

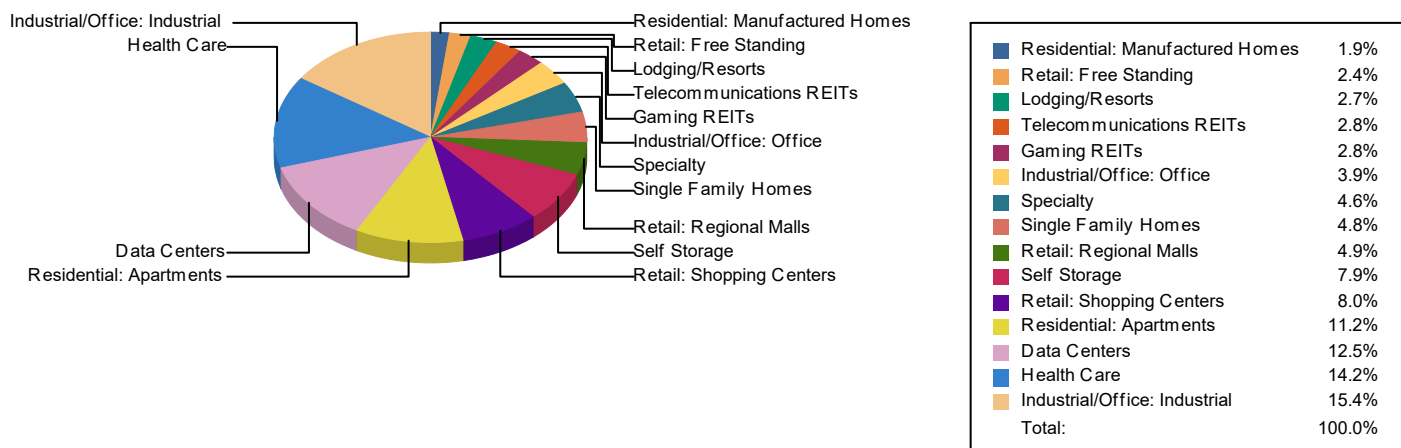


Virtus Duff & Phelps Real Estate Securities Series

Fund Investments as of : 06/28/2024

(Unaudited)

Percentage of Market Value by Sector



Residential: Manufactured Homes

1.93%

Security Name

Market Value

Sun Communities Inc

\$1,689,814

Real Estate Total Market Value:

\$1,689,814

Retail: Free Standing

2.38%

Security Name

Market Value

Realty Income Corp

\$2,082,693

Real Estate Total Market Value:

\$2,082,693

Lodging/Resorts

2.73%

Security Name

Market Value

Host Hotels & Resorts Inc

\$890,801

Ryman Hospitality Properties Inc

\$1,500,896

Real Estate Total Market Value:

\$2,391,697

Telecommunications REITs

2.77%

Security Name

Market Value

American Tower Corp

\$2,431,694

Real Estate Total Market Value:

\$2,431,694

Gaming REITs	2.79%
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Security Name	Market Value
Gaming and Leisure Properties Inc	\$1,184,502
VICI Properties Inc	\$1,261,220

Real Estate	Total Market Value:	\$2,445,722
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Industrial/Office: Office	3.92%
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Security Name	Market Value
BXP Inc	\$1,261,980
Cousins Properties Inc	\$853,078
Vornado Realty Trust	\$1,319,364

Real Estate	Total Market Value:	\$3,434,421
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Specialty	4.60%
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Security Name	Market Value
Iron Mountain Inc	\$4,032,900

Real Estate	Total Market Value:	\$4,032,900
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Single Family Homes	4.80%
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Security Name	Market Value
American Homes 4 Rent	\$3,377,844
Invitation Homes Inc	\$830,854

Real Estate	Total Market Value:	\$4,208,698
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Retail: Regional Malls	4.87%
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Security Name	Market Value
Simon Property Group Inc	\$4,268,009

Real Estate	Total Market Value:	\$4,268,009
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Self Storage	7.88%
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Security Name	Market Value
CubeSmart	\$2,677,678
Public Storage	\$4,227,017

Real Estate	Total Market Value:	\$6,904,694
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Retail: Shopping Centers	7.98%
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Security Name	Market Value
Brixmor Property Group Inc	\$2,596,286
Kimco Realty Corp	\$2,398,834

Phillips Edison & Co Inc	\$894,619
Regency Centers Corp	\$1,107,160

Real Estate	Total Market Value:	\$6,996,898
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Residential: Apartments	11.22%
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Security Name	Market Value
AvalonBay Communities Inc	\$4,356,897
Essex Property Trust Inc	\$3,923,763
Mid-America Apartment Communities Inc	\$1,552,310

Real Estate	Total Market Value:	\$9,832,969
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Data Centers	12.54%
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Security Name	Market Value
Digital Realty Trust Inc	\$4,318,220
Equinix Inc	\$6,670,942

Real Estate	Total Market Value:	\$10,989,162
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Health Care	14.15%
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Security Name	Market Value
Healthpeak Properties Inc	\$604,954
Sabra Health Care REIT Inc	\$2,106,720
Ventas Inc	\$4,399,390
Welltower Inc	\$5,289,645

Real Estate	Total Market Value:	\$12,400,709
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Industrial/Office: Industrial	15.43%
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Security Name	Market Value
Americold Realty Trust Inc	\$1,264,230
Prologis Inc	\$9,358,343
Rexford Industrial Realty Inc	\$2,903,924

Real Estate	Total Market Value:	\$13,526,497
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Total Invested Assets:

\$87,636,576

This fund is actively managed and current holdings may be different. The fund holdings listing provided here is not part of the fund's annual/semiannual report or Form NPORT-EX. The most recent annual/semiannual report can be viewed at www.virtus.com. Forms NPORT-EX are available at the SEC's website at www.sec.gov. The information provided in this listing may differ from a fund's holdings disclosed in its annual/semiannual report and Form NPORT-EX.

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