Global Real Estate Securities Fact Sheet & Commentary

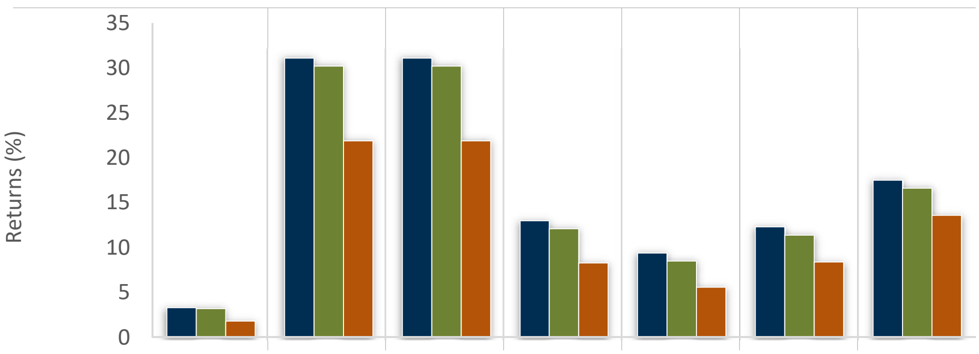
Quarter Ending December 31, 2019

DUFF & PHELPS INVESTMENT MANAGEMENT CO.
A VIRTUS INVESTMENT PARTNER

PORTFOLIO STRATEGY

Holdings	50-70 securities
Single Security Limit	< 500 bps of relative exposure
Expected Turnover	< 50%
Cash	Typically fully invested
Benchmark	FTSE EPRA Nareit Developed Index (net)

PERFORMANCE[1]



	QTD	YTD	1 Year	3 Years	5 Years	10 Years	Since Inception
Composite Gross Return	3.3%	31.1%	31.1%	13.0%	9.4%	12.3%	17.5%
Composite Net Return	3.2%	30.2%	30.2%	12.1%	8.5%	11.4%	16.6%
FTSE EPRA Nareit Dev Index (Net)	1.8%	21.9%	21.9%	8.3%	5.6%	8.4%	13.6%

INVESTMENT PHILOSOPHY

- We believe our rigorous fundamentally driven investment process will produce superior performance over time.
- We focus on high quality owner/operators of real estate because our research shows they have offered durable cash flows and attractive risk-adjusted returns.
- The value of listed real estate securities is a compilation of not only the underlying asset values but also the value of management's ability to capitalize on opportunities.
- We believe successful real estate investing requires active management and patience to take advantage of multi-year value creation opportunities.
- Capping AUM at 1% of the investment universe preserves our trading flexibility, liquidity, and potential for repeatable results.

PORTFOLIO CHARACTERISTICS

	Portfolio[2]	Benchmark
Multiple (P/E), 2020 est.	19.8x	18.8x
Earnings Growth Rate, 2020 est.	6.7%	4.7%
Dividend Yield	3.5%	3.9%
Dividend Growth, 5-year est.	5.8%	4.4%
Median Market Cap (bn)	$6.7	$3.2

Sources: FTSE, Bloomberg Finance L.P., Duff & Phelps

TOP TEN HOLDINGS[3]

	Portfolio(%)[2]
Mitsubishi Estate Co Ltd.	4.0
Prologis Inc.	3.2
Avalonbay Communities Inc.	3.0
Equity Residential	3.0
Healthpeak Properties Inc.	3.0
Simon Property Group Inc.	2.8
Alexandria Real Estate Equities	2.5
Vici Properties Inc.	2.3
Unite Group	2.3
Duke Realty Corp.	2.3

RISK/RETURN (SINCE INCEPTION)

	Composite	Benchmark
Alpha	4.1%	-
Total Return Beta	1.0	1.0
Sharpe Ratio	1.1	0.8
Standard Deviation	15.5%	15.6%
Information Ratio	1.0	-
Tracking Error	3.9	-

