

**VIRTUS DUFF & PHELPS REAL ESTATE SECURITIES SERIES**  
**SCHEDULE OF INVESTMENTS (Unaudited)**  
**SEPTEMBER 30, 2023**

(\$ reported in thousands)

	Shares	Value		Shares	Value
<b>COMMON STOCKS—98.5%</b>			<b>Single Family Homes—6.6%</b>		
<b>Real Estate Investment Trusts—98.5%</b>			American Homes 4 Rent Class A	95,400	\$ 3,214
<b>Data Centers—12.4%</b>			Invitation Homes, Inc.	63,850	2,023
Digital Realty Trust, Inc.	33,100	\$ 4,006			5,237
Equinix, Inc.	8,127	5,902	Total Residential		17,813
		9,908	<b>Retail—7.4%</b>		
<b>Diversified REIT—4.3%</b>			<b>Regional Malls—1.5%</b>		
Realty Income Corp.	68,305	3,411	Simon Property Group, Inc.	10,941	1,182
<b>Gaming REITs—4.4%</b>			<b>Shopping Centers—5.9%</b>		
VICI Properties, Inc. Class A	121,937	3,549	Brixmor Property Group, Inc.	105,942	2,201
<b>Health Care—12.6%</b>			Kimco Realty Corp.	22,270	392
Healthpeak Properties, Inc.	74,390	1,366	Regency Centers Corp.	36,000	2,140
Sabra Health Care REIT, Inc.	71,300	994			4,733
Ventas, Inc.	89,000	3,749	Total Retail		5,915
Welltower, Inc.	47,790	3,915	<b>Self Storage—10.1%</b>		
		10,024	CubeSmart	72,030	2,746
<b>Industrial/Office—18.5%</b>			Extra Space Storage, Inc.	11,721	1,425
<b>Industrial—15.8%</b>			Public Storage	14,810	3,903
Prologis, Inc.	83,976	9,423			8,074
Rexford Industrial Realty, Inc.	63,725	3,145	<b>Specialty—3.9%</b>		
		12,568	American Tower Corp.	12,210	2,008
<b>Office—2.7%</b>			SBA Communications Corp. Class A	5,400	1,081
Alexandria Real Estate Equities, Inc.	13,043	1,305			3,089
Cousins Properties, Inc.	34,550	704	<b>TOTAL COMMON STOCKS</b>		<b>78,510</b>
Douglas Emmett, Inc.	12,590	161	<b>(Identified Cost \$66,399)</b>		
		2,170	<b>TOTAL LONG-TERM INVESTMENTS—98.5%</b>		<b>78,510</b>
Total Industrial/Office		14,738	<b>(Identified Cost \$66,399)</b>		
<b>Lodging/Resorts—2.5%</b>			<b>TOTAL INVESTMENTS—98.5%</b>		<b>\$78,510</b>
Host Hotels & Resorts, Inc.	47,044	756	<b>(Identified Cost \$66,399)</b>		
Ryman Hospitality Properties, Inc.	14,802	1,233	Other assets and liabilities, net—1.5%		1,171
		1,989	<b>NET ASSETS—100.0%</b>		<b>\$79,681</b>
<b>Residential—22.4%</b>			<b>Abbreviation:</b>		
<b>Apartments—11.3%</b>			REIT Real Estate Investment Trust		
Apartment Income REIT Corp.	72,553	2,227			
AvalonBay Communities, Inc.	13,329	2,289			
Mid-America Apartment Communities, Inc.	16,600	2,136			
UDR, Inc.	65,910	2,351			
		9,003			
<b>Manufactured Homes—4.5%</b>					
Sun Communities, Inc.	30,191	3,573			

See Notes to Schedule of Investments

**VIRTUS DUFF & PHELPS REAL ESTATE SECURITIES SERIES**  
**SCHEDULE OF INVESTMENTS (Unaudited) (Continued)**  
**SEPTEMBER 30, 2023**

(\$ reported in thousands)

The following table summarizes the value of the Series' investments as of September 30, 2023, based on the inputs used to value them (See Security Valuation Note 1 in the Notes to Schedule of Investments):

	Total Value at <u>September 30, 2023</u>	Level 1 <u>Quoted Prices</u>
Assets:		
Equity Securities:		
Common Stocks	\$78,510	\$78,510
Total Investments	<u>\$78,510</u>	<u>\$78,510</u>

There were no securities valued using significant observable inputs (Level 2) or significant unobservable inputs (Level 3) at September 30, 2023.

