See Appendix for Scope and Methodology of the Survey

Chart 1 Commercial Mortgage Portfolio Holdings

DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY GEOGRAPHIC REGION

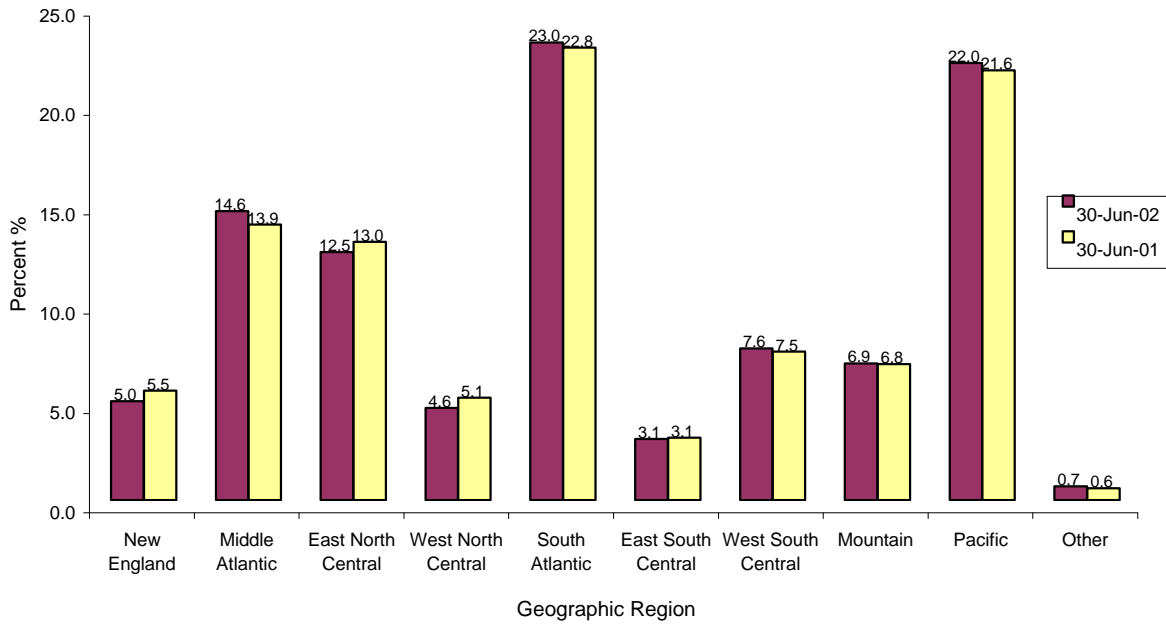


Table 2

**Mortgage Loan Portfolio Profile - Rates by Amount
Reporting Life Insurance Companies**

Delinquent Loans (including loans in process of foreclosure)

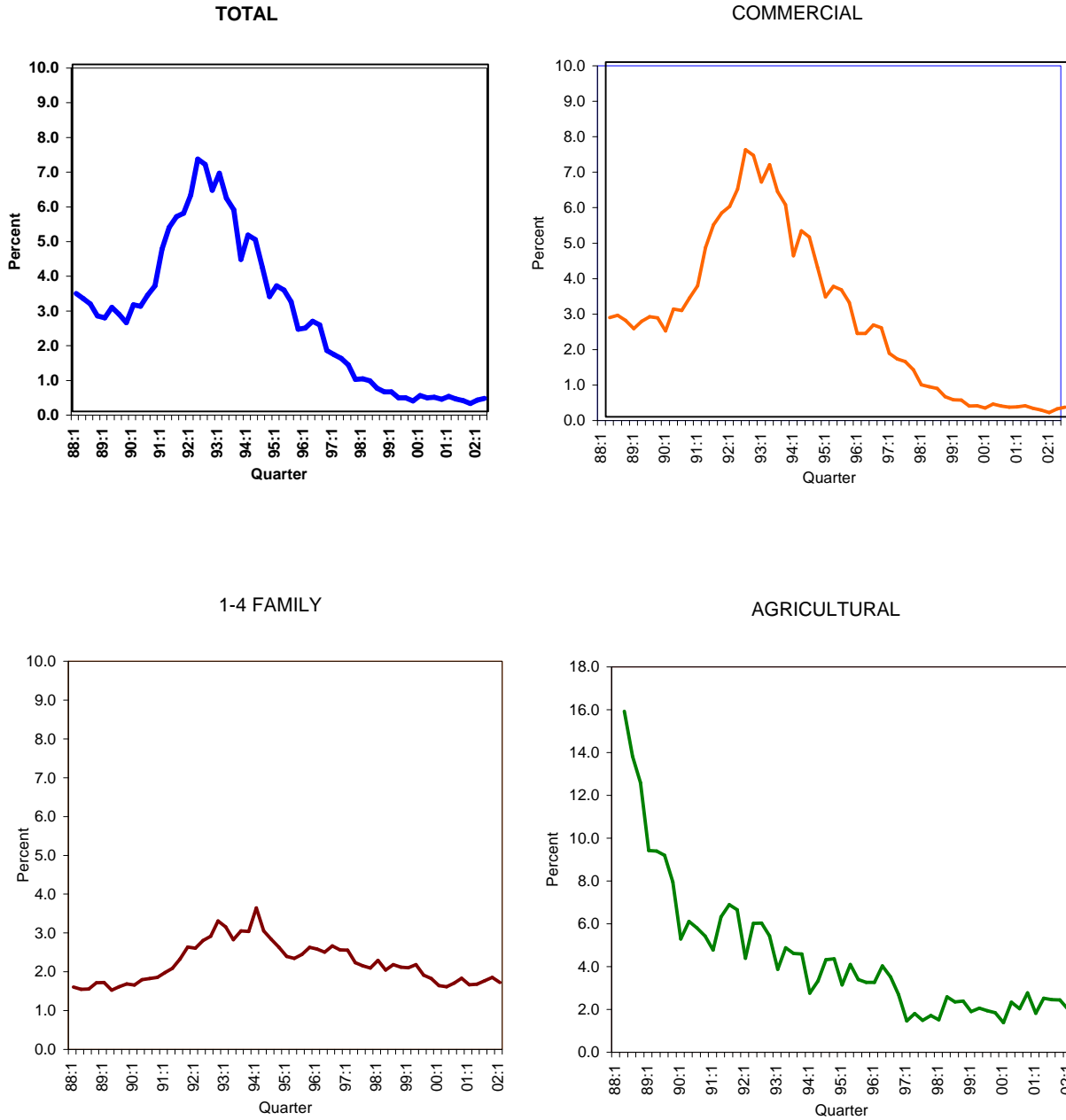
<u>End of Month</u>	<u>1-4 Family</u>	<u>Commercial</u>	<u>Agricultural</u>	<u>Total Mortgages</u>
1994 March	3.34	5.24	2.78	5.08
June	2.75	5.07	3.77	4.95
September	2.53	4.21	3.82	4.14
December	2.32	3.38	2.60	3.31
1995 March	2.09	3.68	3.55	3.62
June	2.04	3.58	2.85	3.50
September	2.14	3.22	2.71	3.16
December	2.32	2.35	2.72	2.37
1996 March	2.28	2.35	3.48	2.40
June	2.20	2.59	2.97	2.60
September	2.36	2.51	2.14	2.49
December	2.26	1.79	0.92	1.76
1997 March	2.25	1.63	1.26	1.63
June	1.93	1.56	0.94	1.53
September	1.85	1.33	1.16	1.34
December	1.79	0.90	0.97	0.92
1998 March	1.99	0.85	2.04	0.94
June	1.74	0.80	1.80	0.88
September	1.88	0.57	1.84	0.67
December	1.81	0.48	1.35	0.56
1999 March	1.80	0.47	1.51	0.56
June	1.88	0.30	1.39	0.39
September	1.61	0.31	1.30	0.39
December	1.52	0.25	0.84	0.30
2000 March	1.34	0.36	1.79	0.46
June	1.31	0.30	1.49	0.39
September	1.40	0.27	2.23	0.41
December	1.53	0.28	1.27	0.35
2001 March	1.36	0.31	1.98	0.43
June	1.37	0.24	1.91	0.36
September	1.46	0.19	1.90	0.31
December	1.55	0.12	1.47	0.22
2002 March	1.42	0.22	1.65	0.33
June	1.65%	0.27%	1.80%	0.38%

Loans in process of foreclosure

<u>End of Month</u>	<u>1-4 Family</u>	<u>Commercial</u>	<u>Agricultural</u>	<u>Total Mortgages</u>
1994 March	1.14	2.43	1.27	2.35
June	0.91	2.51	1.04	2.40
September	0.84	2.25	1.47	2.17
December	0.89	1.80	1.11	1.74
1995 March	0.72	1.84	1.69	1.80
June	0.79	2.09	1.02	2.00
September	0.77	1.84	1.02	1.77
December	0.80	1.45	1.17	1.41
1996 March	0.86	1.32	1.27	1.31
June	0.86	1.54	1.26	1.51
September	1.00	1.59	1.14	1.55
December	0.91	1.10	0.32	1.05
1997 March	0.92	1.03	0.35	0.98
June	0.79	0.90	0.33	0.87
September	0.73	0.82	0.37	0.79
December	0.71	0.58	0.18	0.56
1998 March	0.83	0.59	0.28	0.58
June	0.83	0.45	0.20	0.45
September	0.79	0.33	0.17	0.33
December	0.73	0.31	0.24	0.31
1999 March	0.73	0.31	0.30	0.31
June	0.85	0.17	0.24	0.18
September	0.77	0.15	0.27	0.16
December	0.78	0.09	0.17	0.10
2000 March	0.69	0.19	0.13	0.19
June	0.61	0.20	0.29	0.21
September	0.63	0.17	0.21	0.17
December	0.60	0.15	0.19	0.15
2001 March	0.57	0.18	0.25	0.19
June	0.53	0.08	0.41	0.10
September	0.50	0.11	0.49	0.14
December	0.44	0.07	0.33	0.09
2002 March	0.54	0.13	0.54	0.16
June	0.53%	0.08%	0.41%	0.10%

See Appendix for the Scope and Methodology of the Survey.

Chart 2 Mortgage Loan Delinquency Rates by Property Type



See tables 1 and 2 for underlying data.
 See Appendix for scope and methodology of the survey.
 Scale for agricultural properties differs from other property types.

Table 3

Property Type by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Property Type Geographic Division	Quarter Ending June 30, 2001		Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
<u>1-4 FAMILY - TOTAL</u>	1.37 %	0.53	1.46 %	0.50	1.55 %	0.44	1.42 %	0.54	1.65 %	0.53
New England	0.24	0.07	0.82	0.76	0.66	0.50	0.66	0.50	1.07	0.51
Middle Atlantic	0.97	0.29	1.15	0.62	1.30	0.50	1.40	0.61	1.51	0.59
East North Central	1.13	0.29	0.66	0.15	0.64	0.13	0.71	0.13	0.94	0.23
West North Central	6.40	0.06	7.40	0.05	6.90	0.05	0.93	0.86	1.01	0.14
South Atlantic	1.07	0.42	1.42	0.63	1.62	0.51	1.24	0.56	1.26	0.43
East South Central	2.14	0.92	2.14	0.44	3.69	0.39	2.97	0.80	1.59	0.64
West South Central	2.27	0.68	2.60	0.52	2.27	0.62	1.81	0.90	2.07	0.41
Mountain	1.21	0.64	0.90	0.17	0.97	0.20	2.95	0.11	1.40	0.33
Pacific	0.79	0.61	0.67	0.28	0.70	0.16	0.59	0.23	0.95	0.30
Other ¹	3.05	3.07	2.47	2.47	3.25	2.56	6.07	2.51	9.25	3.22
<u>COMMERCIAL - TOTAL</u>	0.24	0.08	0.19	0.11	0.12	0.07	0.22	0.13	0.27 %	0.08
New England	0.40	0.36	0.37	0.37	0.11	0.11	0.11	0.11	0.24	0.12
Middle Atlantic	0.37	0.06	0.29	0.20	0.08	0.05	0.04	0.04	0.07	0.01
East North Central	0.35	0.09	0.28	0.10	0.17	0.13	0.13	0.01	0.05	0.02
West North Central	0.21	0.01	0.09	-	0.09	0.01	0.21	0.08	0.69	
South Atlantic	0.17	0.07	0.17	0.11	0.16	0.13	0.21	0.15	0.29	0.11
East South Central	0.24	0.04	0.29	0.06	0.38	0.07	0.17	0.07	0.18	0.06
West South Central	0.20	0.04	0.13	0.00	0.19	0.01	0.46	0.01	0.32	0.02
Mountain	0.20	0.15	0.22	0.10	0.20	0.07	0.05	0.04	0.19	0.04
Pacific	0.16	0.03	0.08	0.07	0.01	0.00	0.44	0.32	0.45	0.16
Other	*	-	*	-	*	-	*	-	0.00	
<u>AGRICULTURAL - TOTAL</u>	1.91	0.41	1.90	0.49	1.47	0.33	1.65	0.54	1.80 %	0.41
New England	-	-	-	-	-	-	-	-		
Middle Atlantic	0.62	0.62	0.62	0.62	-	-	0.21	-	0.21	
East North Central	2.38	0.23	2.31	0.21	1.23	0.20	1.44	0.29	1.33	0.25
West North Central	1.15	0.05	1.06	0.13	0.38	0.14	1.19	0.16	1.29	0.09
South Atlantic	4.51	0.23	4.46	0.31	0.99	0.33	2.57	0.18	1.81	0.13
East South Central	0.31	*	0.34	*	5.02	*	0.10	*		
West South Central	0.53	0.20	0.49	0.33	0.61	0.26	0.58	0.41	1.02	0.41
Mountain	1.82	0.81	1.63	0.88	1.32	0.59	2.03	0.70	2.18	0.44
Pacific	1.93	0.75	2.04	0.89	1.72	0.51	2.17	1.04	2.76	0.79
Other	-	-	-	-	-	-	-	-		
<u>TOTAL MORTGAGES</u>	0.36	0.10	0.31	0.14	0.22	0.09	0.33	0.16	0.38 %	0.10
New England	0.39	*	0.37	*	0.11	*	0.11	*	0.25	0.12
Middle Atlantic	0.38	0.07	0.30	0.20	0.10	0.05	0.05	0.04	0.09	0.02
East North Central	0.45	0.10	0.38	0.11	0.23	0.13	0.19	0.03	0.12	0.03
West North Central	0.41	0.02	0.30	0.02	0.18	0.03	0.38	0.10	0.79	0.02
South Atlantic	0.37	0.08	0.36	0.12	0.20	0.14	0.31	0.15	0.35	0.11
East South Central	0.26	0.04	0.30	0.05	1.12	0.06	0.17	0.08	0.16	0.05
West South Central	0.25	0.06	0.18	0.03	0.24	0.04	0.48	0.05	0.39	0.06
Mountain	0.33	0.20	0.33	0.15	0.29	0.10	0.22	0.09	0.33	0.07
Pacific	0.35	0.11	0.29	0.16	0.20	0.06	0.62	0.39	0.69	0.22
Other	0.15	0.15	0.13	0.13	0.18	0.14	0.34	0.14	0.52	0.18

* Less than 0.05%.

Delinquent loans include loans in process of foreclosure.
See Appendix for Scope and Methodology of the Survey.