Source: eVestment

CONTACT INFORMATION

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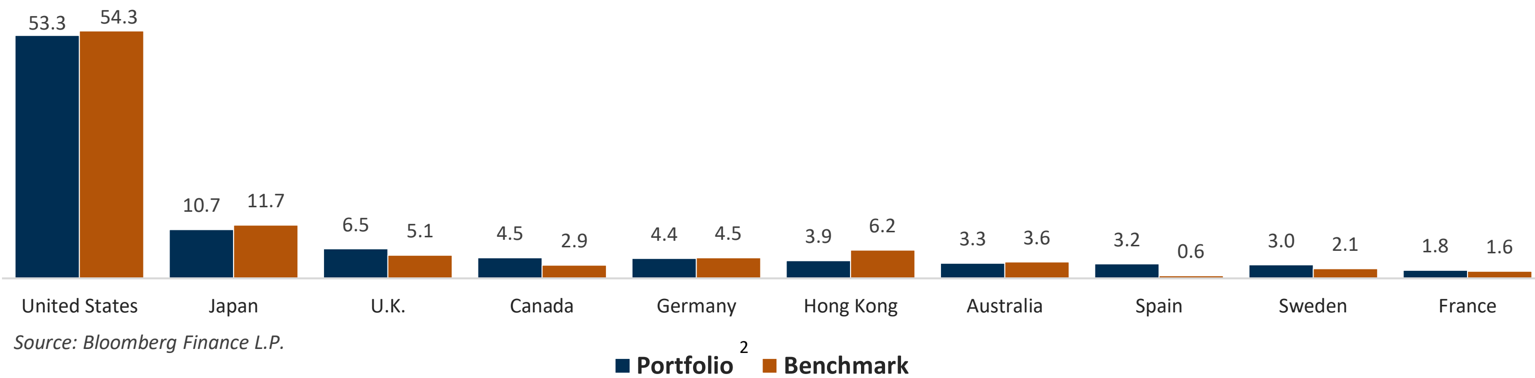
[1]Composite Inception Date: 3/31/2009. Periods over one year are annualized. Please see the GIPS Compliant Presentation for more information.
[2]Portfolio information is based on a representative institutional account excluding cash. Holdings are subject to change.
[3]It should not be assumed that securities identified were or will be profitable. The top ten holdings list represents the largest percentage holdings at quarter end of a representative institutional account excluding cash and does not represent all of the securities held in client portfolios. The securities identified may no longer be held in client portfolios and the holdings of any particular client portfolio may vary. The list is provided for illustrative purposes and should not be considered a recommendation to purchase or sell a particular security. A complete list of holdings and transactions for the previous twelve months is available upon request.

Top Ten Country Weights vs. Benchmark(%)



Source: Bloomberg Finance L.P.

Market Review

Global equities markets finished the year on a strong note, benefitting from the U.S. and China Phase One trade accord and a positive outcome in the UK elections. With an 8.6% quarterly total return for the MSCI World Index, expressed in U.S. dollars, global equities made up for a softer start to the year. Conversely, global real estate equities delivered a 1.7% total return for the quarter, as measured by the FTSE EPRA Nareit Developed Index ("the Benchmark"), expressed in U.S. dollars. For the full year, global real estate equities posted a very healthy 21.9% total return, bringing the three-year total return back in line with longer-term historical averages.

As global equities markets rallied in the fourth quarter, global interest rates also moved higher on the back of the news and improved sentiment in global economic growth. The U.S. dollar declined by 3.0% in the quarter, as measured by the U.S. Dollar Spot Index, which benefited international equity returns. Global central banks continued to support further global economic expansion and will likely be supported by fiscal policy in the year ahead.

As we enter a new decade, underlying global real estate operating fundamentals remain healthy across most regions and property sectors, serving as key building blocks to extend the current cycle. Overall, the current environment remains supportive for continued cash flow and dividend growth from global real estate companies in the coming year. Additionally, the relentless search for yield combined with the significant pool of raised capital by private real estate investment firms will continue to drive bids and support real estate valuations in the public and private markets.

The top five performing countries on a total return basis measured in U.S. dollars were the UK, Austria, Italy, France, and Sweden. The UK delivered robust performance during the period with a total return of over 20%, on a U.S. dollar basis. The outcome of the UK elections was undoubtedly the primary driver of this performance and benefited both local market returns and drove a sharp rally in the British pound relative to the U.S. dollar.

The five bottom-performing countries were Israel, the U.S., Ireland, Japan, and Canada. Several of the underperforming markets during the period were negatively impacted by a rotational drag from winners or a shift to a more "risk-on" environment, as market sentiment and global interest rates lifted. The underperformance of Ireland, however, was more company-specific. One of the two companies represented in the Benchmark declined on news highlighting discussions of further residential rent control regulation. We would note the supply of housing remains low relative to demand and, whether it is Dublin or other markets such as Berlin, elected officials should focus on easing supply restrictions to increase the availability of housing.

