

**INVESTMENT OVERVIEW**

The Fund seeks attractive long-term returns by providing global real estate securities exposure, emphasizing companies with revenues driven by rental income. The highly experienced portfolio team applies a disciplined, bottom-up investment process, focusing on high-quality commercial real estate owner/operators that derive more than 70% of revenue from rents.

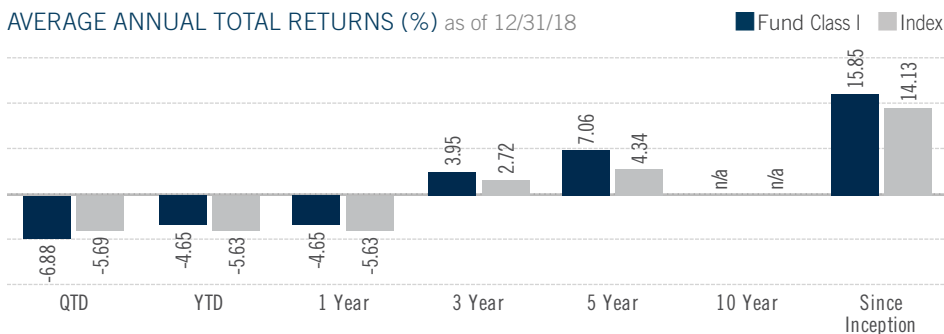
**KEY FEATURES**

**Attractive Income and Growth Potential** — Pursues the stable cash flows offered by rental contractual revenues, emphasizing REITs with strong management teams focused on long-term value creation

**Broadens Portfolio Diversification** — Provides exposure to the lower correlations the global real estate market has historically exhibited to traditional stocks and bonds

**Lower Volatility Approach** — High-conviction, lower-turnover portfolio of 80-90 securities, strives to benefit from valuation inefficiencies and the historically higher long-term risk-adjusted returns of rental property companies over non-rental companies

**AVERAGE ANNUAL TOTAL RETURNS (%) as of 12/31/18**



Performance data quoted represents past results. Past performance is no guarantee of future results and current performance may be higher or lower than the performance shown. Investment return and principal value will fluctuate, so your shares, when redeemed, may be worth more or less than their original cost. Please visit [Virtus.com](http://Virtus.com) for performance data current to the most recent month-end.

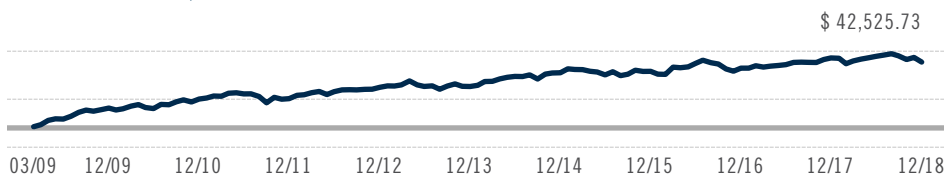
The fund class gross expense ratio is 1.19%. The net expense ratio is 1.15%, which reflects a contractual expense reimbursement in effect through 1/31/2020.

Average annual total return is the annual compound return for the indicated period and reflects the change in share price and the reinvestment of all dividends and capital gains. Returns for periods of one year or less are cumulative returns. Class I shares have no sales charges or distribution or service fees, therefore their returns do not reflect these expenses. Fees and expenses vary, and other share classes are subject to sales charges and fees. Class I shares are offered primarily to eligible institutional investors who purchase the minimum amounts required as described in the prospectus and may not be available to all investors. For fund performance on other share classes, please visit [www.virtus.com](http://www.virtus.com).

**ANNUAL PERFORMANCE (%)**

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
<b>Fund</b>	-4.65	13.02	4.21	1.93	22.84	1.36	23.70	0.83	23.41	n/a
<b>Index</b>	-5.63	10.36	4.06	-0.79	15.02	3.67	27.73	-6.46	19.63	n/a

**GROWTH OF \$10,000**



This chart assumes an initial investment of \$10,000 made on 3/2/2009. As of 12/31/2018 the fund value would have been \$42,525.73. Fund performance assumes reinvestment of dividends and capital gain distributions. This growth reflects no front end sales charges.

**FUND INFORMATION**

	Ticker	CUSIP
A Shares	VGSA	92828R412
C Shares	VGSC	92828R396
I Shares	VGIS	92828R388
R6 Shares	VRGE	92828W239

Inception Date	03/02/09
AUM (\$ millions)	167.9
Number of Holdings	64
Dividends	Semi-Annually
Morningstar Category	Global Real Estate
Lipper Category	Global Real Estate Funds
Index	FTSE EPRA Nareit Developed Index (net)

**MORNINGSTAR RATINGS**

Time Period	# of Stars	# of Funds
Overall	★★★★★	192
3 Year	★★★★★	192
5 Year	★★★★★	152
10 Year	Not Rated	n/a

Strong ratings are not indicative of positive fund performance.

**INVESTMENT ADVISER**

Virtus Investment Advisers, Inc.

**INVESTMENT SUBADVISER**



Duff & Phelps Investment Management pursues a limited number of specialized investment strategies with exceptional depth of resources and expertise. Since their earliest beginnings, providing research and analysis of income producing securities to Depression-era investors, their attention has been set on identifying attractive opportunities and strategies, while managing the associated risks. Today, building on their distinguished legacy, Duff & Phelps has earned a reputation as a leader in investing in Global Listed Infrastructure, Global Listed Real Estate, MLPs & Energy, and International Equity. Quality. Reliability. Specialization. Since 1932.