Commercial Properties by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Commercial Properties Geographic Division	Quarter Ending June 30, 2001		Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
APARTMENT - TOTAL	0.09 %	0.04 %	0.09 %	0.09 %	0.07 %	0.03 %	0.08 %	0.03 %	0.11 %	0.04 %
New England	-	-	-	-	-	-	1.55	1.55	3.58	1.74
Middle Atlantic	*	-	*	-	*	0.20	*	-	0.00	-
East North Central	0.02	-	0.01	-	0.02	-	0.01	-	0.02	-
West North Central	0.79	-	-	-	-	-	0.33	-	-	-
South Atlantic	0.15	0.15	0.39	0.39	0.01	-	-	-	0.01	-
East South Central	0.01	-	0.01	-	0.01	-	0.01	-	0.01	-
West South Central	*	-	*	-	*	-	*	-	0.32	-
Mountain	*	-	*	-	*	-	*	-	-	-
Pacific	-	-	-	-	-	-	-	-	-	-
Other	0.01	-	0.01	-	0.01	-	0.01	-	0.01	-
RETAIL - TOTAL	0.42	0.15	0.35	0.19	0.15	0.08	0.33	0.19	0.46 %	0.16 %
New England	0.49	0.42	0.48	0.48	0.49	0.49	0.05	0.05	0.13	0.06
Middle Atlantic	1.12	0.10	1.02	0.75	-	-	-	-	0.19	-
East North Central	0.36	0.17	0.41	0.06	0.17	0.10	0.35	0.05	0.15	0.07
West North Central	0.05	0.02	-	-	0.03	-	0.19	-	0.45	-
South Atlantic	0.31	0.16	0.08	0.07	0.14	0.13	0.15	0.15	0.18	0.02
East South Central	0.09	-	0.17	-	0.14	0.14	0.34	0.19	0.37	0.16
West South Central	0.70	0.17	0.47	-	0.46	0.05	1.05	0.05	0.47	0.10
Mountain	0.67	0.36	0.76	0.43	0.35	-	0.10	0.10	0.37	0.10
Pacific	0.12	0.10	0.10	0.10	-	-	0.76	0.73	1.55	0.72
Other	-	-	-	-	-	-	-	-	-	-
OFFICE BUILDING - TOTAL	0.13	0.03	0.13	0.07	0.06	0.03	0.18	0.08	0.25 %	0.03 %
New England	0.05	-	-	-	-	-	-	-	-	-
Middle Atlantic	0.18	0.09	0.09	0.05	0.07	0.03	0.08	0.07	0.06	0.03
East North Central	0.19	0.02	0.32	0.12	0.07	-	0.07	-	-	-
West North Central	0.12	0.01	0.12	-	0.03	0.03	0.22	0.21	1.46	-
South Atlantic	0.07	0.05	0.11	0.08	0.08	0.06	0.07	0.06	0.13	0.06
East South Central	0.19	0.19	0.26	0.09	0.09	0.09	-	-	0.01	-
West South Central	0.06	-	0.01	-	0.00	-	0.33	-	0.39	-
Mountain	0.24	0.20	0.08	-	0.25	0.21	0.08	0.04	0.29	0.04
Pacific	0.12	-	0.15	0.15	0.01	-	0.48	0.20	0.43	0.06
Other	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL - TOTAL	0.30	0.03	0.10	0.05	0.13	0.01	0.28	0.20	0.10 %	0.02 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	0.90	0.18	0.33	0.24	-	-	0.02	-	0.05	-
West North Central	-	-	-	-	0.18	-	-	-	0.03	-
South Atlantic	0.08	0.01	0.05	-	0.25	0.07	0.45	0.29	0.43	0.13
East South Central	1.02	-	1.00	0.26	1.96	-	0.22	-	0.20	-
West South Central	0.01	-	0.05	0.01	0.02	0.01	0.24	-	0.11	-
Mountain	0.04	-	0.11	-	0.12	-	-	-	-	-
Pacific	0.38	0.03	0.02	0.01	0.01	-	0.51	0.45	0.02	-
Other	-	-	-	-	-	-	-	-	-	-

* Less than 0.05%

Table 4 (page 2 of 2)

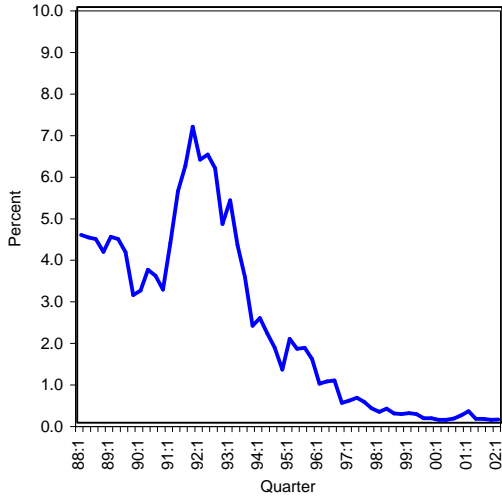
Commercial Properties Geographic Division	Quarter Ending June 30, 2001		Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
HOTEL AND MOTEL-										
TOTAL	0.05 %	0.03 %	0.05 %	0.04 %	0.71 %	0.66 %	0.31 %	0.16 %	0.39 %	0.12 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	0.36	0.36	0.37	0.37	4.79	4.79	-	-	-	-
West North Central	0.35	-	0.30	-	-	-	-	-	-	-
South Atlantic	0.07	-	0.07	0.07	1.18	1.18	1.00	0.51	1.21	0.36
East South Central	-	-	-	-	-	-	-	-	-	-
West South Central	-	-	-	-	0.37	-	-	-	-	-
Mountain	-	-	-	-	0.13	-	0.13	0.13	0.28	0.14
Pacific	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
MIXED USE - TOTAL	0.95	0.91	0.94	0.83	0.02	-	-	-	%	%
New England	6.12	6.12	6.01	6.01	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	-	-	-	-	-	-	-	-	-	-
West North Central	-	-	-	-	-	-	-	-	-	-
South Atlantic	-	-	0.47	-	-	-	-	-	-	-
East South Central	-	-	-	-	-	-	-	-	-	-
West South Central	1.97	-	0.94	-	1.14	-	-	-	-	-
Mountain	-	-	-	-	-	-	-	-	-	-
Pacific	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
OTHER COMMERCIAL -										
TOTAL	0.48	0.05	0.34	0.03	0.31	0.02	0.38	0.22	0.74 %	0.44 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	0.62	-	0.53	-	0.89	-	0.13	0.13	0.00	-
East North Central	1.20	-	0.06	-	-	-	-	-	-	-
West North Central	1.53	-	0.98	-	1.31	-	1.38	-	1.55	-
South Atlantic	0.93	0.22	1.03	0.12	0.35	0.03	1.22	0.89	2.62	1.75
East South Central	-	-	-	-	-	-	-	-	-	-
West South Central	0.04	-	0.02	-	0.07	-	0.07	-	0.10	-
Mountain	-	-	-	-	0.51	-	-	-	-	-
Pacific	-	-	-	-	0.15	0.04	0.07	0.04	0.15	0.08
Other	-	-	-	-	-	-	-	-	-	-
TOTAL COMMERCIAL	0.24	0.08	0.19	0.11	0.12	0.07	0.22	0.13	0.27 %	0.08 %
New England	0.40	0.36	0.37	0.37	0.11	0.11	0.11	0.11	0.24	0.12
Middle Atlantic	0.37	0.06	0.29	0.20	0.08	0.05	0.04	0.04	0.07	0.01
East North Central	0.35	0.09	0.28	0.10	0.17	0.13	0.13	0.01	0.05	0.02
West North Central	0.21	0.01	0.09	-	0.09	0.01	0.21	0.08	0.69	-
South Atlantic	0.17	0.07	0.17	0.11	0.16	0.13	0.21	0.15	0.29	0.11
East South Central	0.24	0.04	0.29	0.06	0.38	0.07	0.17	0.07	0.18	0.06
West South Central	0.20	0.04	0.13	0.00	0.19	0.01	0.46	0.01	0.32	0.02
Mountain	0.20	0.15	0.22	0.10	0.20	0.07	0.05	0.04	0.19	0.04
Pacific	0.16	0.03	0.08	0.07	0.01	0.00	0.44	0.32	0.45	0.16
Other	*	-	*	-	*	-	*	-	0.00	-

Delinquent loans include loans in process of foreclosure.

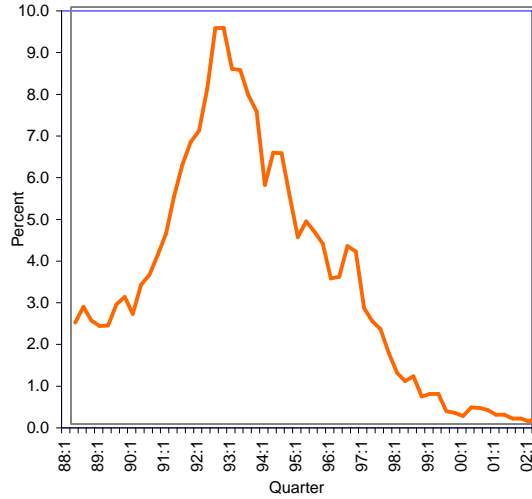
See Appendix for Scope and Methodology of the Survey.

Chart 3
Commercial Mortgage Delinquency Rates
 by Property Type

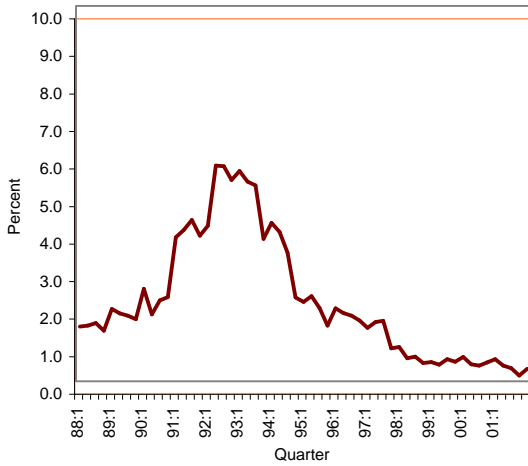
APARTMENTS



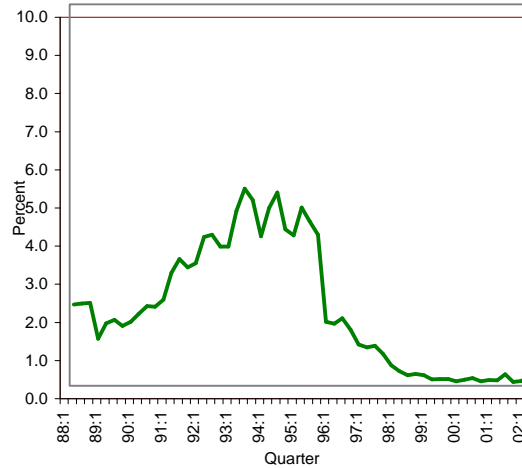
OFFICE BUILDING



RETAIL

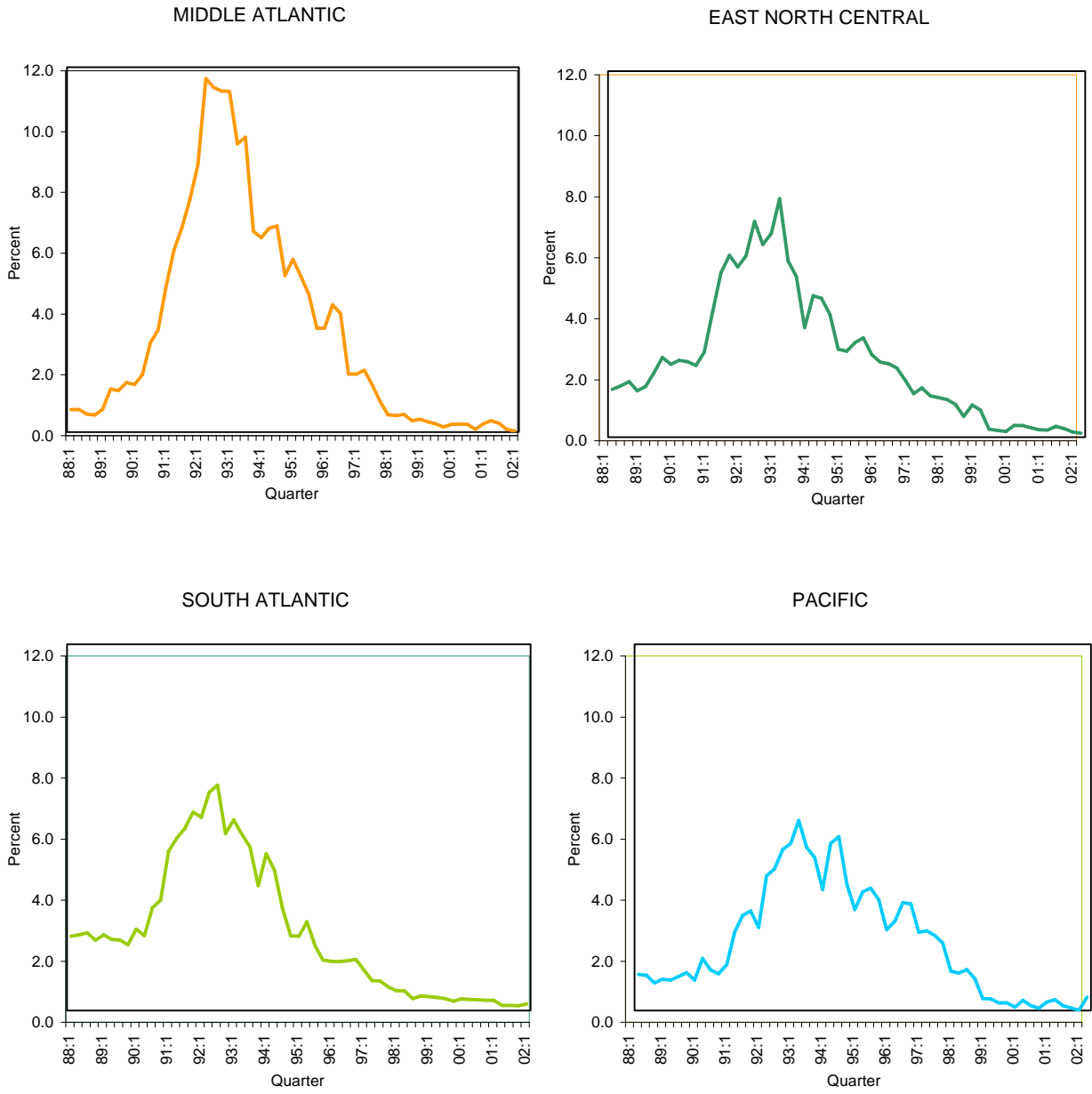


INDUSTRIAL



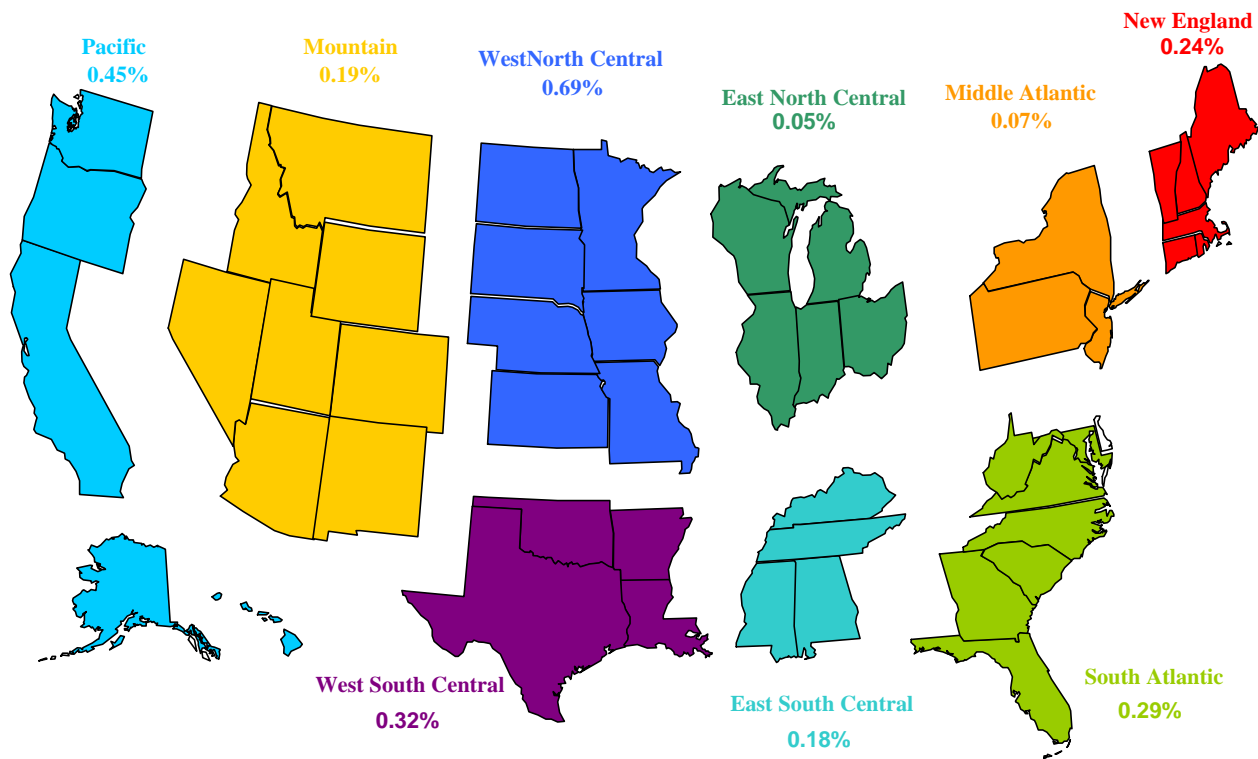
See tables 1 and 4 for underlying data.
 See Appendix for scope and methodology of the survey.

Chart 4 Commercial Mortgage Delinquency Rates Selected Geographic Regions



See tables 3 and 4 for underlying data.
See Appendix for scope and methodology of the survey.

Chart 5
Commercial Mortgage Loan Delinquency Rates by Geographic Region
June 30, 2002



Source: American Council of Life Insurers

Agricultural Properties by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

(Note: Breakdowns by agricultural property types were not available for all reporting companies.)