Portfolio Review

Overall, our global real estate securities strategy outperformed the Benchmark in the fourth quarter. Country allocation and security selection both contributed positively to relative performance, with security selection the primary driver of the outperformance.

From a country allocation perspective, our strongest contributor was the UK. We have been overweight in the UK and benefited from this positioning during a strong performance period for the country. Our second largest allocation benefit was from our overweight exposure to Sweden, which was also a top-performing country during the period.

Portfolio Review cont.

At the security level, our overweight position in Vici Properties, a U.S. gaming/entertainment REIT, was the largest relative positive contributor. Shares of the company performed strongly during the quarter, driven by positive earnings results, which have been helped by accretive acquisition activity. The next largest positive contributor was our lack of exposure to underperforming Public Storage, a U.S. Self Storage REIT. Shares of Public Storage performed poorly alongside that of the entire Self Storage property sector as concerns regarding the negative impact of new supply on operating fundamentals increased. Rounding out the top five positive security selection contributors were our overweight of Catena AB, a Swedish Industrial REIT; our overweight to Cousins Properties, a U.S. Office REIT; and our underweight of Welltower, a U.S. Health Care REIT.[4]

From a country allocation perspective, our lack of exposure to outperforming Switzerland was the largest detractor from performance. The increase in the Swiss franc relative to the U.S. dollar during the period was a contributing factor in this performance. The second largest country allocation detractor was our underweight exposure to Singapore, which outperformed during the period.

At the security level, our modest overweight to Taubman Centers, a U.S. Regional Mall REIT, was the largest relative negative contributor to security selection. U.S. Regional Mall REITs have been dealing with the negative structural impacts associated with the retail landscape for some time. However, the news that Forever 21 would be closing a significant number of its U.S. stores placed further pressure on the Regional Mall REITs and Taubman in particular, given their exposure to the tenant. Our overweight exposure to CyrusOne, a U.S. Data Center REIT, was the second largest detractor to security selection. During the third quarter, CyrusOne became the subject of potential M&A stories, which drove its shares to intra-year highs. However, during their third quarter conference call, the company stated it was not actively seeking to sell itself, which negatively impacted the shares. Rounding out our top five detractors were our underweight position in Ventas, a U.S. Health Care REIT, which was sold after a disappointing third quarter earnings delivery and outlook revision; our lack of exposure to Liberty Property Trust, a U.S. Industrial REIT, which announced it would sell to ProLogis at an attractive offer; and our overweight to Cubesmart, a U.S. Self Storage REIT, modestly offsetting some of the benefit from our zero weight in lagging Public Storage.[5]

Investment Outlook

Looking ahead, we expect continued variance in the global economic growth picture and regional real estate fundamentals. Regionally, we are looking to the U.S. and Ireland for economic growth leadership. We expect the variance in global growth trajectories to create opportunities for active managers such as ourselves, who are focused on high quality owner-operators of enduring real estate, with solid balance sheets and proven management teams. Overall, we expect cash flow and dividend growth for global real estate securities to continue to be solid in 2020. Key themes we are focusing on include:

- *Rents, not rates:* While the likelihood for upward pressure on interest rates has increased in some markets, rental rate growth – particularly for high quality real estate – will continue to support further cash flow and dividend growth.
- *New supply:* While pricing power remains in place in many regions and property sectors as demand exceeds supply, selective geographic markets and property sectors will be impacted by new development.
- *Balance sheet health:* Cash flow and dividend growth rates are converging across many global markets, but U.S. balance sheets are benefiting from more active pruning and remain better positioned with less leverage than most international markets.
- *M&A tailwind:* M&A activity continued in 2019, driven by healthy discounts-to-NAV in public real estate security markets, as well as large pools of private equity real estate capital looking to be put to work. We expect this to continue into 2020.

Our base case total return drivers for global real estate in 2020 include:

- An attractive estimated cash flow growth of 4-5%.
- Dividend yield of approximately 4%, with dividend growth expected to be in line with underlying cash flow growth.
- Healthy demand, increasing rents and manageable new supply driving cash flow and dividend growth.
- From a global perspective, real estate fundamentals remain more attractive for the industrial/logistics and data center property sectors with secular tailwinds from ecommerce and the cloud.

