



## Phoenix ULA Property

### Fund objective

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 fundinfo Crown Rating** N/A

**Sector** UK Direct Property

**Domicile** United Kingdom

**Fund currency** GBX

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**Launch date** 28-Feb-1986

**Fund size** n/a

**Primary asset 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 charge** n/a

**Annual charge** n/a

### Codes

**Citicode** RY07

**ISIN** GB0007554305

### Management information

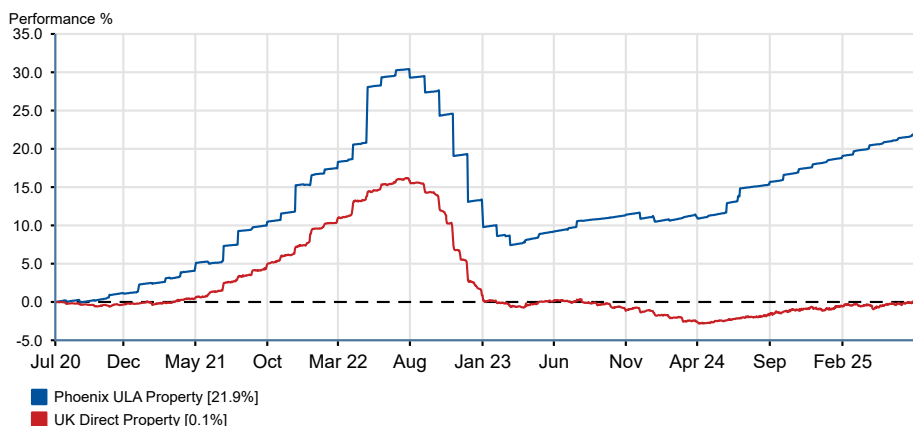
**Address** 287 St. Vincent Street,  
Glasgow

**Tel** +44 (0)141 275 9230 (Fax Number)  
44(0)141 565 7579 (Main Number)

### Website

<http://www.phoenixlifegroup.co.uk>

### Past performance overview fund vs. sector



09/07/2020 - 09/07/2025 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	+1.1	+2.1	-13.8	+0.1

### Discrete performance (%)

	YTD	2024	2023	2022	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.



■ Fund

08/07/2022 - 10/07/2025 Powered by data from FE fundinfo

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.

## 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