Agricultural Properties Geographic Division	Quarter Ending June 30, 2001		Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
AGRIBUSINESS-TOTAL	2.19 %	- %	1.03 %	0.36 %	1.37 %	0.63 %	2.65 %	0.27 %	0.71 %	0.20 %
New England	100.00	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	0.09	-	-	-	-	-	2.34	-	-	-
West North Central	0.04	-	-	-	-	-	-	-	0.50	0.17
South Atlantic	1.17	-	2.82	-	3.11	0.19	0.40	0.19	0.57	0.22
East South Central	0.74	-	0.32	-	0.33	-	24.77	-	-	-
West South Central	0.64	-	-	-	0.70	0.70	0.75	0.69	0.13	-
Mountain	4.45	-	3.49	1.92	4.55	2.36	3.00	1.11	4.72	0.81
Pacific	1.01	-	0.74	0.57	1.11	0.89	0.22	0.19	0.51	0.23
Other	-	-	-	-	-	-	-	-	-	-
TIMBER-TOTAL	1.88	-	1.68	-	1.58	0.12	-	-	%	%
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	-	-	-	-	-	-	-	-	-	-
West North Central	-	-	-	-	-	-	-	-	-	-
South Atlantic	6.81	-	5.69	-	5.71	-	-	-	-	-
East South Central	-	-	-	-	-	-	-	-	-	-
West South Central	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	-	-	-	-	-	-
Pacific	0.67	-	3.71	-	3.32	0.58	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
ANNUAL CROPS-TOTAL	1.64	0.33	1.77	0.39	1.83	0.41	0.78	0.25	1.76 %	0.42 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	100.00	100.00	100.00	100.00	100.00	100.00	-	-	100.00	-
East North Central	1.85	0.10	3.20	0.10	3.32	0.06	0.62	0.06	1.57	0.13
West North Central	0.93	0.13	1.13	0.06	1.34	0.18	0.51	0.19	1.12	0.10
South Atlantic	6.12	-	6.43	1.96	6.91	1.87	0.59	-	5.86	0.67
East South Central	1.39	-	0.94	-	1.04	-	-	-	-	-
West South Central	0.72	0.30	0.65	0.47	0.59	0.32	0.99	0.19	2.75	1.16
Mountain	2.61	0.86	2.22	0.94	1.32	0.93	1.54	0.90	2.67	0.74
Pacific	1.56	0.67	1.18	0.50	1.30	0.54	1.14	0.39	1.66	0.69
Other	-	-	-	-	-	-	-	-	-	-
PERMANENT CROPS-TOTAL	2.60	0.49	3.57	0.91	3.40	0.92	2.90	0.85	4.53 %	1.02 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	-	-	75.63	41.68	45.11	45.11	10.30	10.30	20.13	10.07
West North Central	-	-	-	-	-	-	-	-	-	-
South Atlantic	1.43	-	5.07	-	4.59	0.07	1.91	0.66	2.42	0.02
East South Central	-	-	-	-	-	-	-	-	-	-
West South Central	-	-	-	-	-	-	-	-	-	-
Mountain	0.93	-	-	-	-	-	-	-	-	-
Pacific	3.10	0.69	2.84	1.19	2.88	1.18	3.25	0.85	5.25	1.33
Other	-	-	-	-	-	-	-	-	-	-

Table 5 (page 2 of 2)

Agricultural Properties Geographic Division	Quarter Ending June 30, 2001		Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
LIVESTOCK										
PRODUCTION-TOTAL	1.57 %	- %	0.95 %	0.00 %	0.40 %	0.05 %	0.11 %	0.05 %	0.77 %	0.05 %
New England	-	-	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-	-	-
East North Central	0.05	-	0.06	-	0.06	-	0.06	-	-	-
West North Central	2.52	-	2.03	-	0.37	-	-	-	2.53	-
South Atlantic	4.43	-	1.19	-	1.21	-	-	-	-	-
East South Central	0.44	-	0.22	-	0.22	-	-	-	-	-
West South Central	1.83	-	1.69	0.01	0.31	0.01	0.01	0.01	-	-
Mountain	1.13	-	0.45	-	0.30	-	0.18	-	0.51	-
Pacific	0.52	-	-	-	0.32	0.32	0.31	0.31	0.54	0.27
Other	-	-	-	-	-	-	-	-	-	-
TOTAL AGRICULTURAL	1.98	0.25	1.91	0.41	1.90	0.49	1.47	0.33	1.80 %	0.41 %
New England	58.74	-	-	-	-	-	-	-	-	-
Middle Atlantic	0.56	0.56	0.62	0.62	0.62	0.62	-	-	0.21	-
East North Central	1.34	0.07	2.38	0.23	2.31	0.21	1.23	0.20	1.33	0.25
West North Central	1.06	0.10	1.15	0.05	1.06	0.13	0.38	0.14	1.29	0.09
South Atlantic	2.91	-	4.51	0.23	4.46	0.31	0.99	0.33	1.81	0.13
East South Central	0.66	-	0.31	-	0.34	-	5.02	-	-	-
West South Central	0.87	0.14	0.53	0.20	0.49	0.33	0.61	0.26	1.02	0.41
Mountain	2.32	0.37	1.82	0.81	1.63	0.88	1.32	0.59	2.18	0.44
Pacific	2.07	0.49	1.93	0.75	2.04	0.89	1.72	0.51	2.76	0.79
Other	-	-	-	-	-	-	-	-	-	-

* Less than 0.05%

Delinquent loans include loans in process of foreclosure.

See Appendix for Scope and Methodology of the Survey.

Table 6 (page 1 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	3,822	27,819,927	7	52,340
New England	100	569,027		
Middle Atlantic	507	4,833,195		
East North Central	613	3,851,835	3	15,223
West North Central	295	1,154,125		
South Atlantic	728	6,398,785	2	28,553
East South Central	169	853,779		
West South Central	403	2,872,004		
Mountain	356	2,244,846	2	8,565
Pacific	643	5,029,925		
Other	8	12,405		
RETAIL - TOTAL	9,293	44,526,028	56	248,174
New England	303	1,822,535		
Middle Atlantic	711	5,920,245	4	56,962
East North Central	1,336	6,475,191	4	17,342
West North Central	451	2,057,006	3	18,189
South Atlantic	2,260	11,409,300	17	61,246
East South Central	583	2,186,183	5	27,934
West South Central	893	3,543,659	13	46,676
Mountain	759	2,934,214	2	1,223
Pacific	1,972	7,592,143	7	16,990
Other	25	585,551	1	1,613
OFFICE BUILDING - TOTAL	7,237	69,826,982	78	1,067,008
New England	364	5,191,963	7	30,997
Middle Atlantic	722	12,043,645	16	366,607
East North Central	781	7,505,848	12	136,914
West North Central	458	3,482,866	5	106,345
South Atlantic	1,422	16,239,787	10	61,204
East South Central	283	1,403,167	1	259
West South Central	612	4,526,726	11	47,174
Mountain	815	4,124,813	2	178,361
Pacific	1,758	14,911,637	11	133,699
Other	22	396,530	3	5,449
INDUSTRIAL - TOTAL	7,991	29,969,278	24	87,782
New England	185	664,226		
Middle Atlantic	643	2,984,995	3	25,374
East North Central	1,019	3,838,552	7	25,178
West North Central	475	1,437,541	2	6,623
South Atlantic	1,235	5,131,888	3	9,856
East South Central	241	1,013,554		
West South Central	652	2,361,380	3	2,439
Mountain	812	2,412,596		
Pacific	2,712	10,076,329	5	14,499
Other	17	48,218	1	3,813

Table 6 (page 2 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL - TOTAL	508	7,558,164	6	28,744
New England	33	455,890	1	4,762
Middle Atlantic	46	818,280		
East North Central	61	486,554	3	5,352
West North Central	16	224,205		
South Atlantic	161	2,346,088	2	18,630
East South Central	20	202,245		
West South Central	50	718,726		
Mountain	57	467,429		
Pacific	57	1,634,028		
Other	7	204,719		
MIXED USE - TOTAL	183	2,815,494	1	99,022
New England	23	355,971		
Middle Atlantic	9	214,361		
East North Central	16	487,417	1	99,022
West North Central	12	109,662		
South Atlantic	31	486,276		
East South Central	5	21,869		
West South Central	13	53,010		
Mountain	21	254,522		
Pacific	53	832,406		
Other				
OTHER COMMERCIAL - TOTAL	1,135	4,880,238	3	705
New England	36	258,269		
Middle Atlantic	73	452,109		
East North Central	152	760,153		
West North Central	62	230,734		
South Atlantic	219	1,167,898	1	256
East South Central	41	99,583		
West South Central	78	246,289	1	67
Mountain	120	456,443		
Pacific	349	1,158,265	1	382
Other	5	50,496		
TOTAL COMMERCIAL	30,169	187,396,109	175	1,578,860
New England	1,044	9,317,882	8	35,759
Middle Atlantic	2,711	27,266,831	23	448,943
East North Central	3,978	23,405,549	30	297,810
West North Central	1,769	8,696,138	10	131,156
South Atlantic	6,056	43,180,022	35	179,745
East South Central	1,342	5,780,380	6	26,721
West South Central	2,701	14,321,793	28	94,133
Mountain	2,940	12,894,863	6	188,148
Pacific	7,544	41,234,733	24	165,570
Other	84	1,297,918	5	10,875

See Appendix for Scope and Methodology of the Survey.

Mortgage Loans in Good Standing with Restructured Terms

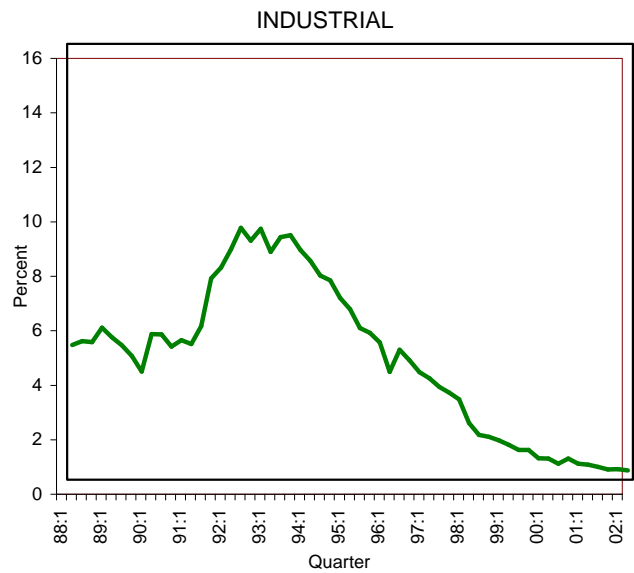
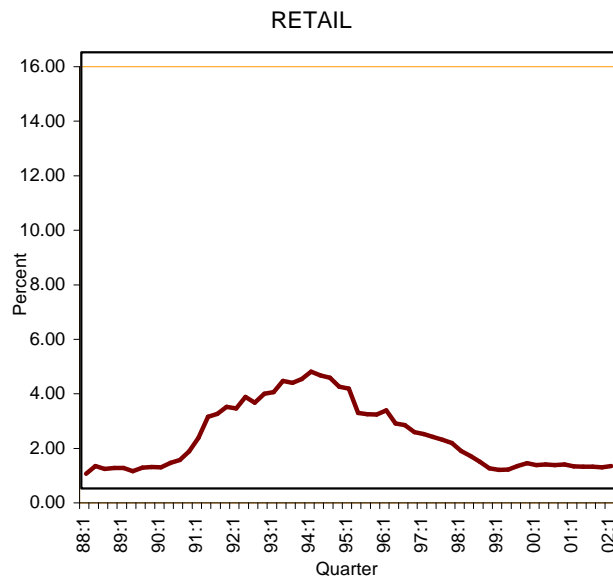
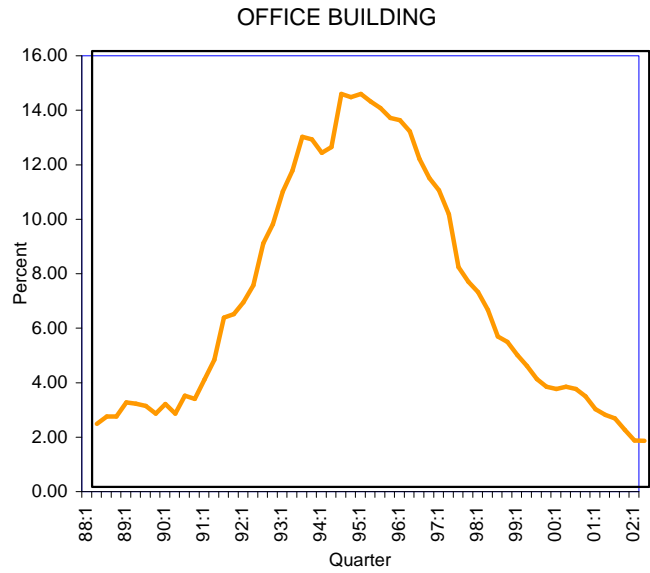
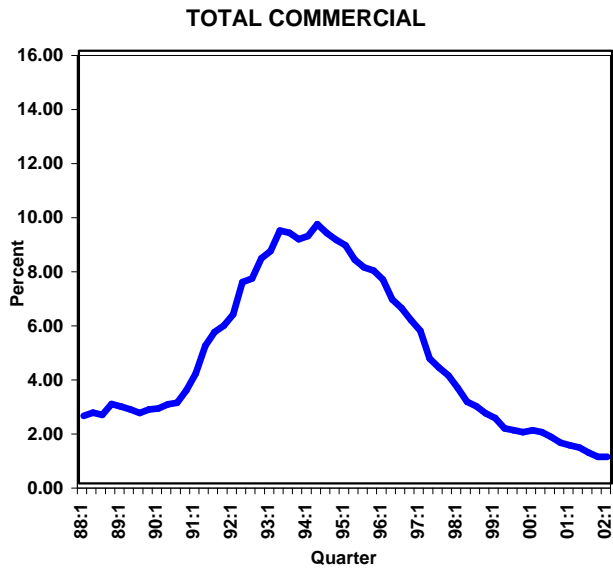
Property Type Geographic Division	Loans in Good Standing with Restructured Terms				
	Quarter Ending June 30, 2001	Quarter Ending September 30, 2001	Quarter Ending December 31, 2001	Quarter Ending March 31, 2002	Quarter Ending June 30, 2002
COMMERCIAL PROPERTIES					
APARTMENT - TOTAL	0.30 %	0.28 %	0.23 %	0.20 %	0.19 %
New England	1.73	1.73	-	-	-
Middle Atlantic	-	-	-	-	-
East North Central	0.57	0.56	0.56	0.37	0.40
West North Central	-	-	-	-	-
South Atlantic	0.46	0.45	0.45	0.44	0.45
East South Central	-	-	-	-	-
West South Central	0.03	0.03	0.03	0.03	-
Mountain	0.57	0.54	0.54	0.53	0.38
Pacific	0.09	-	-	-	-
Other	-	-	-	-	-
RETAIL - TOTAL	0.80	0.80	0.78	0.82	0.56
New England	2.85	2.88	2.96	2.94	-
Middle Atlantic	1.53	1.36	1.48	1.59	0.96
East North Central	0.53	0.31	0.28	0.31	0.27
West North Central	0.31	0.94	0.89	1.02	0.88
South Atlantic	0.53	0.60	0.58	0.58	0.54
East South Central	1.21	1.24	1.21	1.26	1.28
West South Central	1.31	1.44	1.32	1.36	1.32
Mountain	0.29	0.04	0.04	0.20	0.04
Pacific	0.33	0.33	0.26	0.27	0.22
Other	0.36	0.35	0.32	0.32	0.28
OFFICE BUILDING - TOTAL	2.51	2.09	1.70	1.69	1.53
New England	2.41	1.19	0.86	0.85	0.60
Middle Atlantic	4.18	3.50	3.24	3.25	3.04
East North Central	1.89	1.71	1.81	1.80	1.82
West North Central	8.01	7.88	4.21	4.34	3.05
South Atlantic	0.95	0.83	0.38	0.35	0.38
East South Central	1.41	0.02	0.02	0.02	0.02
West South Central	0.73	1.07	1.06	1.08	1.04
Mountain	4.46	4.36	4.36	4.36	4.32
Pacific	1.91	1.22	1.05	1.01	0.90
Other	3.13	2.72	2.57	2.33	1.37
INDUSTRIAL - TOTAL	0.47	0.38	0.39	0.34	0.29
New England	3.05	2.67	2.73	2.71	-
Middle Atlantic	0.98	0.95	1.00	0.91	0.85
East North Central	0.60	0.55	0.73	0.58	0.66
West North Central	0.50	0.45	0.44	0.43	0.46
South Atlantic	0.19	0.18	0.17	0.13	0.19
East South Central	-	-	-	-	-
West South Central	0.12	0.08	0.08	0.10	0.10
Mountain	0.08	0.08	0.14	0.10	-
Pacific	0.35	0.19	0.17	0.15	0.14
Other	13.90	13.91	8.40	8.34	7.91

Table 7 (page 2 of 2)

Mortgage Loans in Good Standing with Restructured Terms

Property Type Geographic Division	Loans in Good Standing with Restructured Terms				
	Quarter Ending June 30, 2001	Quarter Ending September 30, 2001	Quarter Ending December 31, 2001	Quarter Ending March 31, 2002	Quarter Ending June 30, 2002
COMMERCIAL PROPERTIES					
HOTEL AND MOTEL - TOTAL	0.59 %	0.57 %	0.32 %	0.40 %	0.38 %
New England	-	-	-	1.05	1.04
Middle Atlantic	-	-	-	-	-
East North Central	1.15	1.13	0.78	1.09	1.10
West North Central	-	-	-	-	-
South Atlantic	1.65	1.61	0.81	0.80	0.79
East South Central	-	-	-	-	-
West South Central	0.24	0.23	0.24	0.24	-
Mountain	-	-	-	-	-
Pacific	-	-	-	-	-
Other	-	-	-	-	-
MIXED USE - TOTAL	3.36	3.09	3.30	3.37	3.52
New England	-	-	-	-	-
Middle Atlantic	-	-	-	-	-
East North Central	19.85	18.60	19.97	19.27	20.32
West North Central	-	-	-	-	-
South Atlantic	-	-	-	-	-
East South Central	-	-	-	-	-
West South Central	-	-	-	-	-
Mountain	-	-	-	-	-
Pacific	-	-	-	-	-
Other	-	-	-	-	-
OTHER COMMERCIAL - TOTAL	0.33	0.15	0.14	0.14	0.01
New England	-	-	-	-	-
Middle Atlantic	0.27	0.21	-	-	-
East North Central	0.07	0.05	-	-	-
West North Central	-	-	-	-	-
South Atlantic	1.01	0.56	0.60	0.60	0.02
East South Central	-	-	-	-	-
West South Central	0.03	0.02	0.03	0.03	0.03
Mountain	-	-	-	-	-
Pacific	0.29	-	0.03	0.03	0.03
Other	-	-	-	-	-
TOTAL COMMERCIAL	1.32	1.14	0.98	0.98	0.84
New England	2.22	1.54	1.27	1.32	0.38
Middle Atlantic	2.31	1.98	1.87	1.90	1.65
East North Central	1.37	1.24	1.28	1.24	1.27
West North Central	3.31	3.36	1.94	2.04	1.51
South Atlantic	0.70	0.66	0.44	0.42	0.42
East South Central	0.83	0.51	0.49	0.49	0.46
West South Central	0.56	0.70	0.67	0.69	0.66
Mountain	1.59	1.51	1.50	1.52	1.46
Pacific	0.85	0.54	0.47	0.45	0.40
Other	1.79	1.69	1.27	1.21	0.84

Chart 6
Mortgage Loan Restructured Rates
By Property Type



See tables 6 for underlying data.
 See Appendix for scope and methodology of the survey.

