U. S. REIT STRATEGY MANAGED ACCOUNTS

DUFF & PHELPS
A VIRTUS INVESTMENT PARTNER

FACT SHEET & COMMENTARY

Quarter Ending December 31, 2023

INVESTMENT PHILOSOPHY

We believe our rigorous fundamentally driven investment process will produce superior performance over time.

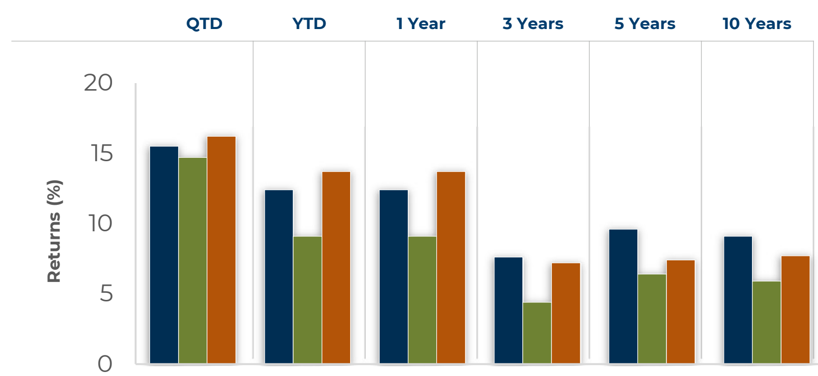
We focus on high quality owner/operators of real estate because our research shows they have offered durable cash flows and attractive risk-adjusted returns.

The value of listed real estate securities is a compilation of not only the underlying asset values but also the value of management's ability to capitalize on opportunities.

We believe successful real estate investing requires active management and patience to take advantage of multi-year value creation opportunities.

Capping AUM at 1% of the investment universe preserves our trading flexibility, liquidity, and potential for repeatable results.

COMPOSITE PERFORMANCE (%) [1]



	QTD	YTD	1 Year	3 Years	5 Years	10 Years
Gross Return	15.5	12.4	12.4	7.6	9.6	9.1
Net Return	14.7	9.1	9.1	4.4	6.4	5.9
FTSE Nareit Equity REITs Index	16.2	13.7	13.7	7.2	7.4	7.7

PORTFOLIO STRATEGY

Holdings	Typically 25-45 securities
Sector Exposure	Greater of 1.5x benchmark plus or minus, or the benchmark sector weight plus or minus 500 bps
Single Position Limit	Greater of 10% of portfolio or 2% over benchmark
Cash	Typically fully invested
Benchmark	FTSE Nareit Equity REITs Index

PORTFOLIO CHARACTERISTICS

	Portfolio[2]	Benchmark
FFO Multiple (P/E), 2024 est.	18.1x	17.2x
Earnings Growth Rate, 5-year est.	6.4%	5.6%
Dividend Yield	3.8%	4.1%
Dividend Growth, 5-year est.	7.2%	6.2%
Weighted Avg. Market Cap (bn)	$43.2	$37.6

Sources: FTSE, Bloomberg Finance L.P., Duff & Phelps

TOP TEN HOLDINGS[3]

	Portfolio(%)[2]
Prologis Inc.	11.9
Equinix Inc.	7.2
Public Storage	5.6
Digital Realty Trust Inc.	5.4
Welltower Inc.	5.3
Realty Income Corp.	5.1
Ventas Inc.	4.8
Sun Communities Inc.	4.4
Vici Properties Inc.	4.2
Simon Property Group Inc.	4.0

RISK/RETURN (10 YEARS)[2]

	Composite Gross	Composite Net	Benchmark
Alpha	1.6%	-1.4%	-
Total Return Beta	1.0	1.0	1.0
Sharpe Ratio	0.5	0.3	0.4
Standard Deviation	17.4%	17.4%	17.9%
Information Ratio	0.6	-0.8	-
Tracking Error	2.3	2.3	-

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Past performance is not indicative of future results. *Net of fee performance was calculated monthly using an assumed highest bundled fee of 3.00%.*