[4]Top five contributors' relative contribution: Vici Properties +26 bps; Public Storage +24 bps; Catena AB +17 bps; Cousins Properties +17 bps; and Welltower +14 bps.
[5]Top five detractors' relative contribution: Taubman Centers -17 bps; CyrusOne -14 bps; Ventas -12 bps; Liberty Property Trust -9 bps; and Cubesmart -9 bps.

Investment Outlook cont.

There are several potential upside catalysts to our base case. A key macro consideration would be greater than expected global economic growth, which would drive higher real estate occupancies and rents. Another upside factor would be a rotation into real estate securities from bonds and broader equities, as investors embrace asset classes which provide diversification benefits alongside traditional allocations. And an increased potential for M&A and privatizations continues to exist, given the listed discounts to private real estate market prices, robust bids, and the ongoing appetite for high quality, core real estate among institutional investors.

We also note certain downside risks to our base case assumptions. A key risk would be ongoing waves of macro-political shocks, which could lead to broad based economic deceleration or a dislocation in global debt markets. Also, interest rates could increase at a faster pace and magnitude than a lift in net operating income growth and replacement costs could absorb. And an acceleration in the pace of new commercial real estate supply would also be a concern.

Overall, we believe the global real estate market cycle still has room for further growth against a backdrop of solid catalysts that underpin our base case.

As always, thank you for your continued support of our team and investment strategy.

GEOFFREY DYBAS, CFA
Senior Portfolio Manager

FRANK HAGGERTY, CFA
Portfolio Manager

__Past performance is no guarantee of future results.__ Returns are calculated in U.S. dollars and include the reinvestment of dividends and other earnings. Indices are not available for direct investment and index returns do not reflect the deduction of any fees. This material has been prepared using sources of information generally believed to be reliable; however, its accuracy is not guaranteed. Opinions represented are subject to change and should not be considered investment advice or an offer of securities. Forward-looking statements are necessarily speculative in nature. It can be expected that some or all of the assumptions or beliefs underlying the forward-looking statements will not materialize or will vary significantly from actual results or outcomes.

The securities identified were selected from all of the holdings of a representative institutional account for the period based on relative contribution to the account's return versus the Benchmark. An average holding weight was computed based on daily ending market values. The securities identified do not represent all of the securities purchased, sold or recommended for advisory clients and the securities identified may no longer be held in client accounts. The methodology used to calculate the contribution to return or a list showing every holding's contribution to the account's return for the period is available upon request. Results exclude the effect of trading costs, fees and intraday trading prices.

The FTSE EPRA Nareit Developed Index (net) is a free-float market capitalization index measuring developed market global real estate securities engaged in the ownership, disposal and development of income-producing real estate that meet minimum size, liquidity and revenue criteria.

The MSCI World Index (net) is a free float-adjusted market capitalization index that is designed to measure the equity market performance of global developed markets.

GIPS Compliant Presentation

Year-end (12/31)	Annual Composite Return (%)		Annual Benchmark Return (%)	3-Year Annualized Standard Deviation (%)		Number of Accounts	Asset-weighted Dispersion (%)	Composite Assets (US $M)	Firm Total Assets (US $B)
	Gross	Net		Composite	Benchmark				
2018	-3.67	-4.48	-5.63	11.21	10.82	≤5	n.a.	173.3	9.0
2017	14.29	13.32	10.36	11.41	10.90	≤5	n.a.	208.8	10.2
2016	5.37	4.52	4.06	12.86	12.21	≤5	n.a.	182.6	10.3
2015	3.07	2.25	-0.79	12.46	12.29	≤5	n.a.	94.4	9.2
2014	24.44	23.47	15.02	12.22	12.49	≤5	n.a.	66.4	10.8
2013	2.57	1.75	3.67	15.79	16.45	≤5	n.a.	43.0	9.2
2012	25.80	24.80	27.73	17.53	18.14	≤5	n.a.	24.9	8.9
2011	1.93	1.07	-6.45			≤5	n.a.	6.7	8.6
2010	24.79	23.75	19.64			≤5	n.a.	3.5	7.2
2009*	77.27	76.21	76.47			≤5	n.a.	2.5	6.5

**Partial year return. Composite inception is March 31, 2009.*

Duff & Phelps Investment Management Co. claims compliance with the Global Investment Performance Standards (GIPS®) and has prepared and presented this report in compliance with the GIPS standards. Duff & Phelps Investment Management Co. has been independently verified for the periods January 1, 1993 through December 31, 2018. The verification reports are available upon request. Verification assesses whether (1) the firm has complied with all the composite construction requirements of the GIPS standards on a firm-wide basis and (2) the firm's policies and procedures are designed to calculate and present performance in compliance with the GIPS standards. Verification does not ensure the accuracy of any specific composite presentation.