Table 8

Loans Foreclosed Since January 1

Six Months Ending June 30	1-4 Family		Commercial		Agricultural		Total Mortgages	
	No.	\$000	No.	\$000	No.	\$000	No.	\$000
	1988	293	13,410	309	1,144,676	385	185,783	987
1989	297	13,285	259	966,676	203	116,600	759	1,096,561
1990	232	11,086	294	1,421,718	62	42,124	588	1,474,928
1991	218	12,088	426	2,355,392	52	31,020	696	2,398,500
1992	169	16,759	533	3,494,911	38	60,979	740	3,572,649
1993	161	21,741	456	3,589,026	36	54,167	653	3,664,934
1994	123	20,200	313	2,148,627	12	18,324	448	2,187,151
1995	86	13,887	260	1,721,180	12	59,745	358	1,794,812
1996	79	15,358	146	1,150,665	6	2,684	231	1,168,707
1997	74	12,805	92	851,088	8	11,556	174	875,449
1998	43	5,914	44	350,515	6	6,822	93	363,251
1999	38	5,014	31	392,889	-	-	69	397,903
2000	19	2,061	24	141,983	-	-	43	144,044
2001	13	989	21	261,945	8	17,849	42	280,783
2002	6	260	15	72,400	16	36,268	37	108,928

Table 9

Rates of Completed Foreclosures¹

<u>End of Year</u>	<u>1-4 Family</u>	<u>Commercial</u>	<u>Agricultural</u>	<u>Total Mortgages</u>
1984	0.34 %	0.19 %	2.32 %	0.41 %
1985	0.43	0.23	4.44	0.60
1986	0.59	0.75	7.32	1.18
1987	0.77	0.96	6.93	1.28
1988	0.28	1.30	3.84	1.37
1989	0.24	1.05	2.22	1.07
1990	0.24	1.41	0.88	1.34
1991	0.29	2.29	0.99	2.16
1992	0.55	3.31	1.75	3.17
1993	0.84	3.21	1.08	3.05
1994	0.63	2.52	0.47	2.36
1995	0.44	1.75	0.79	1.66
1996	0.61	1.01	0.82	0.99
1997	0.34	0.84	0.16	0.79
1998	0.38	0.44	0.23	0.43
1999	0.24	0.30	0.07	0.28
2000	0.16	0.22	0.29	0.22
2001	0.06	0.24	0.45	0.25
<u>End of Second Quarter ²</u>				
1988	0.13	0.64	2.01	0.68
1989	0.14	0.50	1.31	0.52
1990	0.12	0.68	0.46	0.65
1991	0.13	1.09	0.33	1.02
1992	0.23	1.72	0.72	1.63
1993	0.35	1.83	0.64	1.74
1994	0.40	1.20	0.21	1.14
1995	0.23	1.00	0.68	0.96
1996	0.28	0.67	0.03	0.63
1997	0.29	0.53	0.11	0.50
1998	0.17	0.22	0.06	0.21
1999	0.18	0.22	0.00	0.21
2000	0.08	0.08	0.00	0.07
2001	0.05	0.14	0.13	0.14
2002	0.01	0.04	0.28	0.05

¹ The following formula was used to calculate the rates of completed foreclosures (by amount):
 [foreclosed loans during the year / (outstanding loans + foreclosed loans during the year)].

² Rates are not annualized.

See Table 1 for underlying data.

Mortgage Loan Portfolio Profile

Second Quarter 2002

SUPPLEMENTARY TABLES

Tables A-D: Mortgage Portfolios under \$500 million

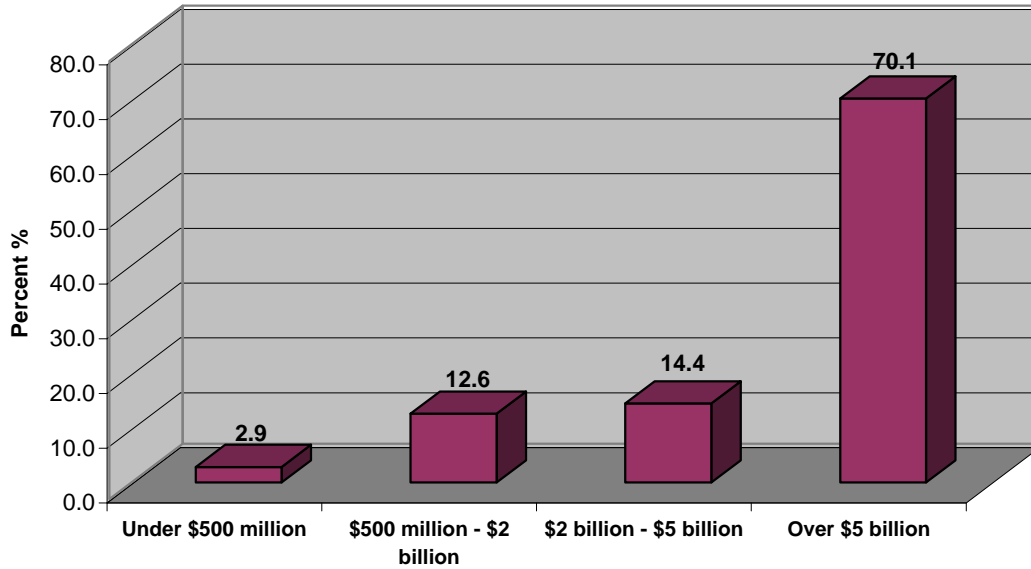
Tables E-H: Mortgage Portfolios of \$500 million to \$2 billion

Tables I-L: Mortgage Portfolios of \$2 billion to \$5 billion

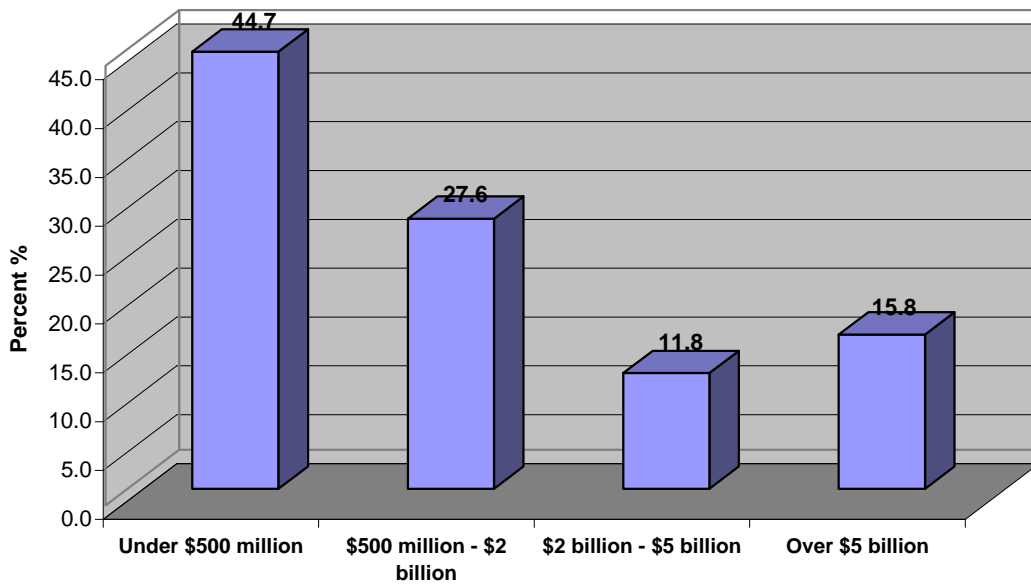
Tables M-P: Mortgage Portfolios over \$5 billion

Supplemental Tables Chart
Mortgage Loan Portfolio Profile, June 30, 2002
Life Insurance Companies by Total Mortgage Portfolios Size

Distribution by Percent of Total Assets
According to Companies Total Mortgage Portfolio Size *



Distribution by Percent of Total Companies **



* Total Mortgage Portfolio, June 30, 2002 = **\$202,199,876**

** Total Surveys, June 30, 2002 = **76**

Table A

Mortgage Loan Portfolio Profile, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
1-4 FAMILY - TOTAL	239	8,420	21	954			-	-
New England	33	2,259					-	-
Middle Atlantic	10	145					-	-
East North Central	18	356	1	123			-	-
West North Central	3	172					-	-
South Atlantic	31	782	4	6			-	-
East South Central	25	419	2	23			-	-
West South Central	54	1,295	7	525			-	-
Mountain	6	533					-	-
Pacific	14	121	1				-	-
Other	45	2,337	6	278			-	-
COMMERCIAL - TOTAL	2,935	5,766,238	35	85,162	4	13,713	-	-
New England	160	279,269	2	628			-	-
Middle Atlantic	253	624,228	2	7,774			-	-
East North Central	496	1,034,061	4	7,597			-	-
West North Central	189	323,771	3	2,903			-	-
South Atlantic	610	1,215,470	8	38,945	1	8,200	-	-
East South Central	135	286,136					-	-
West South Central	309	646,049	9	21,076	1	3,412	-	-
Mountain	337	520,864	4	3,530	1	1,712	-	-
Pacific	444	834,573	2	2,709	1	389	-	-
Other	2	1,817	1	1			-	-
AGRICULTURAL - TOTAL	1	14					-	-
New England							-	-
Middle Atlantic							-	-
East North Central							-	-
West North Central							-	-
South Atlantic							-	-
East South Central							-	-
West South Central	1	14					-	-
Mountain							-	-
Pacific							-	-
Other							-	-
TOTAL MORTGAGES	3,175	5,774,672	39	38,346	4	13,713	-	-
New England	193	281,527	2	628			-	-
Middle Atlantic	263	624,373					-	-
East North Central	514	1,034,418	3	1,853			-	-
West North Central	192	323,943	2	874			-	-
South Atlantic	641	1,216,252	7	22,023	1	8,200	-	-
East South Central	160	286,555	2	23			-	-
West South Central	364	647,358	12	8,245	1	3,412	-	-
Mountain	343	521,397	1	1,712	1	1,712	-	-
Pacific	458	834,694	3	2,709	1	389	-	-
Other	47	4,154	7	279			-	-

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002

Companies which are part of a fleet are reported in their individual mortgage holding class if reported separately. If reported as part of a fleet, these companies are reported in the mortgage holding class of the entire fleet.

Table B

Property Type by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
1-4 FAMILY - TOTAL	4.48 %	0.56 %	9.40 %	0.25 %	1.70 %	- %	11.34 %	- %
New England	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-
East North Central	15.69	-	16.16	-	19.36	-	34.50	-
West North Central	-	-	-	-	-	-	-	-
South Atlantic	0.26	-	0.64	-	0.68	-	0.77	-
East South Central	11.08	-	31.25	-	0.07	-	5.39	-
West South Central	12.21	1.74	9.14	1.54	1.94	-	40.54	-
Mountain	-	-	-	-	-	-	-	-
Pacific	-	-	-	-	-	-	-	-
Other	2.81	2.81	30.01	-	1.32	-	11.90	-
COMMERCIAL - TOTAL	0.28	0.01	0.47	0.05	0.38	0.04	1.48	0.24
New England	-	-	-	-	-	-	0.22	-
Middle Atlantic	-	-	-	-	-	-	1.25	-
East North Central	0.16	-	0.15	-	0.11	-	0.73	-
West North Central	-	-	-	-	-	-	0.90	-
South Atlantic	0.28	0.03	0.03	0.03	1.43	-	3.20	0.67
East South Central	-	-	4.76	-	-	-	-	-
West South Central	0.75	-	0.22	-	0.09	-	3.26	0.53
Mountain	0.88	-	1.06	0.42	0.39	0.39	0.68	0.33
Pacific	0.16	-	0.21	-	0.06	-	0.32	0.05
Other	0.05	-	0.05	-	0.05	-	0.06	-
AGRICULTURAL - TOTAL	-	-	-	-	-	-	-	-
New England	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-
East North Central	-	-	-	-	-	-	-	-
West North Central	-	-	-	-	-	-	-	-
South Atlantic	-	-	-	-	-	-	-	-
East South Central	-	-	-	-	-	-	-	-
West South Central	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	-	-	-	-
Pacific	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
TOTAL MORTGAGES	0.29	0.01	0.49	0.05	0.38	0.04	0.66	0.24
New England	-	-	-	-	-	-	0.22	-
Middle Atlantic	-	*	-	*	-	-	-	-
East North Central	0.18	*	0.17	*	0.13	-	0.18	-
West North Central	-	-	-	-	-	-	0.27	-
South Atlantic	0.28	0.03	0.04	0.03	1.43	-	1.81	0.67
East South Central	0.03	-	4.82	-	0.00	-	0.01	-
West South Central	0.79	0.01	0.25	0.00	0.10	-	1.27	0.53
Mountain	0.88	-	1.06	0.42	0.39	0.39	0.33	0.33
Pacific	0.16	*	0.21	*	0.06	-	0.32	0.05
Other	0.98	0.94	13.51	-	0.72	-	6.72	-

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Delinquent loans include loans in process of foreclosure.

Table C (page 1 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Loans Outstanding		Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	323	815,201		
New England	16	10,491		
Middle Atlantic	33	50,618		
East North Central	72	212,715		
West North Central	28	71,499		
South Atlantic	72	227,325		
East South Central	20	41,985		
West South Central	32	88,725		
Mountain	31	70,367		
Pacific	18	41,474		
Other				
RETAIL - TOTAL	940	1,721,817	10	34,372
New England	70	117,913		
Middle Atlantic	104	239,860	1	4,761
East North Central	165	279,739		
West North Central	34	59,139	1	2,029
South Atlantic	246	426,096	4	14,746
East South Central	47	81,879		
West South Central	106	222,050	2	11,614
Mountain	75	116,339	2	1,223
Pacific	93	178,804		
Other				
OFFICE BUILDING - TOTAL	690	1,365,000	5	7,531
New England	35	68,008		
Middle Atlantic	60	175,025	1	3,013
East North Central	84	182,775		
West North Central	54	79,415		
South Atlantic	107	217,663	1	2,182
East South Central	40	74,376		
West South Central	90	167,496	2	1,741
Mountain	107	180,891	1	595
Pacific	112	217,535		
Other	1	1,816		
INDUSTRIAL - TOTAL	754	1,273,958	2	5,867
New England	16	22,826		
Middle Atlantic	46	104,713		
East North Central	136	241,736	2	5,867
West North Central	59	89,677		
South Atlantic	142	254,653		
East South Central	22	38,313		
West South Central	66	103,752		
Mountain	100	123,161		
Pacific	167	295,128		
Other				

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

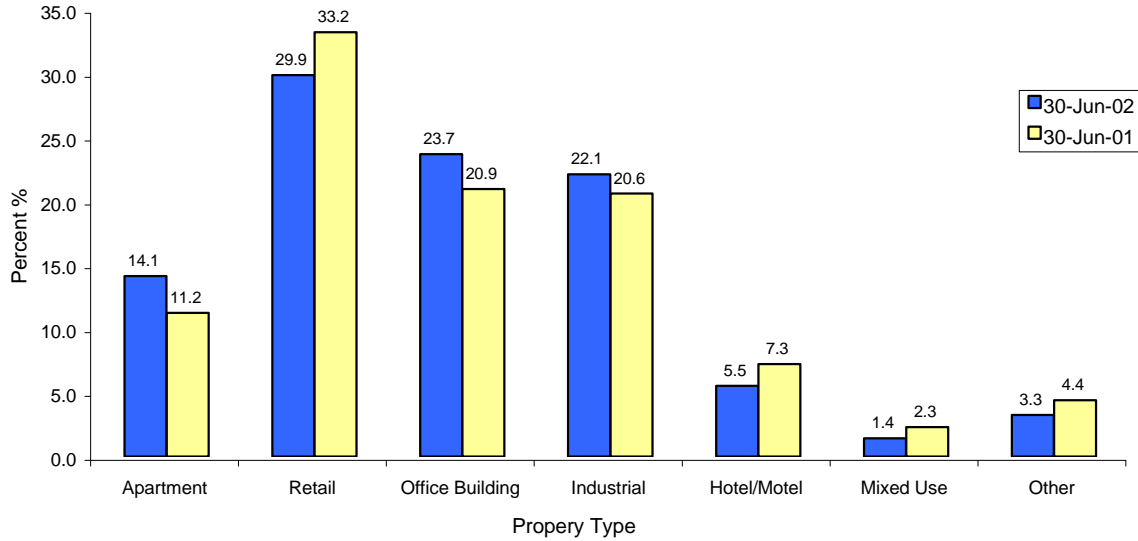
Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL - TOTAL	52	319,201		
New England	7	43,509		
Middle Atlantic	5	45,562		
East North Central	9	74,865		
West North Central				
South Atlantic	19	51,869		
East South Central	2	41,722		
West South Central	3	46,540		
Mountain	4	6,953		
Pacific	3	8,181		
Other				
MIXED USE - TOTAL	41	82,545		
New England	12	13,350		
Middle Atlantic	1	1,657		
East North Central	3	17,714		
West North Central	2	2,597		
South Atlantic	2	3,720		
East South Central	2	3,323		
West South Central	4	4,901		
Mountain	3	4,136		
Pacific	12	31,148		
Other				
OTHER COMMERCIAL - TOTAL	135	188,515		
New England	4	3,172		
Middle Atlantic	4	6,792		
East North Central	27	24,518		
West North Central	12	21,444		
South Atlantic	22	34,144		
East South Central	2	4,538		
West South Central	8	12,585		
Mountain	17	19,018		
Pacific	39	62,304		
Other				
TOTAL COMMERCIAL	2,935	5,766,238	17	47,770
New England	160	279,269		
Middle Atlantic	253	624,228	2	7,774
East North Central	496	1,034,061	2	5,867
West North Central	189	323,771	1	2,029
South Atlantic	610	1,215,470	5	16,928
East South Central	135	286,136		
West South Central	309	646,049	4	13,355
Mountain	337	520,864	3	1,818
Pacific	444	834,573		
Other	2	1,817		