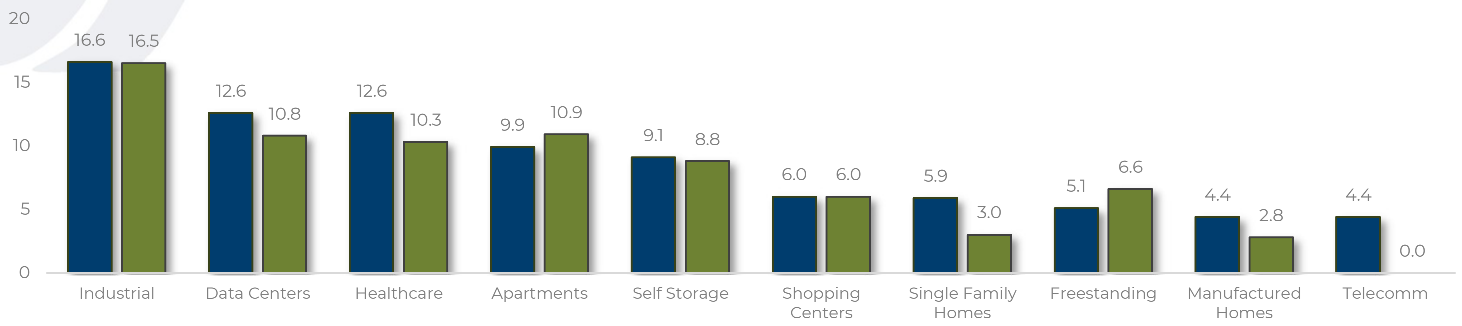
[1] Inception date is January 1, 1995. Periods over one year are annualized. Please see the GIPS Composite Report on the final page for more information.

[2] Portfolio information is based on a representative institutional account excluding cash. Holdings are subject to change.

[3] It should not be assumed that securities identified were or will be profitable. The top ten holdings list represents the largest percentage holdings at quarter end of a representative institutional account excluding cash and does not represent all of the securities held in client portfolios. The securities identified may no longer be held in client portfolios and the holdings of any particular client portfolio may vary. The list is provided for illustrative purposes and should not be considered a recommendation to purchase or sell a particular security. ***Please see important disclosure information.***

Quarter Ending December 31, 2023

TOP TEN PORTFOLIO SECTOR WEIGHTS VS. BENCHMARK(%)[2]



Source: Bloomberg Finance L.P.

MARKET REVIEW

The investment landscape throughout 2023 was marked by the undulating trajectory of interest rates. The first three quarters saw interest rates navigating a terrain of heightened volatility as they moved to levels not seen since 2007. This created an environment of uncertainty for investors, primarily in bonds and capital-intensive sectors, such as real estate. However, a pivotal moment occurred in late October as softer CPI data allowed central banks some breathing room, which signaled a notable shift in this trend. For context, the yield on the U.S. 10-year Treasury started the year at 3.9% and peaked at 5.0% in late October, before finishing the year at 3.9% for a full round trip.

The notable decline in interest rates, over the last two months, played a big role in propelling global financial markets higher. Amidst the broader market rally, sectors sensitive to interest rate movements, such as technology and longer-maturity bonds, experienced notable gains. However, the S&P real estate sector demonstrated remarkable resilience, coming in as the top-performing S&P sector over the fourth quarter. Performance across real estate was led by sectors that had been primarily out of favor over the year, such as regional malls, cell-tower, and office. Conversely, the property sectors that led real estate for most of the year lagged the broad index, such as healthcare, single-family rentals, and data centers. Despite interest rates moving higher over the past two years, listed real estate has demonstrated operational efficiency through positive earnings and cash flow growth.

PORTFOLIO REVIEW

The Duff & Phelps U.S. Real Estate Securities strategy underperformed the benchmark during the quarter, with sector allocation as the main driver, which was partially offset by positive security selection. While we outperformed for the first two months of the quarter, the market took an aggressive interpretation of the timing of the Fed's first rate cut from Chairman Powell's remarks in December, and, in our view, caused those companies with relatively poor fundamental outlooks and balance sheets to outperform significantly, thus leading to underperformance for the strategy in the quarter. As we go to print, we see that being unwound.

Relative performance for the strategy was driven by an overweight allocation to telecommunication REITs, followed by selection within the healthcare sector, and selection and underweight to apartment REITs. The strategy's selection within the self storage sector was the largest detractor, due to the underweight in Extra Space Storage. Furthermore, the strategy's overweight to single-family homes and underweight to the specialty sector detracted from performance.

At the security selection level, our largest positive attribution contributors came from an overweight position to Ventas (VTR), not owning Omega Healthcare (OHI), and an overweight to Apartment Income REIT (AIRC). Ventas benefited from increased occupancy, which helped preserve and increase growth prospects looking into the years ahead. Omega underperformed on lingering tenant health concerns as compared to peers. Apartment Income REIT outperformed on good earnings, highlighting its potential for above average earnings and FFO growth, compared to the broad apartment sector.

