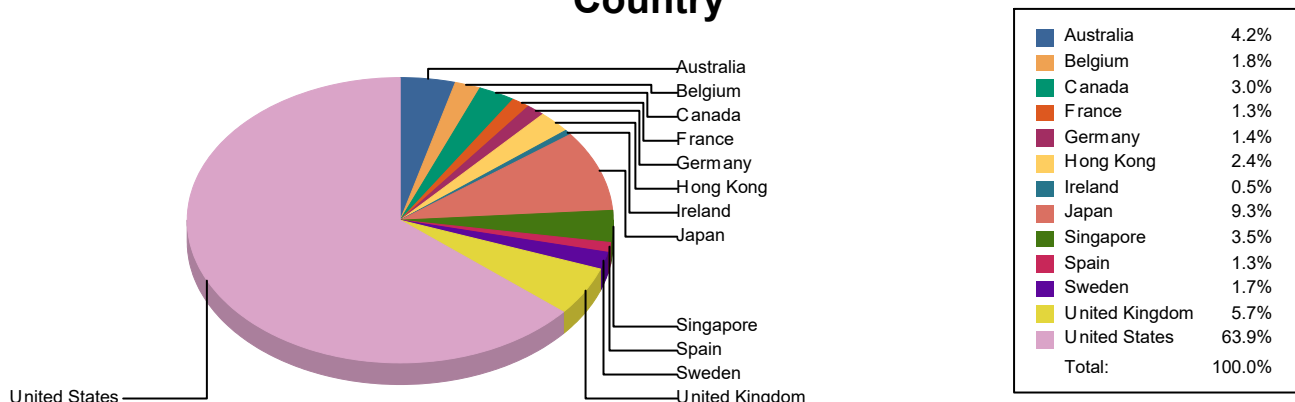




Virtus Duff & Phelps Global Real Estate Securities Fund

Fund Investments as of : 03/28/2024
(Unaudited)

Percentage of Market Value by Country



Australia

4.17%

Shares	Security Name	Market Value
246,898	NEXTDC Ltd	\$2,862,252
2,786,962	National Storage REIT	\$4,358,697
3,813,100	Scentre Group	\$8,423,494
Australia Total Market Value:		\$15,644,444

Belgium

1.81%

Shares	Security Name	Market Value
60,159	Aedifica SA	\$3,696,199
109,141	Warehouses De Pauw CVA	\$3,115,579
Belgium Total Market Value:		\$6,811,779

Canada

3.02%

Shares	Security Name	Market Value
362,200	Chartwell Retirement Residences	\$3,305,003
141,650	Allied Properties Real Estate Investment Trust	\$1,847,813
130,600	First Capital Real Estate Investment Trust	\$1,514,692

Canada Total Market Value:

\$11,357,818**France 1.35%**

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
195,294	Klepierre SA	\$5,056,630
France Total Market Value:		<u>\$5,056,630</u>

Germany 1.41%

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
178,578	Vonovia SE	\$5,278,853
Germany Total Market Value:		<u>\$5,278,853</u>

Hong Kong 2.41%

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,233,600	Link REIT	\$5,303,586
1,786,000	Swire Properties Ltd	\$3,751,401
Hong Kong Total Market Value:		<u>\$9,054,987</u>

Ireland 0.50%

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,679,468	Irish Residential Properties REIT PLC	\$1,866,251
Ireland Total Market Value:		<u>\$1,866,251</u>

Japan 9.27%

<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,602	Comforia Residential REIT Inc	\$3,460,523
8,676	Japan Hotel REIT Investment Corp	\$4,544,899
6,406	Japan Metropolitan Fund Invest	\$3,990,526
543,800	Mitsubishi Estate Co Ltd	\$9,860,820
635,100	Mitsui Fudosan Co Ltd	\$6,811,236
1,424	Mitsui Fudosan Logistics Park Inc	\$4,280,090
1,703	Orix JREIT Inc	\$1,851,723

Japan Total Market Value:	<u>\$34,799,817</u>
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Singapore	3.46%
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
2,856,300	CapitaLand Ascendas REIT	\$5,859,619
4,526,783	Capitaland India Trust	\$3,520,179
2,462,000	CapitaLand Integrated Commercial Trust	\$3,610,265
Singapore Total Market Value:		<u>\$12,990,063</u>

Spain	1.35%
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
470,200	Merlin Properties Socimi SA	\$5,060,071
Spain Total Market Value:		<u>\$5,060,071</u>

Sweden	1.74%
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
138,466	Castellum AB	\$1,822,670
96,191	Catena AB	\$4,699,915
Sweden Total Market Value:		<u>\$6,522,585</u>

United Kingdom	5.68%
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
135,710	Derwent London PLC	\$3,713,489
433,947	Safestore Holdings PLC	\$4,132,443
1,761,150	Tritax Big Box REIT PLC	\$3,494,297
701,699	UNITE Group PLC/The	\$8,661,651
204,576	Workspace Group PLC	\$1,323,304
United Kingdom Total Market Value:		<u>\$21,325,184</u>

United States	63.85%
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
12,379	Alexandria Real Estate Equities Inc	\$1,595,777
265,450	American Homes 4 Rent	\$9,763,251

34,275	American Tower Corp	\$6,772,397
172,125	Americold Realty Trust Inc	\$4,289,355
216,028	Apartment Income REIT Corp	\$7,014,429
73,745	AvalonBay Communities Inc	\$13,684,122
63,100	Boston Properties Inc	\$4,121,061
398,033	Brixmor Property Group Inc	\$9,333,874
116,200	Cousins Properties Inc	\$2,793,448
159,975	CubeSmart	\$7,234,070
87,750	Digital Realty Trust Inc	\$12,639,510
16,775	Equinix Inc	\$13,844,911
122,481	Host Hotels & Resorts Inc	\$2,532,907
38,100	Iron Mountain Inc	\$3,056,001
394,300	Kimco Realty Corp	\$7,732,223
37,200	Mid-America Apartment Communities Inc	\$4,894,776
232,518	Prologis Inc	\$30,278,494
46,625	Public Storage	\$13,524,048
200,950	Realty Income Corp	\$10,871,395
93,150	Regency Centers Corp	\$5,641,164
162,900	Rexford Industrial Realty Inc	\$8,193,870
37,335	Ryman Hospitality Properties Inc	\$4,316,299
62,496	Simon Property Group Inc	\$9,779,999
59,979	Sun Communities Inc	\$7,712,100
222,950	Ventas Inc	\$9,707,243
181,450	VICI Properties Inc	\$5,405,396
119,350	Vornado Realty Trust	\$3,433,700
210,350	Welltower Inc	\$19,655,104
United States Total Market Value:		<u>\$239,820,922</u>

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. 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.

Please carefully consider the investment objectives, risks, charges, and expenses of the Fund before investing. For this and other information about any Virtus mutual fund, call 1-800-243-4361 or visit www.virtus.com for a prospectus and/or summary prospectus. Read the prospectus and/or summary prospectus carefully before you invest or send money.

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