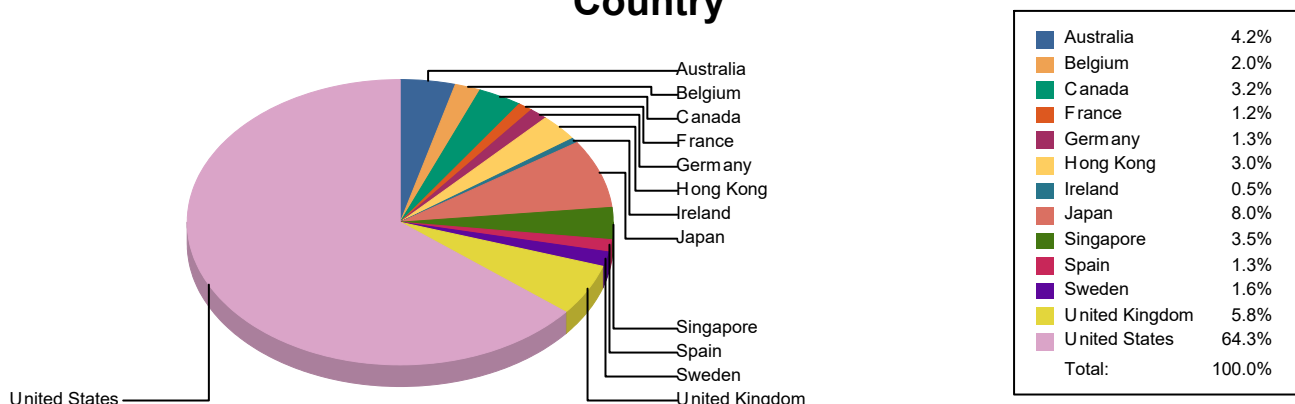




# Virtus Duff & Phelps Global Real Estate Securities Fund

Fund Investments as of : 12/29/2023  
(Unaudited)

## Percentage of Market Value by Country



### Australia

4.18%

Shares	Security Name	Market Value
395,598	NEXTDC Ltd	\$3,701,337
2,908,962	National Storage REIT	\$4,559,318
3,702,100	Scentre Group	\$7,543,160
Australia Total Market Value:		<b>\$15,803,815</b>

### Belgium

2.02%

Shares	Security Name	Market Value
54,159	Aedifica SA	\$3,805,559
122,141	Warehouses De Pauw CVA	\$3,842,870
Belgium Total Market Value:		<b>\$7,648,429</b>

### Canada

3.17%

Shares	Security Name	Market Value
329,200	Chartwell Retirement Residences	\$2,911,757
141,650	Allied Properties Real Estate Investment Trust	\$2,157,275
35,727	Boardwalk Real Estate Investment Trust	\$1,923,523

Canada Total Market Value:

\$11,982,461

<b>France</b>	<b>1.25%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
173,294	Klepierre SA	\$4,721,479
France Total Market Value:		<u>\$4,721,479</u>

<b>Germany</b>	<b>1.32%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
158,578	Vonovia SE	\$4,996,275
Germany Total Market Value:		<u>\$4,996,275</u>

<b>Hong Kong</b>	<b>3.00%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,233,600	Link REIT	\$6,927,497
2,172,000	Swire Properties Ltd	\$4,394,903
Hong Kong Total Market Value:		<u>\$11,322,400</u>

<b>Ireland</b>	<b>0.54%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,679,468	Irish Residential Properties REIT PLC	\$2,054,286
Ireland Total Market Value:		<u>\$2,054,286</u>

<b>Japan</b>	<b>7.96%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,212	Comforia Residential REIT Inc	\$2,724,851
8,036	Japan Hotel REIT Investment Corp	\$3,943,909
4,756	Japan Metropolitan Fund Invest	\$3,437,138
523,800	Mitsubishi Estate Co Ltd	\$7,218,038
198,700	Mitsui Fudosan Co Ltd	\$4,873,082
1,314	Mitsui Fudosan Logistics Park Inc	\$4,263,511
3,064	Orix JREIT Inc	\$3,618,128

Japan Total Market Value:	<u>\$30,078,657</u>
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<b>Singapore</b>	<b>3.47%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
1,988,300	CapitaLand Ascendas REIT	\$4,564,917
4,626,783	Capitaland India Trust	\$3,996,615
2,925,000	CapitaLand Integrated Commercial Trust	\$4,565,637
Singapore Total Market Value:		<u>\$13,127,169</u>

<b>Spain</b>	<b>1.32%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
449,200	Merlin Properties Socimi SA	\$4,988,697
Spain Total Market Value:		<u>\$4,988,697</u>

<b>Sweden</b>	<b>1.64%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
138,466	Castellum AB	\$1,967,289
90,391	Catena AB	\$4,224,678
Sweden Total Market Value:		<u>\$6,191,968</u>

<b>United Kingdom</b>	<b>5.83%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
125,710	Derwent London PLC	\$3,781,576
355,947	Safestore Holdings PLC	\$4,010,777
167,528	Segro PLC	\$1,892,815
705,699	UNITE Group PLC/The	\$9,390,981
404,826	Workspace Group PLC	\$2,930,945
United Kingdom Total Market Value:		<u>\$22,007,093</u>

<b>United States</b>	<b>64.29%</b>
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<u>Shares</u>	<u>Security Name</u>	<u>Market Value</u>
41,729	Alexandria Real Estate Equities Inc	\$5,289,985
243,850	American Homes 4 Rent	\$8,768,846

34,775	American Tower Corp	\$7,507,227
63,750	Americold Realty Trust Inc	\$1,929,713
172,778	Apartment Income REIT Corp	\$6,000,580
40,765	AvalonBay Communities Inc	\$7,632,023
368,333	Brixmor Property Group Inc	\$8,571,109
87,200	Cousins Properties Inc	\$2,123,320
204,475	CubeSmart	\$9,477,416
115,400	Digital Realty Trust Inc	\$15,530,532
23,275	Equinix Inc	\$18,745,452
118,200	Healthpeak Properties Inc	\$2,340,360
101,481	Host Hotels & Resorts Inc	\$1,975,835
40,200	Mid-America Apartment Communities Inc	\$5,405,292
228,018	Prologis Inc	\$30,394,799
41,425	Public Storage	\$12,634,625
200,950	Realty Income Corp	\$11,538,549
98,150	Regency Centers Corp	\$6,576,050
146,800	Rexford Industrial Realty Inc	\$8,235,480
35,735	Ryman Hospitality Properties Inc	\$3,932,994
21,950	SBA Communications Corp	\$5,568,496
57,396	Simon Property Group Inc	\$8,186,965
91,579	Sun Communities Inc	\$12,239,533
144,600	UDR Inc	\$5,536,734
218,950	Ventas Inc	\$10,912,468
331,450	VICI Properties Inc	\$10,566,626
169,000	Welltower Inc	\$15,238,730

<b>United States Total Market Value:</b>	<b>\$242,859,740</b>
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*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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