PORTFOLIO REVIEW CONT.

The underweight to Extra Space Storage (EXR) was the portfolio's primary detractor, followed by not owning Essex Property Trust (ESS) or Kimco Realty (KIM). Following a period of underperformance for Extra Space Storage due to concerns on its floating rate exposure and execution of its Life Storage merger, the company bounced back after its earnings results suggested that merger synergies were on track, and that the deceleration in pricing trends may have eased. While this is a step in the right direction, we currently prefer those with more primary market exposure, and less merger execution risk. Essex Property Trust gained traction after posting better than anticipated earnings and highlighting improving delinquency rates. We remain underweight ESS on the concern that the West Coast's lag in economic reopening and outbound migration trends may continue. Kimco Realty performed well during the quarter on earnings from the third quarter slightly outpacing expectations. Based on current pricing, we see more attractive relative value in other shopping center sector names.

INVESTMENT OUTLOOK

The Duff & Phelps Real Estate Securities Team expects global economic growth to slow in response to higher interest rates and quantitative tightening. Unlike last year, in 2024 we expect the Fed to lower rates to curtail hard landing risk surrounding the November presidential election, which in our view will benefit listed real estate.

Naturally, just as we expect the economy to slow, we expect listed real estate cash flow to remain positive yet decelerate across many property sectors, as companies absorb higher financial and operating costs. Quality and resiliency in the form of well-positioned balance sheets and sustainable growth in cash flow and dividends will likely be preferred by investors as we continue to face an uncertain economic environment.

Fundamentally, secular growth drivers should continue to benefit data centers and logistics. Within the U.S. healthcare property sector, senior housing operating properties and skilled nursing facilities will continue to see an improvement in occupancy. And pricing power should increase further in senior housing. Self storage has been impacted by the moderation in housing turnover caused by higher interest rates and, in certain markets, a higher level of new supply, which is negatively impacting pricing for new customers. The residential apartments subsector in the U.S. is also in the process of digesting a significant amount of new supply over the next 12 to 18 months. The office property sector will likely remain one of the more challenging and controversial sectors.

Given the capital that has been raised by private equity sponsors on a global basis, the new year may see a pick-up in public-to-private M&A activity, particularly if debt availability and pricing improve and global listed real estate continues to trade at discounted valuations.

In our view, listed real estate has shown an ability to outperform following the end of a rising interest rate cycle, and should clearly be a beneficiary of lower rates. With an abundance of private capital on the sidelines and discounted pricing available via listed real estate, arguably at wholesale prices, we see listed real estate as much more attractive than private real estate.

As always, thank you for your continued support of our team and investment strategy.

GEOFFREY DYBAS, CFA
Senior Portfolio Manager
and Head of Real Estate

FRANK HAGGERTY, CFA
Senior Portfolio Manager

Important Risk Considerations:

Equity securities: The market price of equity securities may be 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 portfolio 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 portfolio.
Real Estate Investment: The portfolio may be negatively affected by factors specific to the real estate market, including interest rate, leverage, property, and management.
Market volatility: Local, regional, or global events, such as war, acts of terrorism, the spread of infectious illness, or other public health issues, recessions, or other events, could have a significant impact on the strategy and its investments, including the hampering of the ability of the portfolio manager(s) to invest portfolio assets as intended.

GIPS COMPOSITE REPORT

Year-end (12/31)	Annual Composite Return (%) Gross	Annual Composite Return (%) Net	Annual Benchmark Return (%)	3-Year Annualized Standard Deviation (%) Composite	3-Year Annualized Standard Deviation (%) Benchmark	Number of Accounts	Asset-weighted Dispersion (%)	Composite Assets (US $M)	Firm Total Assets (US $B)	% of Bundled Fee Accounts in Composite
2023	12.39	9.07	13.73	20.89	20.95	11	0.1	1327.7	12.3	0%
2022	-25.38	-27.59	-24.37	22.52	23.46	11	0.1	1,212.7	12.0	0%
2021	48.38	43.99	43.24	18.39	19.81	11	0.4	2,032.0	12.2	0%
2020	-1.12	-4.04	-8.00	18.34	20.02	11	0.6	1,488.6	10.6	0%
2019	28.72	24.91	26.00	11.57	12.04	10	0.1	1,479.6	11.2	0%
2018	-5.32	-8.12	-4.62	13.35	13.38	10	0.1	1,274.4	9.0	0%
2017	7.28	4.13	5.23	13.03	13.11	11	0.1	1,679.2	10.2	0%
2016	8.00	4.82	8.52	14.92	14.80	10	0.2	1,814.1	10.3	0%
2015	3.63	0.57	3.20	14.30	14.37	10	0.1	1,756.9	9.2	0%
2014	33.08	29.23	30.14	13.27	13.08	10	0.0	2,088.2	10.8	0%
2013	1.76	-1.25	2.47	16.92	16.51	8	0.1	1,648.4	9.2	0%

