



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

FE FUNDING RATING

Sector UK Direct Property

Domicile United Kingdom

Fund currency GBX

Unit currency GBX

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

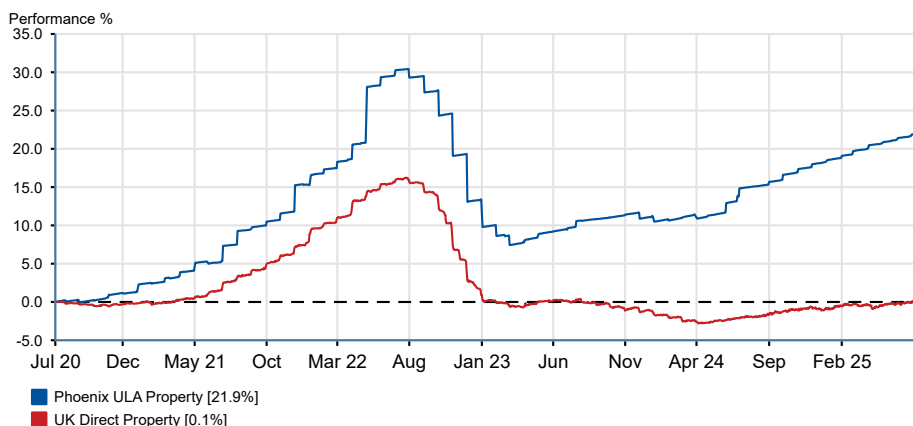
Address 287 St. Vincent Street,
Glasgow

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



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
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

11/07/2022 - 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