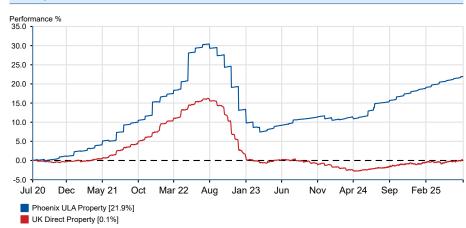


Phoenix ULA Property

Past performance overview fund vs. sector



10/07/2020 - 10/07/2025 Powered by data from FE fundinfo

| Cumulative performance (%) | | | | | | |
|----------------------------|------|------|------|------|-------|-------|
| | YTD | 3m | 6m | 1y | 3ys | 5ys |
| Phoenix ULA Property | +3.1 | +1.2 | +2.8 | +6.1 | -6.4 | +21.9 |
| UK Direct Property | +0.9 | +1.0 | +0.9 | +2.2 | -13.8 | +0.1 |

Discrete performance (%)

| | YTD | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------|------|------|------|------|-------|------|
| | TID | 2024 | 2020 | LULL | 2021 | 2020 |
| Phoenix ULA Property | +3.1 | +6.5 | -2.0 | -1.6 | +13.7 | -1.4 |
| UK Direct Property | +0.9 | +0.7 | -2.3 | -7.3 | +9.1 | -4.9 |

Growth of £1000 over 3 years

Total return performance of the fund rebased to 1000. Your actual return would be reduced by the cost of buying and selling the fund, and inflation.



All prices in Pence Sterling (GBX) unless otherwise specified. Price performance figures are calculated on a bid price to bid price basis with net income (dividends) reinvested. Performance figures are shown in Sterling.

| Fund | ob | jective |
|-------|----|---------|
| i unu | | |

To achieve medium to long term capital growth primarily through investment in a directly held portfolio of UK commercial property. The Manager will have regard to the mix of assets held to reduce variation in performance and diversify against specific risk. Preference for lower risk properties with secure income streams let to sound tenants on long leases with upward only rent reviews. Selective refurbishment and limited direct development permitted.

| Detailed fund information | | | | |
|---------------------------|---------------------|---------------------|--|--|
| Unit name | Phoenix | ULA Property | | |
| FE fundin | fo Crown Rating | N/A | | |
| Sector | UK | Direct Property | | |
| Domicile | U | nited Kingdom | | |
| Fund curr | ency | GBX | | |
| Unit curre | ncy | GBX | | |
| Launch da | ate | 28-Feb-1986 | | |
| Fund size | | n/a | | |
| Primary a | sset class | Property | | |
| Inc / Acc | | Accumulating | | |
| Price and | charges | | | |
| Bid price | (as at 10-Jul-2025) | GBX 1481.30 | | |
| Offer price | (as at 10-Jul-2025) | GBX 1559.20 | | |
| Initial cha | rge | n/a | | |
| Annual charge | | n/a | | |
| Codes | | | | |
| Citicode ISIN | 0 | RY07 B0007554305 | | |
| | | | | |

Management information

| Address | 287 St. Vincent Street, Glasgow |
|---------|---|
| Tel | +44 (0)141 275 9230 (Fax Number) 44(0)141 565 7579 (Main Number) |

Website

http://www.phoenixlifegroup.co.uk

Source: FE fundinfo You should not use past performance as a suggestion of future performance. It should not be the main or sole reason for making an investment decision. The value of investments and any income from them can fall as well as rise. You may not get back the amount you invested. Tax concessions are not guaranteed their value will depend on individual circumstances and may change in the future. Fund performance data is based on a (bid to bid) basis and doesn't take into account fees and expenses which are specific to individual plans. Details are available on request.

Phoenix ULA Property

Asset allocation

No Breakdown Data available

Regional breakdown

No Breakdown Data available

Sector breakdown

No Breakdown Data available

Top ten holdings

No holdings data available



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