1. Organization – Duff & Phelps Investment Management Co. ("Duff & Phelps" or the "firm") is a registered investment adviser and a wholly owned subsidiary of Virtus Investment Partners. Duff & Phelps manages assets on behalf of institutional and retail separate accounts and open-end and closed-end funds. Registration of an investment adviser does not imply any level of skill or training.

2. Composite Description – The Global Real Estate Securities Composite includes all fully discretionary accounts that focus their investments in global real estate equity securities. The inception date of the Composite is March 31, 2009 and the Composite was created on March 31, 2009. The Composite contains less than 5 portfolios. From September 1, 2014 to June 30, 2016, Composite policy required the creation of a temporary account for a single client initiated inflow or outflow of cash or securities expected to exceed 10% at the time of notification of beginning period assets (a "significant cash flow"). Effective July 1, 2016, Composite policy does not, and prior to September 1, 2014 did not, include the use of temporary accounts or define significant cash flows.

3. Benchmark –The Composite Benchmark is the FTSE EPRA Nareit Developed Index (net), a free-float market capitalization index measuring developed market global real estate securities engaged in the ownership, disposal and development of income-producing real estate, which meet minimum size, liquidity and revenue criteria. Prior to September 1, 2017, the Composite Benchmark was the FTSE EPRA Nareit Developed Rental Index (net), a sub-set of the new Benchmark. The former Benchmark focused on companies classified as Rental and excluded companies classified as Non-Rental. The change in Benchmark was made given the widespread use of the new Benchmark in the marketplace. There has been no change to the Composite strategy, which continues to focus primarily on rental companies. Exchange rates used for the Benchmark are WM/Reuters Closing Spot Rates™ collected at 16:00 hours London time; prior to October 1, 2016, the Composite used WM/Reuters Closing Spot Rates™ collected at 16:00 hours New York time and since October 1, 2016 the Composite uses WM/Reuters Closing Spot Rates™ collected at 16:00 hours London time. Prior to 2012, the Composite utilized a systematic fair value methodology triggered by significant events (such as significant movements in U.S. markets following international markets' closings). The Benchmark does not utilize a systematic fair value methodology, and effective 2012, the Composite does not utilize such a methodology. The withholding tax rates used in the calculation of the Benchmark are those applied to dividends received by a Luxembourg based UCIT fund; the withholding tax rates used in the calculation of the Composite are those applied to dividends received by account domicile.

4. Calculations – Returns are total, time-weighted rates of return expressed in U.S. dollars and include accrued income. The Composite and Benchmark results reflect the reinvestment of dividends and other earnings. Portfolios are valued on a trade date basis. Monthly performance is calculated by linking daily returns. The Composite return is an asset weighted average of the performance results of all the portfolios in the Composite based on beginning of month values. Composite dispersion is not presented for periods with 5 or fewer portfolios. The 3-year annualized ex-post standard deviation measures the variability of the Composite and the Benchmark returns over the preceding 36-month time period and is not presented for performance periods of less than 36 months. This figure was previously misstated as 11.37% for the 2017 Benchmark results and is now correctly shown as 10.90%.

5. Performance and Fee Information – Investment performance returns are presented on both a gross of fee and net of fee basis. Gross composite returns are calculated net of trading costs, but do not reflect any deduction for investment advisory fees, custodial charges or other costs that a client might incur in connection with the management of an account. The firm's fee schedule for management of institutional separate Global Real Estate Securities accounts is: .80% on assets up to $10 million, .75% on the next $15 million, .70% on the next $25 million, and .60% on amounts in excess of $50 million. Returns realized by clients will be reduced by these costs. Actual investment advisory fees incurred by clients may vary. Initial minimum account size for institutional accounts is $5 million. Effective October 1, 2016, net composite returns are calculated by subtracting actual separate account investment management fee rates from gross account returns based on month-end assets. Previously, net composite returns were calculated by subtracting the highest separate account investment management fee in effect for the period. Index returns do not reflect the deduction of any fees.

6. Additional Information – Duff & Phelps's policies for valuing portfolios, calculating performance and preparing compliant presentations, as well as a complete list of composite descriptions, are available upon request.

Past performance is not indicative of future results.