There were no transfers into or out of Level 3 related to securities held at September 30, 2023.

See Notes to Schedule of Investments

**VIRTUS DUFF & PHELPS REAL ESTATE SECURITIES SERIES**  
**NOTES TO SCHEDULE OF INVESTMENTS (Unaudited)**  
**SEPTEMBER 30, 2023**

**Note 1. Security Valuation**

The Series' Board of Trustees have designated the Investment Adviser as the valuation designee to perform fair valuations pursuant to Rule 2a-5 under the Investment Company Act of 1940. The Series utilizes a fair value hierarchy which prioritizes the inputs to valuation techniques used to measure fair value into three broad levels. The Series' policy is to recognize transfers into or out of Level 3 at the end of the reporting period.

- Level 1 – quoted prices in active markets for identical securities (security types generally include listed equities).
- Level 2 – prices determined using other significant observable inputs (including quoted prices for similar securities, interest rates, prepayment speeds, credit risk, etc.).
- Level 3 – prices determined using significant unobservable inputs (including the Investment Adviser's Valuation Committee's own assumptions in determining the fair value of investments).

A description of the valuation techniques applied to the Series' major categories of assets and liabilities measured at fair value on a recurring basis is as follows:

Equity securities are valued at the official closing price (typically last sale) on the exchange on which the securities are primarily traded or, if no closing price is available, at the last bid price and are categorized as Level 1 in the hierarchy. Illiquid, restricted equity securities and illiquid private placements are internally fair valued by the Investment Adviser's Valuation Committee, and are generally categorized as Level 3 in the hierarchy.

Certain non-U.S. securities may be fair valued in cases where closing prices are not readily available or are deemed not reflective of readily available market prices. For example, significant events (such as movement in the U.S. securities market, or other regional and local developments) may occur between the time that non-U.S. markets close (where the security is principally traded) and the time that the Series calculates its net asset value ("NAV") at the close of regular trading on the New York Stock Exchange ("NYSE") (generally 4 p.m. Eastern time) that may impact the value of securities traded in these non-U.S. markets. In such cases, the Series fair values non-U.S. securities using an independent pricing service which considers the correlation of the trading patterns of the non-U.S. security to the intraday trading in the U.S. markets for investments such as American Depositary Receipts, financial futures, Exchange-Traded Funds ("ETFs"), and certain indexes, as well as prices for similar securities. Such fair valuations are categorized as Level 2 in the hierarchy. Because the frequency of significant events is not predictable, fair valuation of certain non-U.S. common stocks may occur on a frequent basis.

Debt instruments, including convertible bonds, and restricted securities, are valued based on evaluated quotations received from independent pricing services or from dealers who make markets in such securities. For most bond types, the pricing service utilizes matrix pricing that considers one or more of the following factors: yield or price of bonds of comparable quality, coupon, maturity, current cash flows, type, activity of the underlying equities, and current day trade information, as well as dealer supplied prices. These valuations are generally categorized as Level 2 in the hierarchy. Structured debt instruments, such as mortgage-backed and asset-backed securities may also incorporate collateral analysis and utilize cash flow models for valuation and are generally categorized as Level 2 in the hierarchy. Pricing services do not provide pricing for all securities and therefore indicative bids from dealers are utilized which are based on pricing models used by market makers in the security and are generally categorized as Level 2 in the hierarchy. Debt instruments that are internally fair valued by the Investment Adviser's Valuation Committee are generally categorized as Level 3 in the hierarchy.

Listed derivatives, such as options, that are actively traded are valued at the last posted settlement price from the exchange where they are principally traded and are categorized as Level 1 in the hierarchy. Over-the-counter derivative contracts, which include forward currency contracts and equity-linked instruments, do not require material subjectivity as pricing inputs are observed from actively quoted markets and are categorized as Level 2 in the hierarchy.

Investments in open-end mutual funds are valued at NAV. Investments in closed-end funds and ETFs are valued as of the close of regular trading on the NYSE each business day. Each is categorized as Level 1 in the hierarchy.

A summary of the inputs used to value the Series' net assets by each major security type is disclosed at the end of the Schedule of Investments for the Series. The inputs or methodologies used for valuing securities are not necessarily an indication of the risk associated with investing in those securities.