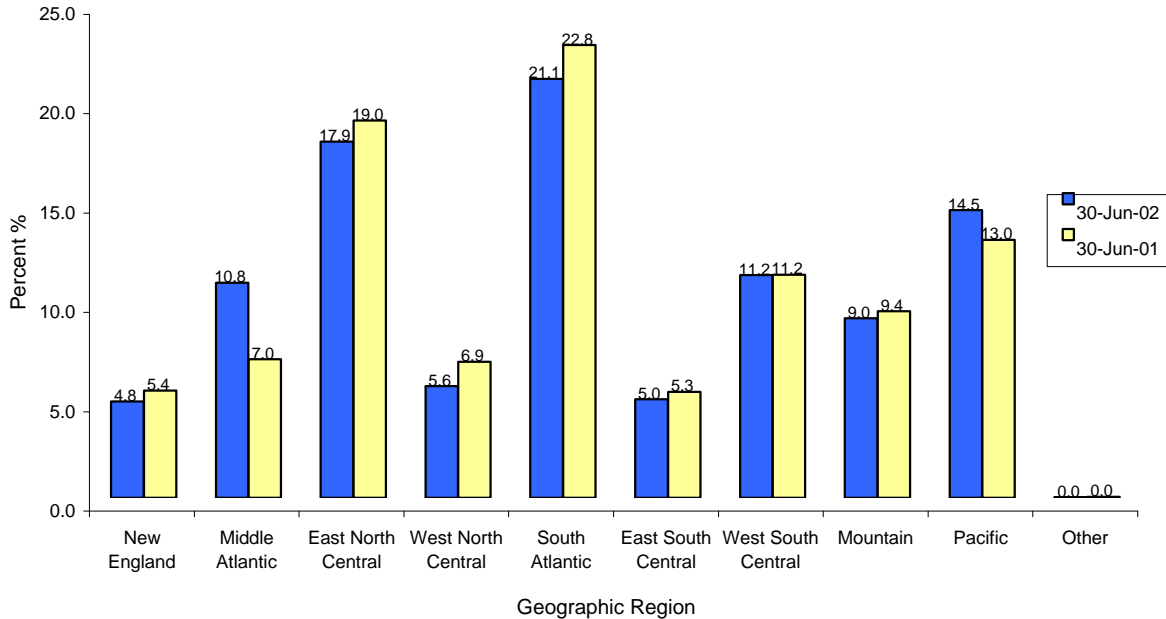
¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Chart C (1)
Commercial Mortgage Portfolio Holdings
Life Insurance Companies with Total Mortgage Portfolios under \$500 million

DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY GEOGRAPHIC REGION



Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
APARTMENT - TOTAL	0.19	%	0.22	%	0.21	%	%	%
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	-		-		-		-	
West North Central	-		-		-		-	
South Atlantic	-		0.09		0.09		-	
East South Central	-		-		-		-	
West South Central	1.30		1.18		1.14		-	
Mountain	0.64		0.63		0.63		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
RETAIL - TOTAL	0.36		0.34		0.40		2.00	
New England	-		-		-		-	
Middle Atlantic	-		-		-		1.98	
East North Central	-		-		0.12		-	
West North Central	-		-		-		3.43	
South Atlantic	1.10		1.10		1.13		3.46	
East South Central	-		-		-		-	
West South Central	-		-		0.23		5.23	
Mountain	1.37		1.14		1.13		1.05	
Pacific	-		-		-		-	
Other	-		-		-		-	
OFFICE BUILDING - TOTAL	0.35		0.30		0.31		0.55	
New England	-		-		-		-	
Middle Atlantic	-		-		-		1.72	
East North Central	-		-		-		-	
West North Central	-		-		2.74		-	
South Atlantic	1.55		1.50		-		1.00	
East South Central	-		-		-		-	
West South Central	-		-		0.29		1.04	
Mountain	0.43		0.45		0.41		0.33	
Pacific	0.25		-		-		-	
Other	-		-		-		-	
INDUSTRIAL - TOTAL	0.08		-		-		0.46	
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	-		-		-		2.43	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	0.82		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms			
	Quarter Ending September 30, 2001	Quarter Ending December 31, 2001	Quarter Ending March 31, 2002	Quarter Ending June 30, 2002
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL-				
TOTAL	- %	- %	- %	- %
New England	-	-	-	-
Middle Atlantic	-	-	-	-
East North Central	-	-	-	-
West North Central	-	-	-	-
South Atlantic	-	-	-	-
East South Central	-	-	-	-
West South Central	-	-	-	-
Mountain	-	-	-	-
Pacific	-	-	-	-
Other	-	-	-	-
MIXED USE - TOTAL	-	-	-	-
New England	-	-	-	-
Middle Atlantic	-	-	-	-
East North Central	-	-	-	-
West North Central	-	-	-	-
South Atlantic	-	-	-	-
East South Central	-	-	-	-
West South Central	-	-	-	-
Mountain	-	-	-	-
Pacific	-	-	-	-
Other	-	-	-	-
OTHER COMMERCIAL -				
TOTAL	-	-	-	-
New England	-	-	-	-
Middle Atlantic	-	-	-	-
East North Central	-	-	-	-
West North Central	-	-	-	-
South Atlantic	-	-	-	-
East South Central	-	-	-	-
West South Central	-	-	-	-
Mountain	-	-	-	-
Pacific	-	-	-	-
Other	-	-	-	-
TOTAL COMMERCIAL	0.23	0.21	0.22	0.83
New England	-	-	-	-
Middle Atlantic	-	-	-	1.25
East North Central	-	-	0.04	0.57
West North Central	-	-	0.77	0.63
South Atlantic	0.65	0.66	0.41	1.39
East South Central	-	-	-	-
West South Central	0.16	0.16	0.30	2.07
Mountain	0.70	0.51	0.48	0.35
Pacific	0.07	-	-	-
Other	-	-	-	-

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table E

Mortgage Loan Portfolio Profile, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
1-4 FAMILY - TOTAL	101	10,207	5	33	1	6		
New England	9	2,665						
Middle Atlantic	30	1,437	5	33	1	6		
East North Central	3	1,450						
West North Central	6	1,261						
South Atlantic	6	79						
East South Central	5	487						
West South Central	7	317						
Mountain	3	67						
Pacific	32	2,444						
Other								
COMMERCIAL - TOTAL	7,619	22,406,099	43	103,441	6	19,585	2	11,756
New England	238	774,532						
Middle Atlantic	581	1,996,536	2	13,923				
East North Central	1,162	3,286,492	3	5,404	1	3,632		
West North Central	626	1,476,302	7	6,965				
South Atlantic	1,403	5,090,541	13	34,489	4	12,763	1	4,756
East South Central	325	875,785	3	4,497	1	3,190		
West South Central	713	2,039,445	9	22,543				
Mountain	955	2,476,640	1	4,799			1	7,000
Pacific	1,611	4,386,086	5	10,821				
Other	5	3,739						
AGRICULTURAL - TOTAL	3,961	3,000,682	67	57,697	35	39,278	7	9,301
New England	1	489						
Middle Atlantic	1	9,667						
East North Central	288	101,153	1	1,028	1	1,028		
West North Central	1,377	422,246	8	2,779	3	742		
South Atlantic	169	308,273	3	1,865	1	844	4	6,028
East South Central	89	238,497						
West South Central	389	272,213	8	1,810	3	1,003	1	1,339
Mountain	531	317,031	18	7,282	6	3,064		
Pacific	1,114	1,325,679	29	42,933	21	32,597	2	1,934
Other	2	5,434						
TOTAL MORTGAGES	11,681	25,416,988	89	85,104	42	58,869	9	21,057
New England	248	777,686						
Middle Atlantic	612	2,007,640	6	4,216	1	6		
East North Central	1,453	3,389,095	3	4,847	2	4,660		
West North Central	2,009	1,899,809	12	6,624	3	742		
South Atlantic	1,578	5,398,893	8	7,194	5	13,607	5	10,784
East South Central	419	1,114,769	2	3,246	1	3,190		
West South Central	1,109	2,311,975	8	1,810	3	1,003	1	1,339
Mountain	1,489	2,793,738	19	12,081	6	3,064	1	7,000
Pacific	2,757	5,714,210	31	45,086	21	32,597	2	1,934
Other	7	9,173						

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Companies which are part of a fleet are reported in their individual mortgage holding class if reported separately. If reported as part of a fleet, these companies are reported in the mortgage holding class of the entire fleet.

Table F

Property Type by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
1-4 FAMILY - TOTAL	17.69 %	- %	18.20 %	- %	2.32 %	1.04 %	0.32 %	0.06 %
New England	1.03	-	-	-	-	-		
Middle Atlantic	1.34	-	1.92	-	5.83	-	2.30	0.42
East North Central	0.09	-	0.10	-	0.14	-		
West North Central	42.46	-	42.56	-	2.57	2.57		
South Atlantic	49.72	-	51.38	-	-	-		
East South Central	-	-	-	-	-	-		
West South Central	-	-	12.81	-	20.03	11.99		
Mountain	8.61	-	9.27	-	-	-		
Pacific	-	-	1.61	-	-	-		
Other	-	-	-	-	-	-		
COMMERCIAL - TOTAL	0.28	0.09	0.23	0.15	0.21	0.11	0.46	0.09
New England	-	-	-	-	-	-		
Middle Atlantic	0.73	0.30	0.24	-	0.20	0.17	0.70	
East North Central	0.08	-	0.01	-	0.13	0.02	0.16	0.11
West North Central	0.33	-	0.20	-	0.56	-	0.47	
South Atlantic	0.60	0.28	0.58	0.53	0.48	0.36	0.68	0.25
East South Central	0.30	-	-	0.30	0.35	0.30	0.51	0.36
West South Central	0.07	0.01	0.15	0.01	0.13	-	1.11	
Mountain	0.19	-	0.42	0.23	-	-	0.19	
Pacific	0.01	-	0.04	-	0.01	-	0.25	
Other	-	-	-	-	-	-		
AGRICULTURAL - TOTAL	6.97	5.75	3.66	2.55	2.27	1.41	1.92	1.31
New England	-	-	-	-	-	-		
Middle Atlantic	-	-	-	-	-	-		
East North Central	-	-	-	-	0.94	0.94	1.02	1.02
West North Central	-	-	-	-	0.31	0.21	0.66	0.18
South Atlantic	2.84	2.84	5.78	2.80	6.44	0.55	0.60	0.27
East South Central	17.61	-	-	-	-	-		
West South Central	6.62	6.62	7.25	6.62	0.82	0.61	0.66	0.37
Mountain	10.63	7.16	6.40	3.62	2.35	1.50	2.30	0.97
Pacific	7.70	7.29	1.92	1.67	3.00	2.55	3.24	2.46
Other	-	-	-	-	-	-		
TOTAL MORTGAGES	0.37	0.15	0.29	0.18	0.39	0.23	0.33	0.23
New England	0.01	-	-	-	-	-		
Middle Atlantic	0.73	0.30	0.24	-	0.20	0.17	0.21	0.00
East North Central	0.08	-	0.01	-	0.15	0.04	0.14	0.14
West North Central	0.56	-	0.44	-	0.51	0.04	0.35	0.04
South Atlantic	0.61	0.29	0.62	0.54	0.72	0.37	0.13	0.25
East South Central	0.37	-	-	0.30	0.30	0.25	0.29	0.29
West South Central	0.16	0.10	0.25	0.10	0.21	0.06	0.08	0.04
Mountain	0.45	0.18	0.56	0.31	0.24	0.15	0.43	0.11
Pacific	0.20	0.18	0.09	0.04	0.50	0.42	0.79	0.57
Other	-	-	-	-	-	-		

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Delinquent loans include loans in process of foreclosure.

Table G (page 1 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Loans Outstanding		Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	1,028	3,364,747		
New England	18	23,727		
Middle Atlantic	178	462,656		
East North Central	215	650,176		
West North Central	119	315,909		
South Atlantic	119	627,387		
East South Central	55	194,334		
West South Central	85	359,151		
Mountain	98	326,316		
Pacific	137	401,464		
Other	4	3,627		
RETAIL - TOTAL	2,095	5,295,041	11	25,130
New England	50	195,815		
Middle Atlantic	140	428,732		
East North Central	317	801,349		
West North Central	127	252,313		
South Atlantic	522	1,553,840	4	4,975
East South Central	132	307,426	1	1,251
West South Central	240	501,399	5	12,555
Mountain	227	449,046		
Pacific	340	805,122	1	6,349
Other				
OFFICE BUILDING - TOTAL	1,816	6,625,943	10	45,672
New England	88	353,522		
Middle Atlantic	135	682,899	1	9,740
East North Central	241	784,587		
West North Central	168	421,645	2	1,751
South Atlantic	314	1,571,756	3	23,669
East South Central	66	157,138		
West South Central	171	638,431	3	8,837
Mountain	271	826,794		
Pacific	362	1,189,173	1	1,675
Other				
INDUSTRIAL - TOTAL	2,198	5,245,961	4	3,680
New England	70	153,133		
Middle Atlantic	107	296,856		
East North Central	336	859,913		
West North Central	176	370,191	1	1,369
South Atlantic	335	777,312	1	516
East South Central	57	118,632		
West South Central	171	362,348	1	1,151
Mountain	280	644,562		
Pacific	665	1,662,902	1	644
Other	1	112		

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table G (page 2 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

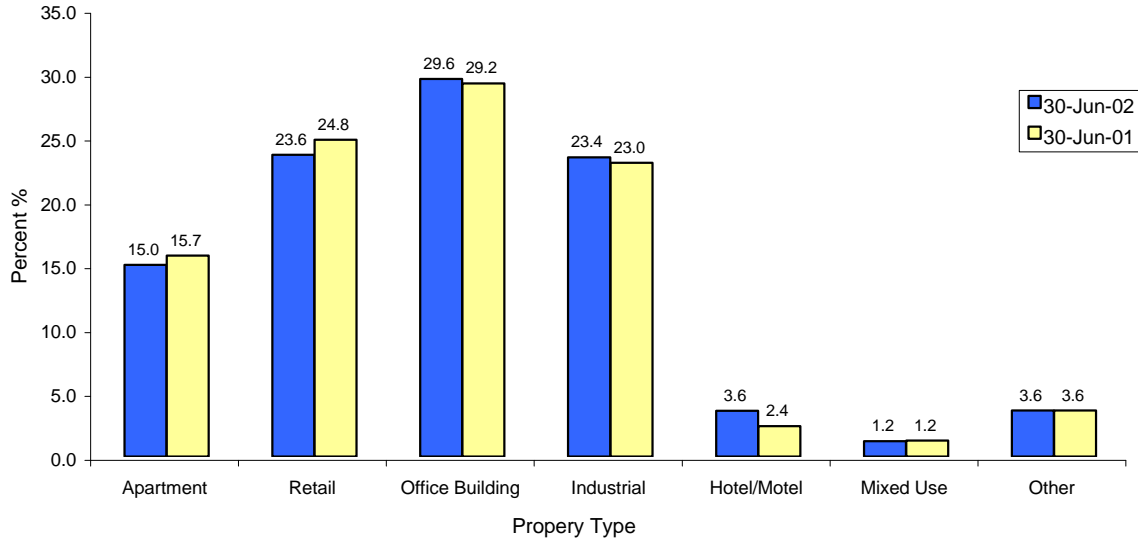
Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL - TOTAL	131	800,342	1	1,585
New England	7	24,692		
Middle Atlantic	6	73,126		
East North Central	12	49,372	1	1,585
West North Central	4	45,734		
South Atlantic	43	264,818		
East South Central	5	52,367		
West South Central	21	127,103		
Mountain	27	103,675		
Pacific	6	59,455		
Other				
MIXED USE - TOTAL	73	268,283		
New England	2	9,193		
Middle Atlantic	2	29,040		
East North Central	6	36,315		
West North Central	6	16,477		
South Atlantic	16	70,471		
East South Central				
West South Central	5	7,031		
Mountain	9	16,676		
Pacific	27	83,080		
Other				
OTHER COMMERCIAL - TOTAL	278	805,782		
New England	3	14,450		
Middle Atlantic	13	23,227		
East North Central	35	104,780		
West North Central	26	54,034		
South Atlantic	54	224,958		
East South Central	10	45,888		
West South Central	20	43,983		
Mountain	43	109,572		
Pacific	74	184,891		
Other				
TOTAL COMMERCIAL	7,619	22,406,099	26	76,067
New England	238	774,532		
Middle Atlantic	581	1,996,536	1	9,740
East North Central	1,162	3,286,492	1	1,585
West North Central	626	1,476,302	3	3,120
South Atlantic	1,403	5,090,541	8	29,160
East South Central	325	875,785	1	1,251
West South Central	713	2,039,445	9	22,543
Mountain	955	2,476,640		
Pacific	1,611	4,386,086	3	8,668
Other	5	3,739		