**PORTFOLIO MANAGERS**

**Geoffrey P. Dybas, CFA**  
Industry start date: 1989  
Start date with Fund: 2009

**Frank J. Haggerty, Jr., CFA**  
Industry start date: 1996  
Start date with Fund: 2009

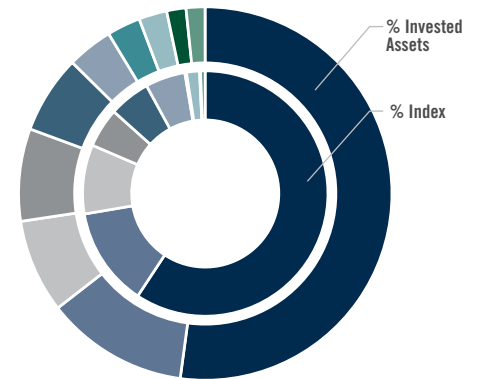
CHARACTERISTICS	Fund	Index
Avg. Weighted Market Cap (bn)	10.63	12.32
Median Market Cap (bn)	4.11	2.12
Trailing P/E Ex-Negative Earnings	15.80	16.13
Price-to-Cash Flow	14.50	14.25
Price-to-Book Value	1.53	1.49
3-Year EPS Growth Rate	6.14	6.06
5-Year EPS Growth Rate	17.36	13.51
Active Share	66.74	n/a

RISK STATISTICS (3 YEAR)	Fund	Index
Alpha	1.20	n/a
Beta	1.01	1.00
R <sup>2</sup>	0.97	1.00
Sharpe Ratio	0.27	0.16
Standard Deviation	11.12	10.82

TOP TEN HOLDINGS	% Fund
Prologis, Inc.	4.21
Vonovia SE	3.35
Digital Realty Trust, Inc.	3.03
Simon Property Group, Inc.	3.02
Mitsubishi Estate Company, Limited	3.00
Wharf Real Estate Investment Co. Ltd.	2.86
Link Real Estate Investment Trust	2.55
Sun Communities, Inc.	2.53
Alexandria Real Estate Equities, Inc.	2.52
UNITE Group plc	2.50

Holdings are subject to change.

TOP TEN COUNTRIES



	% Invested Assets	% Index
United States	48.76	52.72
Japan	11.54	11.60
Hong Kong	7.59	8.09
United Kingdom	7.49	4.64
Germany	6.32	4.81
Australia	3.71	4.69
Ireland	2.70	0.19
France	2.28	1.53
Norway	1.56	0.11
Spain	1.54	0.55

IMPORTANT RISK CONSIDERATIONS

**Equity Securities:** The market price of equity securities may be adversely affected by financial market, industry, or issuer-specific events. Focus on a particular style or on small or medium-sized companies may enhance that risk. **Industry/Sector Concentration:** A fund that focuses its investments in a particular industry or sector will be more sensitive to conditions that affect that industry or sector than a non-concentrated fund. **Real Estate:** The fund may be negatively affected by factors specific to the real estate market, including interest rates, leverage, property, and management. **Foreign & Emerging Markets:** Investing internationally, especially in emerging markets, involves additional risks such as currency, political, accounting, economic, and market risk. **Prospectus:** For additional information on risks, please see the fund's prospectus.

GLOSSARY

**Avg. Weighted Market Cap (bn):** The total dollar market value of all of a company's outstanding shares. **Trailing P/E Ex-Negative Earnings:** Per share stock price divided by the latest 12-months earnings per share. **Price-to-Cash Flow:** Per-share stock price divided by the per-share operating cash flow. **Price-to-Book Value:** A ratio used to compare a stock's market value to its book value. **3-Year EPS Growth Rate:** Average of earnings per share growth for latest 3-year period. **5-Year EPS Growth Rate:** Average of earnings per share growth for latest 5-year period. **Active Share:** A measure of the percentage of stock holdings in a manager's portfolio that differ from the benchmark index. **Alpha:** A risk-adjusted measure of an investment's excess return relative to a benchmark. **Beta:** A quantitative measure of the volatility, or systematic risk, of a security or a portfolio in comparison to the market as a whole. **R<sup>2</sup>:** A measure that represents the percentage of a fund or security's movements that can be explained by movements in a benchmark index. **Sharpe Ratio:** A risk-adjusted measure calculated using standard deviation and excess return to determine reward per unit of risk. **Standard Deviation:** Measures variability of returns around the average return for an investment portfolio. Higher standard deviation suggests greater risk.

INDEX DEFINITION

Index: The FTSE EPRA Nareit Developed Index (net) is a free-float market capitalization-weighted index measuring publicly traded equity REITs and listed property companies from developed markets, which meet minimum size and liquidity requirements. The index is calculated on a total return basis with net dividends reinvested. The index is unmanaged, its returns do not reflect any fees, expenses, or sales charges, and is not available for direct investment.

Morningstar Rating™ for funds, or 'star rating,' is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange-traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods. Ratings do not take into account the effect of sales charges and loads.

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