

Real Estate Mutual Fund

Ticker	REITX
Fund Name	Phoenix-Seneca RE Securities Fund
Main Telephone	800-243-1574
Main Fax	781-796-3245
Website Address	www.phoenixinvestments.com
Total Assets (in millions) as of 12/31/02	\$22.5

Top Ten Holdings as of 12/31/02

1.	Redwood Trust	5.39%
2.	FREDDIE MAC	5.16%
3.	Simon Property Group	5.08%
4.	iStar Financial	4.84%
5.	Glenborough Realty Trust	4.80%
6.	Federal National Mortgage Assoc	4.22%
7.	New Castle Corp	3.84%
8.	Chateau Communities	3.73%
9.	Allied Capital Corp	3.67%
10.	Cendant Corp	3.66%

Total Return

2002	Trailing 3-Year	Trailing 5-Year
(3.17%)	12.66%	1.91%

Data as of 12/31/02

Source: *Realty Stock Review*, Company Websites
and Lipper Inc. (Total Return Data)