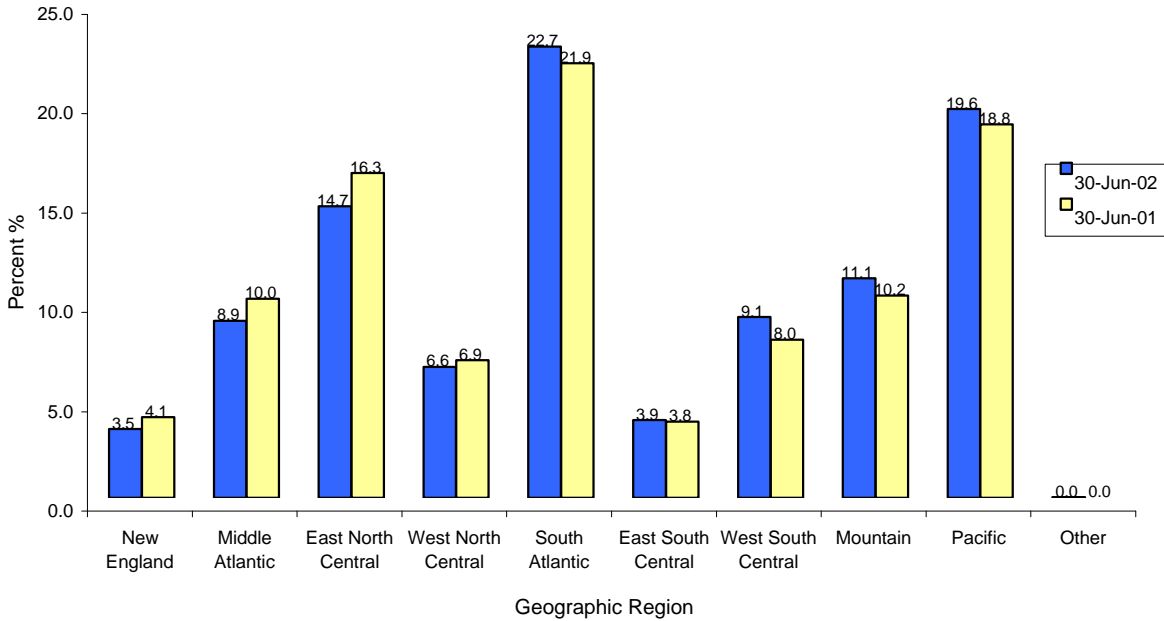
¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Chart G (2)
Commercial Mortgage Portfolio Holdings
Life Insurance Companies with Total Mortgage Portfolios \$500 million to \$2 billion

DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY GEOGRAPHIC REGION



Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms			
	Quarter Ending September 30, 2001	Quarter Ending December 31, 2001	Quarter Ending March 31, 2002	Quarter Ending June 30, 2002
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	-	%	-	%
New England	-	-	-	-
Middle Atlantic	-	-	-	-
East North Central	-	-	-	-
West North Central	-	-	-	-
South Atlantic	-	-	-	-
East South Central	-	-	-	-
West South Central	-	-	-	-
Mountain	-	-	-	-
Pacific	-	-	-	-
Other	-	-	-	-
RETAIL - TOTAL	1.02	0.80	0.81	0.47
New England	-	-	-	-
Middle Atlantic	1.13	0.68	0.63	-
East North Central	0.17	0.17	0.03	-
West North Central	-	-	0.48	-
South Atlantic	0.90	0.86	0.94	0.32
East South Central	0.32	0.32	0.56	0.41
West South Central	4.94	4.23	3.49	2.50
Mountain	-	-	0.69	-
Pacific	1.28	0.34	0.49	0.79
Other	-	-	-	-
OFFICE BUILDING - TOTAL	1.08	0.97	0.78	0.69
New England	-	-	-	-
Middle Atlantic	5.40	4.32	3.00	1.43
East North Central	-	-	-	-
West North Central	0.32	0.37	0.31	0.42
South Atlantic	1.42	1.44	1.02	1.51
East South Central	-	-	-	-
West South Central	1.33	1.24	1.10	1.38
Mountain	-	-	-	-
Pacific	0.21	0.20	0.11	0.14
Other	-	-	-	-
INDUSTRIAL - TOTAL	0.16	0.13	0.15	0.07
New England	-	-	-	-
Middle Atlantic	-	-	-	-
East North Central	0.54	0.51	-	-
West North Central	0.29	0.29	0.28	0.37
South Atlantic	0.06	0.06	0.49	0.07
East South Central	-	-	-	-
West South Central	-	-	0.19	0.32
Mountain	-	-	-	-
Pacific	0.12	0.05	0.11	0.04
Other	-	-	-	-

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios \$500 Million to \$2 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
HOTEL AND MOTEL-								
TOTAL	0.22	%	-	%	0.21	%	0.20	%
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	3.72		-		3.10		3.21	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
MIXED USE - TOTAL								
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	-		-		-		-	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
OTHER COMMERCIAL -								
TOTAL	0.06		-		-		-	
New England	-		-		-		-	
Middle Atlantic	0.81		-		-		-	
East North Central	-		-		-		-	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
TOTAL COMMERCIAL								
TOTAL COMMERCIAL	0.58		0.50		0.47		0.34	
New England	-		-		-		-	
Middle Atlantic	1.98		1.59		1.34		0.49	
East North Central	0.21		0.18		0.06		0.05	
West North Central	0.14		0.16		0.24		0.21	
South Atlantic	0.69		0.69		0.68		0.57	
East South Central	0.12		0.12		0.20		0.14	
West South Central	1.59		1.44		1.21		1.11	
Mountain	-		-		0.14		-	
Pacific	0.31		0.13		0.16		0.20	
Other	-		-		-		-	

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table I

Mortgage Loan Portfolio Profile, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
1-4 FAMILY - TOTAL	1,653	44,381	16	628	4	18		
New England	3	133						
Middle Atlantic	81	927	3	1				
East North Central	168	6,375	2	7	1	7		
West North Central	6	267	3	11	3	11		
South Atlantic	370	7,301	3	439				
East South Central	31	215	1	1				
West South Central	459	5,704	3	50				
Mountain	248	6,715	1	119				
Pacific	287	16,745						
Other								
COMMERCIAL - TOTAL	7,695	29,158,355	46	95,261	12	20,764	5	24,310
New England	185	1,113,404					2	9,323
Middle Atlantic	512	3,675,859			4	18		
East North Central	924	3,997,729	4	3,930			1	835
West North Central	339	1,157,573	1	2,978			1	1,017
South Atlantic	1,456	6,245,119	10	13,084	3	8,053		
East South Central	487	1,597,480	6	7,540	1	211		
West South Central	701	2,621,319	6	5,446			1	13,135
Mountain	655	2,053,961	3	5,193	2	3,692		
Pacific	2,427	6,587,391	16	57,090	2	8,790		
Other	9	108,521						
AGRICULTURAL - TOTAL	6	776						
New England								
Middle Atlantic								
East North Central								
West North Central								
South Atlantic								
East South Central								
West South Central	1	31						
Mountain								
Pacific	5	745						
Other								
TOTAL MORTGAGES	9,354	29,203,513	40	38,322	16	20,764	5	24,310
New England	188	1,113,537					2	9,323
Middle Atlantic	593	3,676,786	3	1	4			
East North Central	1,092	4,004,104	3	405	1	7	1	835
West North Central	345	1,157,839	4	2,989	3	11	1	1,017
South Atlantic	1,826	6,252,420	13	13,523	3	8,053		
East South Central	518	1,597,695	3	287	1	211		
West South Central	1,161	2,627,054	5	773			1	13,135
Mountain	903	2,060,677	4	5,312	2	3,692		
Pacific	2,719	6,604,880	5	15,032	2	8,790		
Other	9	108,521						

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Companies which are part of a fleet are reported in their individual mortgage holding class if reported separately. If reported as part of a fleet, these companies are reported in the mortgage holding class of the entire fleet.

Table J

Property Type by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
1-4 FAMILY - TOTAL	0.17 %	0.14 %	0.18 %	0.12 %	6.46 %	0.04 %	1.41 %	0.04 %
New England	-	-	-	-	-	-	-	-
Middle Atlantic	1.93	1.41	2.24	1.64	1.68	1.68	0.11	-
East North Central	-	-	-	-	0.09	-	0.11	0.11
West North Central	20.99	20.99	22.03	22.03	-	-	4.13	4.13
South Atlantic	-	-	-	-	8.28	-	6.01	-
East South Central	-	-	-	-	-	-	0.47	-
West South Central	0.34	0.24	0.34	-	0.12	-	0.88	-
Mountain	-	-	-	-	30.55	-	1.77	-
Pacific	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
COMMERCIAL - TOTAL	0.30	0.23	0.12	0.08	0.23	0.14	0.33	0.07
New England	0.72	0.72	0.72	0.72	-	-	-	-
Middle Atlantic	1.07	0.86	-	-	-	-	-	0.00
East North Central	0.17	0.09	0.15	0.04	0.14	-	0.10	-
West North Central	0.10	-	0.25	0.06	0.53	0.52	0.26	-
South Atlantic	0.04	0.04	0.21	0.17	0.32	0.29	0.21	0.13
East South Central	0.39	0.20	0.18	0.07	0.11	0.01	0.47	0.01
West South Central	0.00	-	0.00	-	0.66	-	0.21	-
Mountain	0.66	0.41	0.08	-	0.26	0.19	0.25	0.18
Pacific	0.12	0.12	0.01	0.01	0.19	0.15	0.87	0.13
Other	-	-	-	-	-	-	-	-
AGRICULTURAL - TOTAL	2.00	0.83	1.52	0.97	-	-	-	-
New England	-	-	-	-	-	-	-	-
Middle Atlantic	-	-	-	-	-	-	-	-
East North Central	19.47	-	0.19	-	-	-	1.02	-
West North Central	0.82	0.17	0.44	0.17	-	-	0.66	-
South Atlantic	0.18	-	2.32	1.77	-	-	0.60	-
East South Central	0.03	-	-	-	-	-	-	-
West South Central	0.61	0.33	0.91	0.34	-	-	0.66	-
Mountain	0.94	0.68	1.43	0.70	-	-	2.30	-
Pacific	2.57	1.73	2.34	1.60	-	-	3.24	-
Other	-	-	-	-	-	-	-	-
TOTAL MORTGAGES	0.44	0.28	0.23	0.15	0.24	0.14	0.13	0.07
New England	0.72	*	0.72	*	-	*	-	-
Middle Atlantic	1.07	0.85	0.00	0.00	-	-	0.00	-
East North Central	0.57	0.09	0.15	0.04	0.14	-	0.01	0.00
West North Central	0.27	0.04	0.30	0.08	0.53	0.52	0.26	0.00
South Atlantic	0.05	0.04	0.28	0.23	0.33	0.29	0.22	0.13
East South Central	0.34	0.18	0.16	0.06	0.11	0.01	0.02	0.01
West South Central	0.06	*	0.08	*	0.66	*	0.03	-
Mountain	0.69	0.44	0.24	0.08	0.38	0.19	0.26	0.18
Pacific	0.46	0.34	0.34	0.24	0.19	0.15	0.23	0.13
Other	-	-	-	-	-	-	-	-

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Delinquent loans include loans in process of foreclosure.

Table K (page 1 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Loans Outstanding		Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	569	3,652,011		
New England	8	33,930		
Middle Atlantic	38	388,722		
East North Central	61	462,503		
West North Central	36	161,711		
South Atlantic	143	748,700		
East South Central	30	213,778		
West South Central	90	562,417		
Mountain	62	314,737		
Pacific	100	760,854		
Other	1	4,659		
RETAIL - TOTAL	2,993	7,658,987	11	20,250
New England	56	243,244		
Middle Atlantic	167	987,368		
East North Central	385	1,347,399	2	3,933
West North Central	112	287,239		
South Atlantic	659	2,001,367		
East South Central	256	656,558	3	8,467
West South Central	277	659,667	2	4,373
Mountain	208	415,479		
Pacific	870	1,056,723	4	3,477
Other	3	3,943		
OFFICE BUILDING - TOTAL	1,698	9,569,779	7	6
New England	69	640,623		
Middle Atlantic	149	1,651,343		
East North Central	166	1,062,258		
West North Central	64	314,587		
South Atlantic	303	1,974,715		2
East South Central	99	430,360	1	
West South Central	144	693,219	1	
Mountain	170	594,009		1
Pacific	534	2,208,666	5	3
Other				
INDUSTRIAL - TOTAL	1,931	5,136,478	2	7,571
New England	34	98,731		
Middle Atlantic	129	512,210		
East North Central	227	756,097		
West North Central	112	323,307		
South Atlantic	276	898,503		
East South Central	73	246,584		
West South Central	159	536,398	1	752
Mountain	162	343,769		
Pacific	759	1,420,879	1	6,819
Other				

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table K (page 2 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

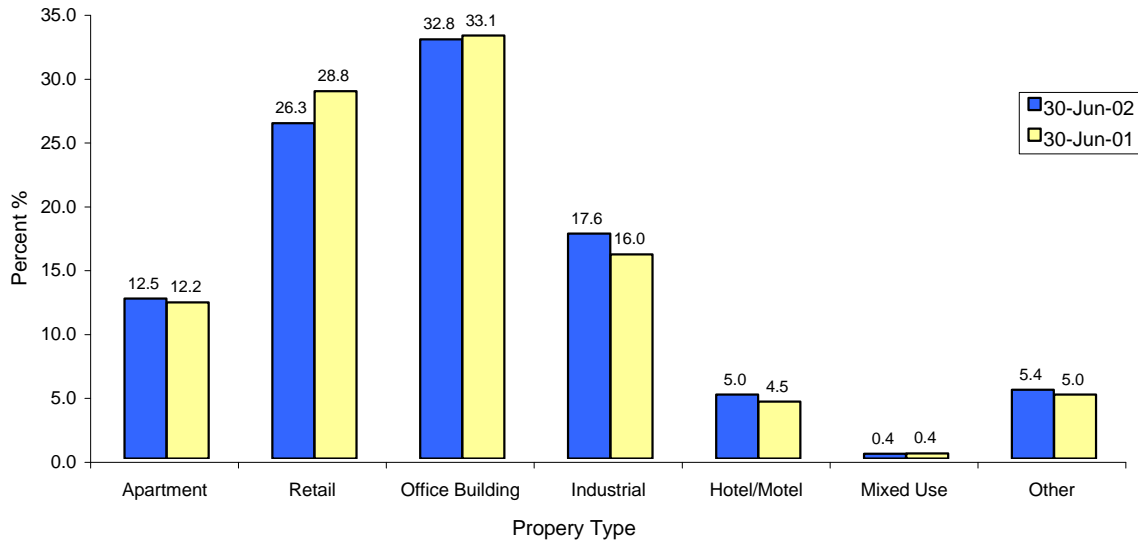
Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL - TOTAL	80	1,459,731	1	820
New England	6	42,290		
Middle Atlantic	2	6,031		
East North Central	11	51,333	1	820
West North Central	3	42,278		
South Atlantic	19	266,562		
East South Central	4	24,496		
West South Central	11	126,387		
Mountain	12	134,036		
Pacific	11	715,743		
Other	1	50,576		
MIXED USE - TOTAL	19	111,301		
New England	1	3,263		
Middle Atlantic				
East North Central	3	18,390		
West North Central	2	1,557		
South Atlantic	4	15,973		
East South Central	2	1,328		
West South Central	1	3,089		
Mountain	5	54,502		
Pacific	1	13,200		
Other				
OTHER COMMERCIAL - TOTAL	405	1,570,068	1	382
New England	11	51,322		
Middle Atlantic	27	130,184		
East North Central	71	299,749		
West North Central	10	26,894		
South Atlantic	52	339,300		
East South Central	23	24,375		
West South Central	19	40,143		
Mountain	36	197,430		
Pacific	152	411,327	1	382
Other	4	49,343		
TOTAL COMMERCIAL	7,695	29,158,355	22	57,567
New England	185	1,113,404		
Middle Atlantic	512	3,675,859		
East North Central	924	3,997,729	3	3,532
West North Central	339	1,157,573		
South Atlantic	1,456	6,245,119		
East South Central	487	1,597,480	4	7,254
West South Central	701	2,621,319	4	4,723
Mountain	655	2,053,961		
Pacific	2,427	6,587,391	11	42,058
Other	9	108,521		

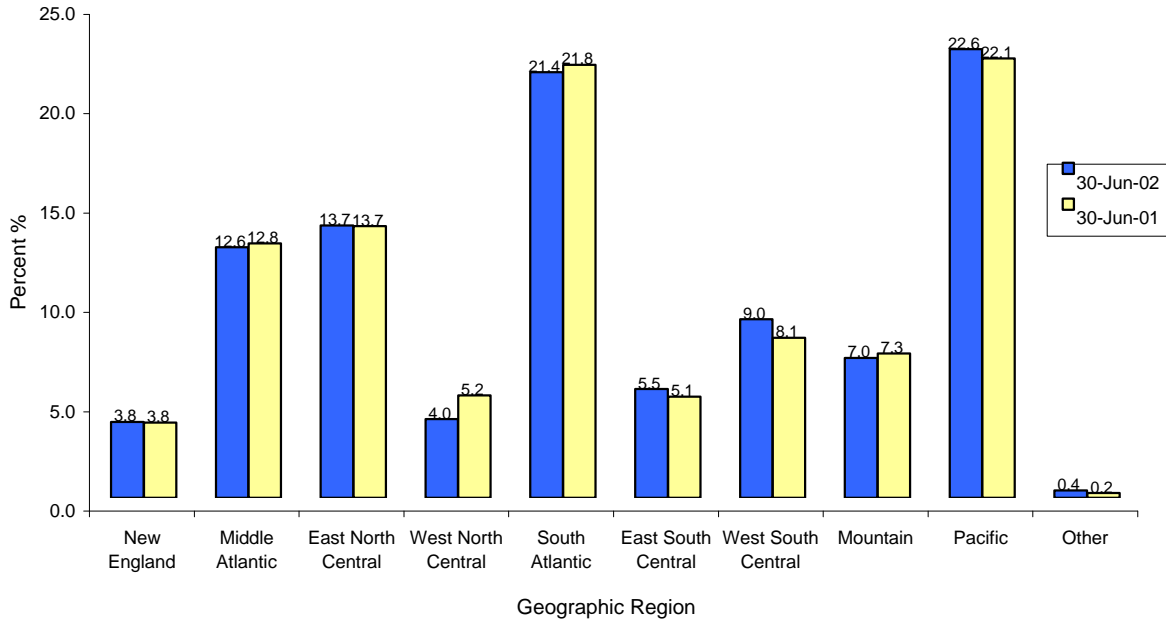
¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Chart K (3)
Commercial Mortgage Portfolio Holdings
Life Insurance Companies with Total Mortgage Portfolios \$2 billion to \$5 billion

DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY GEOGRAPHIC REGION



Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
APARTMENT - TOTAL	0.19	%	0.19	%	-	%	%	
New England	-		-		-			
Middle Atlantic	-		-		-			
East North Central	1.20		1.12		-			
West North Central	-		-		-			
South Atlantic	-		-		-			
East South Central	-		-		-			
West South Central	-		-		-			
Mountain	-		-		-			
Pacific	-		-		-			
Other	-		-		-			
RETAIL - TOTAL	0.54		0.64		0.78		0.26	
New England	0.72		0.78		1.02			
Middle Atlantic	0.73		1.78		1.97			
East North Central	0.22		0.25		0.60		0.29	
West North Central	1.01		1.01		1.19			
South Atlantic	0.58		0.49		0.34			
East South Central	1.13		1.10		1.17		1.29	
West South Central	0.30		0.30		0.37		0.66	
Mountain	-		-		-			
Pacific	0.52		0.50		0.74		0.33	
Other	-		-		-			
OFFICE BUILDING - TOTAL	0.51		0.48		0.43		0.00	
New England	1.13		0.70		0.71			
Middle Atlantic	-		-		-			
East North Central	-		-		-			
West North Central	-		-		-			
South Atlantic	-		-		-		0.00	
East South Central	0.06		0.06		0.07			
West South Central	0.23		0.26		0.33			
Mountain	-		-		-		0.00	
Pacific	2.04		1.94		1.72		0.00	
Other	-		-		-			
INDUSTRIAL - TOTAL	0.36		0.42		0.26		0.15	
New England	-		-		-			
Middle Atlantic	-		0.32		-			
East North Central	0.20		0.20		0.21			
West North Central	-		-		-			
South Atlantic	0.83		0.79		-			
East South Central	-		-		-			
West South Central	0.15		0.14		0.23		0.14	
Mountain	-		0.52		0.68			
Pacific	0.62		0.58		0.53		0.48	
Other	-		-		-			

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios \$2 Billion to \$5 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
HOTEL AND MOTEL-								
TOTAL	0.18	%	0.17	%	0.15	%	0.06	%
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	1.30		1.23		-		1.60	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	1.16		1.28		2.70		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
MIXED USE - TOTAL								
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	-		-		-		-	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
OTHER COMMERCIAL -								
TOTAL	0.40		0.39		0.49		0.02	
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	0.15		-		-		-	
West North Central	-		-		-		-	
South Atlantic	1.29		1.32		2.02		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		0.09		0.10		0.09	
Other	-		-		-		-	
TOTAL COMMERCIAL								
TOTAL COMMERCIAL	0.43		0.46		0.43		0.20	
New England	0.78		0.58		0.63		-	
Middle Atlantic	0.19		0.50		0.59		-	
East North Central	0.32		0.31		0.22		0.09	
West North Central	0.29		0.27		0.33		-	
South Atlantic	0.38		0.35		0.22		-	
East South Central	0.50		0.49		0.52		0.45	
West South Central	0.24		0.24		0.32		0.18	
Mountain	-		0.09		0.12		-	
Pacific	0.88		0.86		0.80		0.64	
Other	-		-		-		-	

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table M

Mortgage Loan Portfolio Profile, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios Over \$5 Billion ¹

Property Type Geographic Division	Loans Outstanding		Delinquent Loans (including loans in foreclosure)		Loans in Foreclosure		Loans Foreclosed Since January 1	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
1-4 FAMILY - TOTAL	11,345	1,690,636	358	17,934	105	9,335	6	260
New England	405	86,746	5	507	3	472		
Middle Atlantic	1,400	298,103	36	2,736	16	1,764	2	142
East North Central	992	150,529	27	996	7	361	2	10
West North Central	389	66,885	6	589	2	84		
South Atlantic	2,160	340,132	57	2,424	16	1,504		
East South Central	400	33,952	18	312	5	223	1	86
West South Central	1,839	133,956	111	1,769	22	579		
Mountain	798	100,734	25	1,034	5	361		
Pacific	1,948	396,910	27	2,720	7	1,246	1	22
Other	1,014	82,689	46	4,846	22	2,739		
COMMERCIAL - TOTAL	11,920	130,065,418	170	1,654,794	8	89,460	8	36,334
New England	461	7,150,677	10	46,802	2	11,043		
Middle Atlantic	1,365	20,970,209	23	442,472	1	3,655		
East North Central	1,396	15,087,267	26	288,460	1	1,121	3	8,917
West North Central	615	5,738,493	8	178,103				
South Atlantic	2,587	30,628,892	29	168,667	3	18,641		
East South Central	395	3,020,979	5	21,586			1	5,078
West South Central	978	9,014,980	42	87,992			2	13,247
Mountain	993	7,843,397	4	193,321			2	9,092
Pacific	3,062	29,426,683	18	216,515	1	55,000		
Other	68	1,183,841	5	10,875				
AGRICULTURAL - TOTAL	8,017	10,048,650	88	123,507	22	13,841	9	26,967
New England	7	203,554						
Middle Atlantic	6	16,498	1	54				
East North Central	1,869	1,100,424	13	11,883	1	1,994		
West North Central	2,943	1,375,523	32	18,865	6	887	1	1,000
South Atlantic	363	1,547,172	11	29,239	2	1,582	2	4,298
East South Central	299	802,512						
West South Central	607	888,943	6	5,204	4	3,809		
Mountain	450	617,231	6	8,985	1	1,056		
Pacific	1,469	3,367,353	19	49,277	8	4,514	6	21,669
Other	4	129,440						
TOTAL MORTGAGES	31,282	141,804,703	506	398,779	135	112,635	23	63,561
New England	873	7,440,977	7	11,550	5	11,515		
Middle Atlantic	2,771	21,284,810	40	13,833	17	5,419	2	142
East North Central	4,257	16,338,220	42	14,514	9	3,476	5	8,928
West North Central	3,947	7,180,901	40	71,550	8	971	1	1,000
South Atlantic	5,110	32,516,196	75	66,673	21	21,726	2	4,298
East South Central	1,094	3,857,443	22	3,682	5	223	2	5,164
West South Central	3,424	10,037,878	148	41,453	26	4,389	2	13,247
Mountain	2,241	8,561,361	32	17,010	6	1,417	2	9,092
Pacific	6,479	33,190,946	54	153,667	16	60,760	7	21,691
Other	1,086	1,395,970	46	4,846	22	2,739		

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Companies which are part of a fleet are reported in their individual mortgage holding class if reported separately. If reported as part of a fleet, these companies are reported in the mortgage holding class of the entire fleet.

Table N

Property Type by Geographic Division
Mortgage Loan Delinquency and In-Foreclosure Rates by Amount

Life Insurance Companies with Total Mortgage Portfolios Over \$5 Billion ¹

Property Type Geographic Division	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure	Delinquent (incl. loans in Foreclosure)	Loans in Process of Foreclosure
1-4 FAMILY - TOTAL	1.17 %	0.52 %	1.23 %	0.46 %	1.27 %	0.56 %	1.06 %	0.55 %
New England	0.82	0.81	0.71	0.53	0.70	0.53	0.58	0.54
Middle Atlantic	1.15	0.62	1.29	0.49	1.38	0.61	0.92	0.59
East North Central	0.63	0.16	0.60	0.13	0.67	0.14	0.66	0.24
West North Central	1.19	-	1.04	-	0.91	0.83	0.88	0.13
South Atlantic	1.32	0.65	1.52	0.53	1.07	0.57	0.71	0.44
East South Central	1.99	0.47	3.12	0.41	3.11	0.84	0.92	0.66
West South Central	2.62	0.52	2.25	0.64	1.78	0.89	1.32	0.43
Mountain	0.78	0.19	0.83	0.22	0.95	0.12	1.03	0.36
Pacific	0.71	0.30	0.72	0.17	0.62	0.24	0.69	0.31
Other	2.46	2.46	2.72	2.61	6.19	2.57	5.86	3.31
COMMERCIAL - TOTAL	0.13	0.08	0.09	0.05	0.22	0.13	1.27	0.07
New England	0.38	0.38	0.02	0.02	0.15	0.15	0.65	0.15
Middle Atlantic	0.03	0.02	0.08	0.07	0.02	0.02	2.11	0.02
East North Central	0.38	0.14	0.23	0.20	0.12	0.02	1.91	0.01
West North Central	-	-	-	-	-	-	3.10	
South Atlantic	0.10	0.10	0.06	0.04	0.06	0.06	0.55	0.06
East South Central	0.25	-	0.24	-	0.13	-	0.71	
West South Central	0.16	-	0.26	0.02	0.56	0.02	0.98	
Mountain	0.03	0.03	0.11	-	-	-	2.46	
Pacific	0.08	0.08	-	-	0.62	0.44	0.74	0.19
Other	-	-	-	-	-	-	0.92	
AGRICULTURAL - TOTAL	1.71	0.23	1.39	0.07	1.43	0.25	1.23	0.14
New England	-	-	-	-	-	-		
Middle Atlantic	1.00	1.00	-	-	0.33	-	0.33	
East North Central	0.76	0.23	1.33	0.22	1.49	0.22	1.08	0.18
West North Central	1.18	0.12	0.37	0.14	1.55	0.14	1.37	0.06
South Atlantic	5.24	0.32	0.66	0.04	1.80	0.10	1.89	0.10
East South Central	0.34	-	6.54	-	0.13	0.13		
West South Central	0.21	0.08	0.27	-	0.49	0.33	0.59	0.43
Mountain	0.91	0.23	0.67	0.17	1.81	0.18	1.46	0.17
Pacific	1.64	0.34	1.47	0.05	1.82	0.41	1.46	0.13
Other	-	-	-	-	-	-		
TOTAL MORTGAGES	0.27	0.10	0.20	0.05	0.32	0.14	0.28	0.08
New England	0.38	0.38	0.02	0.02	0.15	0.15	0.16	0.15
Middle Atlantic	0.05	0.03	0.10	0.07	0.04	0.03	0.06	0.03
East North Central	0.41	0.15	0.31	0.20	0.22	0.03	0.09	0.02
West North Central	0.25	0.02	0.08	0.03	0.32	0.04	1.00	0.01
South Atlantic	0.38	0.11	0.11	0.04	0.16	0.07	0.21	0.07
East South Central	0.28	0.00	1.73	0.00	0.15	0.04	0.10	0.01
West South Central	0.20	0.02	0.29	0.03	0.57	0.06	0.41	0.04
Mountain	0.11	0.04	0.16	0.02	0.15	0.02	0.20	0.02
Pacific	0.26	0.11	0.17	0.01	0.75	0.44	0.46	0.18
Other	0.14	0.14	0.16	0.15	0.37	0.15	0.35	0.20

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Delinquent loans include loans in process of foreclosure.

Table O (page 1 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

Life Insurance Companies with Total Mortgage Portfolios Over \$5 Billion ¹

Property Type Geographic Division	Loans Outstanding		Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
APARTMENT - TOTAL	1,902	19,987,968	7	52,340
New England	58	500,880		
Middle Atlantic	258	3,931,199		
East North Central	265	2,526,441	3	15,223
West North Central	112	605,005		
South Atlantic	394	4,795,373	2	28,553
East South Central	64	403,681		
West South Central	196	1,861,712		
Mountain	165	1,533,426	2	8,565
Pacific	388	3,826,134		
Other	2	4,118		
RETAIL - TOTAL	3,265	29,850,182	24	168,422
New England	127	1,265,563		
Middle Atlantic	300	4,264,286	3	52,201
East North Central	469	4,046,705	2	13,409
West North Central	178	1,458,315	2	16,160
South Atlantic	833	7,427,998	9	41,525
East South Central	148	1,140,320	1	18,216
West South Central	270	2,160,543	4	18,133
Mountain	249	1,953,350		
Pacific	669	5,551,494	2	7,165
Other	22	581,608		
OFFICE BUILDING - TOTAL	3,033	52,266,258	56	980,345
New England	172	4,129,810	7	30,997
Middle Atlantic	378	9,534,378	14	353,854
East North Central	290	5,476,228	12	136,914
West North Central	172	2,667,219	3	104,594
South Atlantic	698	12,475,654	6	35,353
East South Central	78	741,292		
West South Central	207	3,027,580	5	34,776
Mountain	267	2,523,120	1	177,766
Pacific	750	11,296,263	5	100,644
Other	21	394,714	3	5,449
INDUSTRIAL - TOTAL	3,108	18,312,881	16	70,664
New England	65	389,536		
Middle Atlantic	361	2,071,215	3	25,374
East North Central	320	1,980,806	5	19,311
West North Central	128	654,366	1	5,254
South Atlantic	482	3,201,419	2	9,340
East South Central	89	610,025		
West South Central	256	1,358,883	1	536
Mountain	270	1,301,105		
Pacific	1,121	6,697,420	3	7,036
Other	16	48,106	1	3,813

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Table O (page 2 of 2)

Mortgage Loans in Good Standing with Restructured Terms Experience
of Life Insurance Companies, June 30, 2002

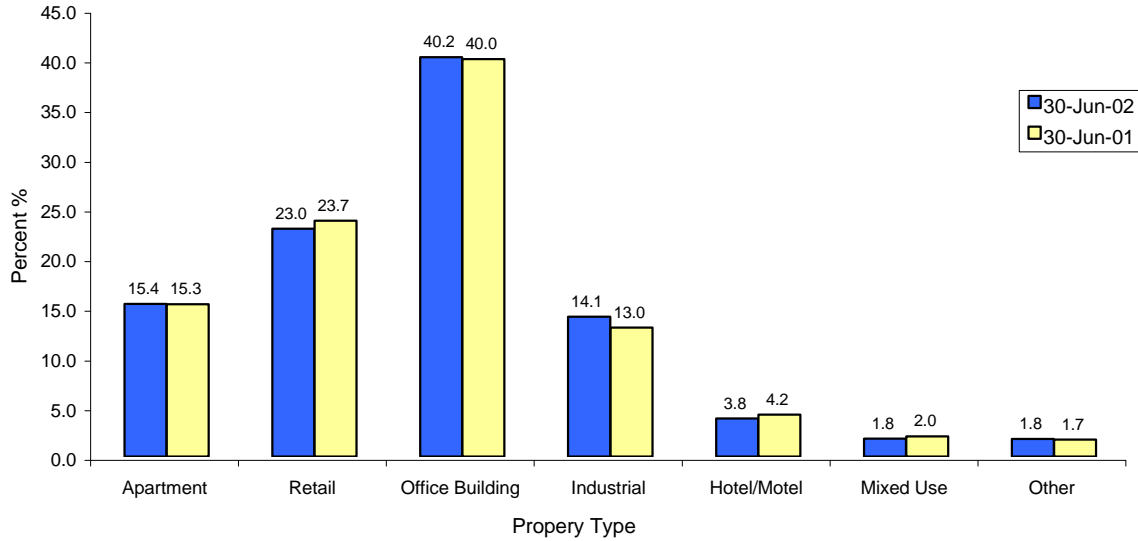
Life Insurance Companies with Total Mortgage Portfolios Under \$500 Million ¹

Property Type Geographic Division	Loans Outstanding		Loans in Good Standing with Restructured Terms	
	No.	Principal Outstanding (\$000)	No.	Principal Outstanding (\$000)
COMMERCIAL PROPERTIES				
HOTEL AND MOTEL - TOTAL	245	4,978,890	4	26,339
New England	13	345,400	1	4,762
Middle Atlantic	33	693,561		
East North Central	29	310,983	1	2,946
West North Central	9	136,194		
South Atlantic	80	1,762,839	2	18,630
East South Central	9	83,660		
West South Central	15	418,695		
Mountain	14	222,766		
Pacific	37	850,650		
Other	6	154,143		
MIXED USE - TOTAL	50	2,353,366	1	99,022
New England	8	330,165		
Middle Atlantic	6	183,664		
East North Central	4	414,999	1	99,022
West North Central	2	89,031		
South Atlantic	9	396,113		
East South Central	1	17,218		
West South Central	3	37,989		
Mountain	4	179,208		
Pacific	13	704,979		
Other				
OTHER COMMERCIAL - TOTAL	317	2,315,873	2	323
New England	18	189,325		
Middle Atlantic	29	291,906		
East North Central	19	331,106		
West North Central	14	128,361		
South Atlantic	91	569,496	1	256
East South Central	6	24,782		
West South Central	31	149,578	1	67
Mountain	24	130,422		
Pacific	84	499,743		
Other	1	1,153		
TOTAL COMMERCIAL	11,920	130,065,418	110	1,397,456
New England	461	7,150,677	8	35,759
Middle Atlantic	1,365	20,970,209	20	431,429
East North Central	1,396	15,087,267	24	286,825
West North Central	615	5,738,493	6	126,007
South Atlantic	2,587	30,628,892	22	133,657
East South Central	395	3,020,979	1	18,216
West South Central	978	9,014,980	11	53,512
Mountain	993	7,843,397	3	186,331
Pacific	3,062	29,426,683	10	114,844
Other	68	1,183,841	5	10,875

