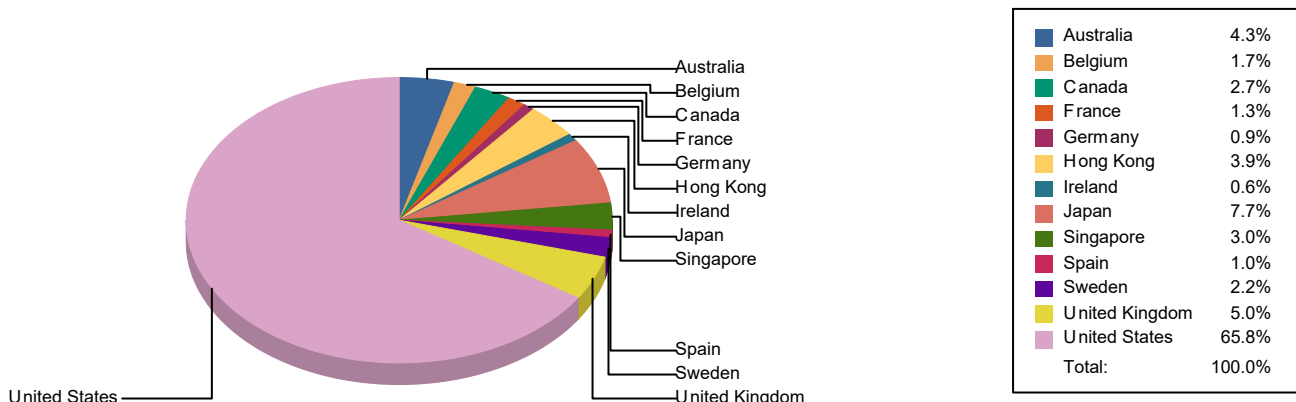




# Virtus Duff & Phelps Global Real Estate Securities Fund

Fund Investments as of : 06/30/2023  
(Unaudited)

## Percentage of Market Value by Country



### Australia 4.25%

Shares	Security Name	Market Value
461,598	NEXTDC Ltd	\$3,892,550
2,908,962	National Storage REIT	\$4,566,302
3,159,100	Scentre Group	\$5,586,909
<b>Australia Total Market Value:</b>		<b>\$14,045,762</b>

### Belgium 1.68%

Shares	Security Name	Market Value
37,559	Aedifica SA	\$2,405,806
114,941	Warehouses De Pauw CVA	\$3,150,641
<b>Belgium Total Market Value:</b>		<b>\$5,556,448</b>

### Canada 2.70%

Shares	Security Name	Market Value
145,350	Allied Properties Real Estate Investment Trust	\$2,383,093
36,927	Boardwalk Real Estate Investment Trust	\$1,733,527
81,179	Granite Real Estate Investment Trust	\$4,803,027

Canada Total Market Value: \$8,919,647

**France** **1.33%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
177,094	Klepierre SA	\$4,390,526

France Total Market Value: \$4,390,526

**Germany** **0.94%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
159,678	Vonovia SE	\$3,118,036

Germany Total Market Value: \$3,118,036

**Hong Kong** **3.93%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,479,700	Hang Lung Properties Ltd	\$2,289,785
917,600	Link REIT	\$5,108,392
2,270,000	Swire Properties Ltd	\$5,592,974

Hong Kong Total Market Value: \$12,991,151

**Ireland** **0.58%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,859,468	Irish Residential Properties REIT PLC	\$1,931,657

Ireland Total Market Value: \$1,931,657

**Japan** **7.66%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
952,800	Mitsubishi Estate Co Ltd	\$11,319,573
134,700	Mitsui Fudosan Co Ltd	\$2,684,761
1,351	Mitsui Fudosan Logistics Park Inc	\$4,692,099
564	Nippon Prologis REIT Inc	\$1,133,528
4,455	Orix JREIT Inc	\$5,484,093

Japan Total Market Value: \$25,314,055

<b>Singapore</b>	<b>2.96%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
812,300	CapitaLand Ascendas REIT	\$1,639,525
4,000,700	Capitaland India Trust	\$3,379,296
3,341,000	CapitaLand Integrated Commercial Trust	\$4,734,659
476,083	Capitaland India Trust	\$28,162
<b>Singapore Total Market Value:</b>		<b>\$9,781,643</b>

<b>Spain</b>	<b>0.99%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
382,400	Merlin Properties Socimi SA	\$3,271,435
<b>Spain Total Market Value:</b>		<b>\$3,271,435</b>

<b>Sweden</b>	<b>2.22%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
421,966	Castellum AB	\$4,027,815
90,691	Catena AB	\$3,319,763
<b>Sweden Total Market Value:</b>		<b>\$7,347,579</b>

<b>United Kingdom</b>	<b>4.98%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
93,210	Derwent London PLC	\$2,426,722
321,947	Safestore Holdings PLC	\$3,471,329
163,528	Segro PLC	\$1,488,654
589,807	UNITE Group PLC/The	\$6,516,778
424,826	Workspace Group PLC	\$2,550,893
<b>United Kingdom Total Market Value:</b>		<b>\$16,454,376</b>

<b>United States</b>	<b>65.77%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
28,329	Alexandria Real Estate Equities Inc	\$3,215,058
245,150	American Homes 4 Rent	\$8,690,568
33,575	American Tower Corp	\$6,511,536

143,178	Apartment Income REIT Corp	\$5,167,294
39,865	AvalonBay Communities Inc	\$7,545,249
278,133	Brixmor Property Group Inc	\$6,118,926
89,000	Cousins Properties Inc	\$2,029,200
194,275	CubeSmart	\$8,676,322
92,300	Digital Realty Trust Inc	\$10,510,201
127,205	Douglas Emmett Inc	\$1,598,967
21,275	Equinix Inc	\$16,678,324
23,370	Extra Space Storage Inc	\$3,478,625
246,000	Healthpeak Properties Inc	\$4,944,600
95,381	Host Hotels & Resorts Inc	\$1,605,262
56,300	Mid-America Apartment Communities Inc	\$8,549,718
239,618	Prologis Inc	\$29,384,355
33,225	Public Storage	\$9,697,713
154,950	Realty Income Corp	\$9,264,461
86,350	Regency Centers Corp	\$5,333,840
127,800	Rexford Industrial Realty Inc	\$6,673,716
33,735	Ryman Hospitality Properties Inc	\$3,134,656
19,350	SBA Communications Corp	\$4,484,556
14,996	Simon Property Group Inc	\$1,731,738
91,379	Sun Communities Inc	\$11,921,304
188,750	UDR Inc	\$8,108,700
212,250	Ventas Inc	\$10,033,058
335,450	VICI Properties Inc	\$10,543,194
145,000	Welltower Inc	\$11,729,050
	<b>United States Total Market Value:</b>	<b>\$217,360,187</b>

*The holdings do not include cash, cash equivalents, futures, forward contracts.*

*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](http://www.virtus.com). Forms NPORT-EX are available at the SEC's website at [www.sec.gov](http://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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