

Release Date: 12-31-2020

Virtus VIT Duff & Phelps Real Estate Securities Series — Class A

Investment Strategy from investment's prospectus

The investment seeks capital appreciation and income with approximately equal emphasis. The Series offers exposure to the equity real estate investment trust (REITs) market utilizing a quality and relative value style with a fundamental security analysis approach designed to identify the most attractive investment candidates. Under normal circumstances, it invests at least 80% of its assets in publicly-traded REITs and companies that are principally engaged in the real estate industry. The Series concentrates its assets in the real estate industry.

Past name: Virtus Real Estate Securities Series A.

Category Description: Real Estate

Real estate funds invest primarily in real estate investment trusts (REITs) of various types. REITs are companies that develop and manage real estate properties. There are several different types of REITs, including apartment, factory-outlet, health-care, hotel, industrial, mortgage, office, and shopping center REITs. Some funds in this category also invest in real estate operating companies.

Operations

Fund Inception Date	05-01-95
Initial Share Class Inception Date	05-01-95
Advisor	Virtus Investment Advisers, Inc.
Subadvisor	Duff & Phelps Investment Management Co

Fees and Expenses as of 04-30-20

Gross Prospectus Expense Ratio	1.20%
Net Prospectus Expense Ratio	1.10%

Waiver Data

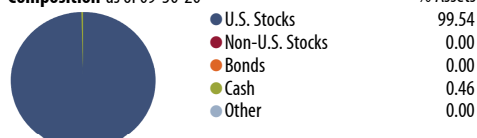
Type	Exp.Date	%	
Expense Ratio	Contractual	04-30-22	0.10

Portfolio Manager(s)

Geoffrey P. Dybas, CFA. M.B.A., Northwestern University (Kellogg), 1995. B.S., Marquette University, 1989. Since 2007.
 Frank J. Haggerty, CFA. M.B.A., DePaul University. B.S., Illinois State University. Since 2007.

Portfolio Analysis as of 09-30-20

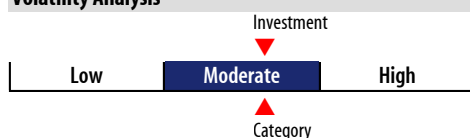
Composition as of 09-30-20



Top 20 Holdings as of 09-30-20

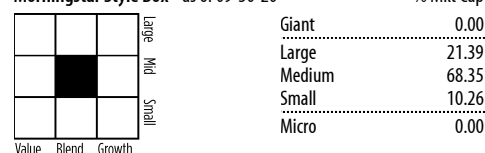
Company	% Assets
Equinix Inc	9.86
Prologis Inc	8.84
Duke Realty Corp	4.86
Sun Communities Inc	4.39
AvalonBay Communities Inc	4.27
Healthpeak Properties Inc	4.06
Equity Residential	3.56
American Homes 4 Rent Class A	3.47
CyrusOne Inc	3.30
Extra Space Storage Inc	3.26
Welltower Inc	3.20
Cousins Properties Inc	3.12
CubeSmart	3.10
Healthcare Trust of America Inc	2.96
Alexandria Real Estate Equities Inc	2.89
STORE Capital Corp	2.86
Boston Properties Inc	2.69
Crown Castle International Corp	2.59
Mid-America Apartment Communities Inc	2.55
VEREIT Inc Class A	2.44
Total Number of Stock Holdings	34
Total Number of Bond Holdings	—
Annual Turnover Ratio %	44.00
Total Fund Assets (\$mil)	75.85

Volatility Analysis



In the past, this investment has shown a relatively moderate range of price fluctuations relative to other investments. This investment may experience larger or smaller price declines or price increases depending on market conditions. Some of this risk may be offset by owning other investments with different portfolio makeups or investment strategies.

Morningstar Style Box™ as of 09-30-20



Statistics as of 09-30-20

Statistic	Stk Port Avg	S&P 500	Category
P/E Ratio	43.67	22.62	52.53
P/B Ratio	2.05	3.67	2.30
P/C Ratio	14.38	15.03	17.88
GeoAvgCap(\$mil)	14,657.98	176,727.08	19,872.66

Risk Measures as of 12-31-20

Metric	Port Avg	S&P 500	Category
3 Yr Std Dev	18.50	18.80	20.02
3 Yr Sharpe Ratio	0.30	0.72	0.25
3 Yr Alpha	-2.07	—	-3.33
3 Yr Beta	0.78	—	0.83
3 Yr R-squared	60.21	—	58.31

Morningstar Sectors as of 09-30-20

Sector	%Fund	S&P 500 %
Cyclical	100.00	30.69
Basic Materials	0.00	2.27
Consumer Cyclical	0.00	12.50
Financial Services	0.00	13.50
Real Estate	100.00	2.42
Sensitive	0.00	46.03
Communication Services	0.00	10.77
Energy	0.00	2.28
Industrials	0.00	8.79
Technology	0.00	24.19
Defensive	0.00	23.28
Consumer Defensive	0.00	6.97
Healthcare	0.00	13.55
Utilities	0.00	2.76

Notes

This material is authorized for client use only when preceded or accompanied by a Disclosure Statement, a product prospectus, a fund prospectus and/or informational brochure containing more complete information. These can be obtained from your investment professional and should be read carefully before investing or sending money.

NOT A DEPOSIT — NOT FDIC INSURED — NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY — NOT GUARANTEED BY THE INSTITUTION — MAY GO DOWN IN VALUE