Duff & Phelps Investment Management Co. claims compliance with the Global Investment Performance Standards (GIPS®) and has prepared and presented this report in compliance with the GIPS standards. Duff & Phelps Investment Management Co. has been independently verified for the periods January 1, 1993 through December 31, 2022. The verification reports are available upon request. A firm that claims compliance with the GIPS standards must establish policies and procedures for complying with all the applicable requirements of the GIPS standards. Verification provides assurance on whether the firm's policies and procedures related to composite and pooled fund maintenance, as well as the calculation, presentation, and distribution of performance, have been designed in compliance with the GIPS standards and have been implemented on a firm-wide basis. Verification does not provide assurance on the accuracy of any specific performance report. GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein.

1. **Organization –** Duff & Phelps Investment Management Co. ("Duff & Phelps" or the "firm") is a registered investment adviser and a wholly owned subsidiary of Virtus Investment Partners. Duff & Phelps manages assets on behalf of institutional and retail separate accounts and open-end and closed-end funds. Registration of an investment adviser does not imply any level of skill or training.
2. **Composite Description –** The U.S. REIT Managed Account Composite includes all fully discretionary wrap/SMA accounts (excluding UMA assets) managed by the firm that focus their investments in U.S. real estate investment trust securities with the objective of producing excess returns above the FTSE Nareit Equity REITs Index over a full market cycle (i.e., three- to seven-year horizon). Material risks, in addition to market risk or potential strategy underperformance, include sector concentration risks and risk factors specific to U.S. real estate securities. The inception date of the U.S. REIT Managed Account Composite was January 1, 1995 and the Composite was created on November 30, 2018. Performance results from inception are based on the U.S. REIT Composite, a composite consisting of institutional accounts, and managed in the same strategy. Going forward, wrap/SMA accounts will be added to the U.S. REIT Managed Account Composite following grace period upon account inception.

   Composite policy requires the temporary removal of any account incurring a significant cash flow. Effective July 1, 2016, a significant cash flow is defined as a client-initiated inflow or outflow of cash or securities of 25% or more of beginning period assets. From April 1, 2014 through June 30, 2016, temporary accounts were utilized to remove the impact of significant cash flows of 10% or more. From August 1, 2009 through March 31, 2014, Composite policy required the temporary removal of any account incurring a significant cash flow of 10% or more.
3. **Benchmark –** The Composite Benchmark is the FTSE Nareit Equity REITs Index, a free-float market capitalization-weighted index measuring U.S. publicly listed equity real estate investment trusts (REITs) not designated as timber or infrastructure REITs, which meet minimum size and liquidity criteria.
4. **Calculations -** Returns are total, time-weighted rates of return expressed in U.S. dollars and include accrued income. The Composite and Benchmark results reflect the reinvestment of dividends and other earnings. The annual dispersion is asset-weighted and measures the deviation of individual portfolio gross returns around gross Composite returns for portfolios in the Composite for the entire year. The 3-year annualized ex-post standard deviation measures the variability of gross Composite returns and the Benchmark returns over the preceding 36-month time period.
5. **Performance and Fee Information –** Investment performance returns are presented on both a gross of fee and net of fee basis. Gross composite returns are calculated net of trading costs, but do not reflect any deduction for investment advisory fees, custodial charges or other costs that a client might incur in connection with the management of an account. Net of fee performance was calculated monthly using an assumed highest bundled fee of 3.00%, the highest wrap fee schedule for the product. Bundled fees include trading and administrative fees, investment management fees and advisory fees; and actual bundled fee rates are determined at the platform sponsor level. Returns realized by clients will be reduced by these costs. Actual investment advisory fees incurred by clients may vary. Index returns do not reflect the deduction of any fees.
6. **Additional Information –** A list of all composite and pooled fund investment strategies offered by the firm, with a description of each strategy, is available upon request. The type of portfolios in which each strategy is available (segregated account, limited distribution pooled fund, or broad distribution pooled fund) is indicated in the description of each strategy. Duff & Phelps's policies for valuing investments, calculating performance and preparing GIPS reports are available upon request.