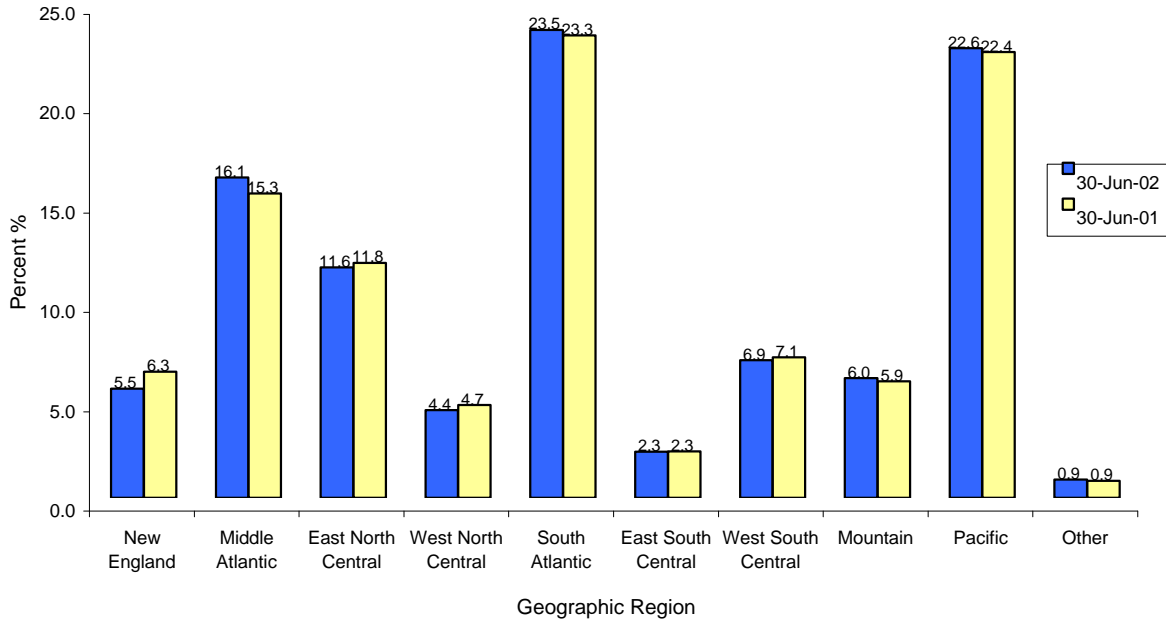
¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Chart O (4)
Commercial Mortgage Portfolio Holdings
Life Insurance Companies with Total Mortgage Portfolios over \$5 billion

DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY GEOGRAPHIC REGION



Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios Over \$5 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
APARTMENT - TOTAL	0.37	%	0.29	%	0.29	%	0.26	%
New England	1.94		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	0.61		0.62		0.63		0.60	
West North Central	-		-		-		-	
South Atlantic	0.65		0.65		0.63		0.60	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	0.83		0.83		0.82		0.56	
Pacific	-		-		-		-	
Other	-		-		-		-	
RETAIL - TOTAL	0.85		0.85		0.86		0.56	
New England	4.19		4.28		4.16			
Middle Atlantic	1.65		1.60		1.74		1.22	
East North Central	0.39		0.35		0.35		0.33	
West North Central	1.22		1.10		1.17		1.11	
South Atlantic	0.51		0.50		0.50		0.56	
East South Central	1.76		1.71		1.74		1.60	
West South Central	0.95		0.91		0.93		0.84	
Mountain	-		-		-		-	
Pacific	0.14		0.19		0.14		0.13	
Other	0.36		0.33		0.32			
OFFICE BUILDING - TOTAL	2.67		2.14		2.14		1.88	
New England	1.38		1.01		0.99		0.75	
Middle Atlantic	4.21		3.89		3.83		3.71	
East North Central	2.53		2.66		2.61		2.50	
West North Central	11.11		6.03		6.04		3.92	
South Atlantic	0.91		0.28		0.27		0.28	
East South Central	-		-		-		-	
West South Central	1.29		1.26		1.27		1.15	
Mountain	8.01		8.01		7.90		7.05	
Pacific	1.18		0.97		1.08		0.89	
Other	2.73		2.58		2.35		1.38	
INDUSTRIAL - TOTAL	0.50		0.51		0.49		0.39	
New England	5.66		5.59		5.54			
Middle Atlantic	1.57		1.55		1.50		1.23	
East North Central	0.79		1.19		1.15		0.97	
West North Central	0.92		0.89		0.90		0.80	
South Atlantic	0.02		0.02		-		0.29	
East South Central	-		-		-		-	
West South Central	0.09		0.09		0.04		0.04	
Mountain	0.11		0.10					
Pacific	0.09		0.09		0.09		0.11	
Other	13.95		8.43		8.36		7.93	

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

Mortgage Loans in Good Standing with Restructured Terms

Life Insurance Companies with Total Mortgage Portfolios Over \$5 Billion ¹

Property Type Geographic Division	Loans in Good Standing with Restructured Terms							
	Quarter Ending September 30, 2001		Quarter Ending December 31, 2001		Quarter Ending March 31, 2002		Quarter Ending June 30, 2002	
COMMERCIAL PROPERTIES								
HOTEL AND MOTEL- TOTAL	0.79	%	0.43	%	0.53	%	0.53	%
New England	-		-		1.37		1.38	
Middle Atlantic	-		-		-		-	
East North Central	0.99		0.98		0.98		0.95	
West North Central	-		-		-		-	
South Atlantic	2.14		1.08		1.08		1.06	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
MIXED USE - TOTAL	4.09		4.08		4.19		4.21	
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	23.86		23.92		23.34		23.86	
West North Central	-		-		-		-	
South Atlantic	-		-		-		-	
East South Central	-		-		-		-	
West South Central	-		-		-		-	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
OTHER COMMERCIAL - TOTAL	-		-		-		0.01	
New England	-		-		-		-	
Middle Atlantic	-		-		-		-	
East North Central	-		-		-		-	
West North Central	-		-		-		-	
South Atlantic	0.06		0.06		0.06		0.04	
East South Central	-		-		-		-	
West South Central	0.04		0.05		0.05		0.04	
Mountain	-		-		-		-	
Pacific	-		-		-		-	
Other	-		-		-		-	
TOTAL COMMERCIAL	1.51		1.27		1.27		1.07	
New England	1.96		1.63		1.69		0.50	
Middle Atlantic	2.46		2.25		2.25		2.06	
East North Central	1.94		2.02		1.99		1.90	
West North Central	5.75		3.20		3.28		2.20	
South Atlantic	0.73		0.41		0.40		0.44	
East South Central	0.71		0.68		0.68		0.60	
West South Central	0.63		0.62		0.62		0.59	
Mountain	2.76		2.72		2.68		2.38	
Pacific	0.49		0.43		0.46		0.39	
Other	1.83		1.39		1.32		0.92	

¹ Companies are classified based on mortgage holdings reported on the Mortgage Loan Portfolio Profile survey as of June 30, 2002.

APPENDIX A

Participating Companies in the Mortgage Loan Portfolio Survey June 30, 2002

Acacia Life Insurance Company	Massachusetts Mutual Life Insurance Company
Aegon USA Inc	Metropolitan Life Insurance Company
Aetna Life Insurance Company	Midwestern Life Insurance Company
Allianz Life	Minnesota Life Insurance Company
Allstate Insurance Company	MONY Life Insurance Company of America
Ameribest Life Insurance Company	Mutual Trust Life Insurance Company
American Express Financial	National Life Insurance Company
American General Investment Mgmt	Nationwide Life Insurance Company
American United Life Insurance Company	New York Life Insurance Company
Ameritas Life Insurance Corp	Northern Life Insurance
AmerUs Life Insurance Company	Northwestern Mutual Life Insurance Company
Bankers Life & Casualty Company	Ohio National Life Insurance Company
Bankers National Life	Pacific Life Insurance Company
Berkshire Life Insurance Company	Pan-American Life Insurance Company
Boston Mutual Life Insurance Company	Phoenix Home Life Mutual Insurance Company
Business Men's Assurance Company of America	Principal Life Insurance Company
Canada Life Assurance Company	Protective Life Insurance Company
Columbine Life Insurance Company	Provident Life Insurance Company
Columbus Life Insurance Company	Prudential Insurance Company of America
Connecticut General Life Insurance Company	Reliastar Life Insurance Company
Conseco Annuity Assurance Company	Reliastar of New York Insurance Company
Conseco Life Insurance Company	Security Life of Denver
Conseco Variable Insurance Company	Security of Connecticut Life Insurance Company
CUNA Mutual Life Insurance Company	Shenandoah Life Insurance Company
Equitable Life Assurance Society of the US	Southern Farm Bureau Life Insurance Company
Equitable Life Insurance Company of Iowa	Southland Life Insurance Company
General America Life Insurance Company	Standard Insurance Company
General Electric Capital Assurance Company	State Farm Life Insurance Company
Golden American Life Insurance Company	Teachers Insurance & Annuity Association of America
Guardian Life Insurance Company of America	Travelers Insurance Company
Horace Mann Life Insurance Company	Union Central Life Insurance Company
Jefferson-Pilot Life Insurance Company	United of Omaha Life Insurance Company
Jefferson Pilot Financial	United Presidential Life Insurance Company
Jefferson Pilot America	UNUM Life Insurance Company of America
John Hancock Financial	USG Annuity & Life Company
Life Insurance Company of Georgia	Washington National Insurance Company
Lincoln National Life Insurance Company	Western-Southern Life Assurance Company
Manufacturers Life Insurance Company	Western-Southern Life Insurance Company

APPENDIX B

Scope and Methodology of Survey

SURVEY COVERAGE

Include long-term mortgage loans held in the life insurance company general account and those underlying guaranteed investment contracts (GICs) in the separate accounts. If you are reporting for more than one life insurance company, you may file on a consolidated basis or file separate reports for each company. Please list on the form the names of the companies included.

Loan Packages should be included only if you are able to report on the mortgage delinquency and foreclosure experience of each individual loan in the package. If you are unable to report on this basis, exclude loan packages from this survey.

Credit Loans should be included only if the mortgage is the primary security for the loan.

DEFINITIONS

Loans Outstanding

Report the number and principal outstanding of long-term mortgage loans held, including loans in good standing with restructured terms, delinquent loans and loans in process of foreclosure. If you are including loan packages (see above), count each individual mortgage loan as one loan. (For example, if you have purchased a package of 100 single-family loans, report as 100 loans.)

Loans in Good Standing with Restructured Terms

This category applies to mortgages on commercial properties. Following is a definition of a workout loan and the determining factors as to when it enters and exits this category.

A workout is a loan for which the basic terms, such as interest rate, maturity date, collateral or guaranty, have been restructured as a result of actual or anticipated delinquency. A loan meeting the terms of its workout agreement will be classified in the category "Loans in Good Standing with Restructured Terms".

If the renegotiation which leads to an extension of the original maturity date is to cure an actual or anticipated delinquency, then the loan should be considered a restructured loan in

good standing. If, however, the loan is performing according to its original contract terms, and the borrower and lender agree to renegotiate the terms of the loan, including extending the maturity, then it should be considered a refinancing (new business) and, therefore, a performing mortgage.

A maturing balloon mortgage that has been refinanced or extended at below current market terms should be classified as a restructured loan. "Current market terms" means the borrower is paying a current market interest rate consistent with the collateral, maturity date and other terms of the mortgage. (A maturing balloon mortgage that has been refinanced or extended at current market terms should be considered a performing loan.)

A restructure begins when payments are received or accrued under the approved restructure agreement. While in negotiation a loan should be considered delinquent if payments are delinquent under the current ACLI definitions. The agreement may be an executed modification of the note or a letter of agreement signed by the lender and borrower.

A mortgage loan will no longer be included in the restructured category when **one or more** of the following events occurs:

1. The loan is paid in full or otherwise retired.
2. The loan becomes delinquent under the terms of the restructure agreement.
3. The loan is in process of foreclosure.
4. The borrower has resumed cash payments at the original contractual terms, including the interest rate and the duration of loan, on the current loan balance; the borrower also must have made cash payments of any interest or principal foregone during the restructure.
5. A mortgage loan will no longer be included in this section when **all** of the following conditions exist:
 - A. The loan to value ratio based upon a current appraisal is no greater than the applicable state of domicile's loan to value ratio limits for the first mortgages except that such ratio may also not be greater than 80%. The current appraisal must be performed by an independent appraiser except that this independent appraisal requirement does not apply to individual loans of the lesser of \$1 million or 5% of capital, and that the aggregate of such exempted loans shall not exceed 15% of total long term mortgage holdings; **and**
 - B. The coupon rate after restructuring is a current market rate. Such coupon rate

would:

- (1) be consistent with the coupon rate on new commercial mortgages of comparable terms made by the company in the quarter in which the restructure date occurred, **or**
 - (2) on the restructure date be not less than the quarterly average of new commercial mortgage loan rates of loans of comparable terms from the Survey of Mortgage Commitments on Commercial Properties by the American Council of Life Insurance, less one-half of a percentage point, **or**
 - (3) on the restructure date be not less than the average coupon rate of new commercial mortgage loans of comparable terms from the benchmark commercial loan pricing matrix as established quarterly by the National Association of Insurance Commissioners less one-half of a percentage point; **and**
- C. The restructured mortgage loan performs according to the new terms for at least two years.

Include only restructured loans that have gone into effect on or after January 1, 1986.

Delinquent Loans

Include all loans in process of foreclosure even though not delinquent as to scheduled payments, and loans having scheduled payments past due as follows:

Commercial and 1-4 Family Loans

- For monthly payment loans, delinquent loans include all loans two or more scheduled payments past due per original or restructured loan agreement. (Example - for the quarter ending March 31, a loan is considered delinquent if the February and March payments, regardless of the due date or grace periods, have not been paid as of March 31.)
- For mortgages paying on a basis other than monthly, treat these loans as if they were monthly payment mortgages and report as delinquent those loans two or more hypothetical monthly payments past due per original or restructured loan agreement. (Example - for the quarter ending March 31, a loan is considered delinquent if the February, or earlier payment, regardless of the due date or grace periods, has not been received by March 31).

Agricultural Loans

- Treat these loans as if they were monthly payment mortgages and report as delinquent those loans three or more hypothetical monthly payments past due per original or restructured loan agreement. (Example - for the quarter ending March 31, a loan is considered delinquent if the January or earlier payment, regardless of the due date or grace periods, has not been received as of March 31).

Loans in Process of Foreclosure

Report loans for which a foreclosure complaint, or its jurisdictional equivalent, has been filed, including any involved in a subsequent filing of bankruptcy. Also include all delinquent loans for which you are negotiating for a deed in lieu of foreclosure.

Loans Foreclosed Since January 1

Include loans for which title to the property or entitling certificate has been acquired during the calendar year, either through foreclosure or voluntary conveyance in lieu of foreclosure.

Report quarterly on a cumulative basis throughout the year.

Report the number of loans and their principal outstanding at the time foreclosure action was completed. Include any amounts capitalized for interest, foreclosure costs and any other advances made to protect the collateral.

Detail by geographic region and property type should be shown for all loans in this column even if this detail is not available for the portfolio holdings.

Do not include as foreclosed loans, those loans redeemed by the original mortgagor or loans in redemption period (see above).

Principal Losses Incurred on Properties Foreclosed in the Current Year

Report the principal outstanding (including amounts capitalized for interest, foreclosure costs and advances made to protect the collateral) at time of foreclosure less the amount transferred to real estate. This is published annually in the December 31st bulletin.

PROPERTY TYPE DEFINITIONS

1-4 Family

Includes dwellings housing one, two, three or four families, mobile homes, and individual apartment units within condominiums.

Commercial Properties

Apartment includes dwellings for more than four families, usually associated with garden apartments and high-rise apartment complexes. Also includes cooperatives and loans for development of condominium buildings. (A loan secured by an individual apartment within a condominium is classified as 1-4 family.)

Office Building includes office, medical office, post office, and loft buildings.

Retail includes shopping centers, department stores, supermarkets, retail stores, and specialty shops.

Hotel and Motel includes any establishment providing lodging and usually meals and various personal services for the public.

Industrial includes warehouses, R&D, manufacturing plants, production and assembly facilities, and public utility buildings. Also includes such hybrid properties as office/warehouse, office/R&D, warehouse/R&D, and office/showroom/R&D.

Mixed Use includes buildings (or a large single building) representing a number of different property types, each of which covers a sizable amount of space and produces a sizable amount of gross income, and each of which represents a sizable proportion of total space and total gross income. A mixed-use project consists of a combination of two or more principal uses -- such as office building, hotel, retail, and residential.

Other Commercial includes mobile home parks, nursing homes, congregate care centers, religious, educational, hospitals, social and recreation facilities, restaurants, parking garages, convention centers, merchandise marts, technology marts and land loans.

Agricultural

Agribusiness -- The production and/or manufacture of a product as a result of adding value to an agricultural commodity or forest product. In order for a loan to be classified as such it would need to derive over 50% of gross income from this endeavor. Examples would be a grain elevator, flourmill, winery, or a sawmill.

Timber -- A loan is classified as a timber loan if at least 51% of the market value (land and timber) of the security is attributable to land supporting a timber crop that is or will be of commercial value.

Annual Crops -- Farming operations that involve the planting and harvesting of crops over a 12-month period. A new crop is being planted at least once every 12 months.

Permanent Crops -- Farming operations where the value of the crop planted is capitalized and depleted over the useful life of the crop; each crop having a useful life of more than 12 months.

Livestock Production -- The concentrated production of domestic animals, poultry, or fish. In order for a loan to be classified as such it would need to derive over 50% of gross income from the livestock production activity. Examples would be cattle, hogs, turkeys, catfish and layer operations.

GEOGRAPHIC DIVISIONS

<u>New England</u>	<u>West North Central</u>	<u>East South Central</u>	<u>Pacific</u>
Connecticut	Iowa	Alabama	Alaska
Maine	Kansas	Kentucky	California
Massachusetts	Minnesota	Mississippi	Hawaii
New Hampshire	Missouri	Tennessee	Oregon
Rhode Island	Nebraska		Washington
Vermont	North Dakota	<u>West South Central</u>	n
	South Dakota	Arkansas	
<u>Middle Atlantic</u>		Louisiana	<u>Other</u>
New Jersey	<u>South Atlantic</u>	Oklahoma	Puerto
New York	Delaware	Texas	Rico
Pennsylvania	District of Columbia		U.S.
	Florida	<u>Mountain</u>	Territories
<u>East North Central</u>	Georgia	Arizona	and
Illinois	Maryland	Colorado	Possession
Indiana	North Carolina	Idaho	s
Michigan	South Carolina	Montana	Canada
Ohio	Virginia	Nevada	Other
Wisconsin	West Virginia	New Mexico	Foreign
		Utah	
		Wyoming	