

Vert Global Sustainable Real Estate Fund
Schedule of Investments
as of September 30, 2023 (Unaudited)

REAL ESTATE INVESTMENT TRUSTS (REITs)- 98.9%	Shares	Value
Diversified REITs - 7.5%		
Activia Properties, Inc.	265	\$ 731,105
Alexander & Baldwin, Inc.	30,539	510,917
American Assets Trust, Inc.	23,415	455,422
British Land Co. PLC	356,200	1,371,968
Charter Hall Long Wale REIT	259,743	534,445
Cromwell European REIT ^(a)	46,919	63,495
Daiwa House REIT Investment Corp.	933	1,646,135
Dream Impact Trust	2,075	11,809
Empire State Realty Trust, Inc.	52,847	424,890
GPT Group/The	752,023	1,872,708
Growthpoint Properties Australia Ltd.	99,262	140,061
Growthpoint Properties Ltd.	1,403,224	781,885
Hulic REIT, Inc.	519	553,387
ICADE	12,591	414,686
Land Securities Group PLC	270,107	1,936,147
Lar Espana Real Estate Socimi SA	13,501	79,078
Merlin Properties Socimi SA	121,730	1,024,217
Mirvac Group	1,592,994	2,165,181
Nomura Real Estate Master Fund, Inc.	1,654	1,852,487
NTT UD REIT Investment Corp.	566	522,729
Picton Property Income Ltd.	117,544	97,454
Redefine Properties Ltd.	2,372,542	444,065
Schroder Real Estate Investment Trust Ltd.	162,778	81,171
Sekisui House REIT, Inc.	1,691	941,981
Stockland	963,690	2,411,896
Suntec Real Estate Investment Trust	860,100	728,420
Tritax EuroBox PLC	285,392	174,801
		<u>21,972,540</u>
Health Care REITs - 9.6%		
Aedifica SA	18,536	1,053,498
Cofinimmo SA	11,879	814,399
Healthpeak Properties, Inc.	224,199	4,116,294
Ventas, Inc. ^(b)	164,831	6,944,330
Welltower, Inc. ^(b)	185,289	15,178,875
		<u>28,107,396</u>
Hotel & Resort REITs - 3.0%		
CapitalLand Ascott Trust	904,700	634,158
DiamondRock Hospitality Co. ^(b)	87,299	701,011
Hersha Hospitality Trust	11,491	113,301
Hoshino Resorts REIT, Inc.	93	407,287
Host Hotels & Resorts, Inc. ^(b)	291,449	4,683,585
Japan Hotel REIT Investment Corp.	1,706	890,769
RLJ Lodging Trust	60,863	595,849
Sunstone Hotel Investors, Inc. ^(b)	82,270	769,225
		<u>8,795,185</u>
Industrial REITs - 17.7%		
Advance Logistics Investment Corp.	242	203,776
Americold Realty Trust, Inc.	110,567	3,362,342
CapitalLand Ascendas REIT	1,473,700	2,955,766
Dream Industrial Real Estate Investment Trust	49,419	467,175
Frasers Logistics & Commercial Trust	1,101,000	859,715
GLP J-REIT	1,861	1,663,378
Goodman Group	678,871	9,304,500
Goodman Property Trust	410,401	520,236
Hannon Armstrong Sustainable Infrastructure Capital, Inc. ^(b)	43,830	929,196
Industrial & Infrastructure Fund Investment Corp.	887	819,568
Japan Logistics Fund, Inc.	349	676,629
LaSalle Logiport REIT	686	657,718
Mitsubishi Estate Logistics REIT Investment Corp.	191	479,424
Nippon Prologis REIT, Inc.	947	1,768,019
Prologis Property Mexico SAB de CV	250,923	864,750
Prologis, Inc.	121,919	13,680,531
Rexford Industrial Realty, Inc.	84,853	4,187,496
Segro PLC	482,210	4,216,490
SOSILA Logistics REIT, Inc.	274	226,276
STAG Industrial, Inc. ^(b)	66,279	2,287,288
TF Administradora Industrial S de RL de CV	261,568	463,025
Tritax Big Box REIT PLC	768,504	1,307,859
		<u>51,901,157</u>

Office REITs - 10.0%

Alexandria Real Estate Equities, Inc. ^(b)	66,783	6,684,979
Allied Properties Real Estate Investment Trust	23,500	310,219
Boston Properties, Inc. ^(b)	60,961	3,625,960
Brandywine Realty Trust	67,039	304,357
Covivio SA	18,969	841,402
Cromwell Property Group	605,229	143,212
Derwent London PLC	38,851	910,878
Dexus ^(a)	422,042	1,967,348
Dream Office Real Estate Investment Trust	3,240	23,019
Franklin Street Properties Corp.	18,517	34,256
Gecina SA	18,087	1,844,115
Global One Real Estate Investment Corp.	406	311,703
Great Portland Estates PLC	94,878	483,651
Hudson Pacific Properties, Inc. ^(b)	64,117	426,378
Inmobiliaria Colonial Socimi SA	113,169	641,757
Japan Excellent, Inc.	494	436,974
Japan Real Estate Investment Corp.	524	2,041,893
JBG SMITH Properties ^(b)	43,786	633,146
Kilroy Realty Corp.	45,804	1,447,864
Manulife US Real Estate Investment Trust	752,209	42,846
Nippon Building Fund, Inc.	622	2,518,814
NSI NV	7,701	146,065
Orix JREIT, Inc.	1,036	1,242,545
Precinct Properties New Zealand Ltd.	535,231	368,910
Societe de la Tour Eiffel	402	5,881
Vornado Realty Trust ^(b)	64,235	1,456,850
Workspace Group PLC	52,043	310,014
		<u>29,205,036</u>

Residential REITs - 16.2%

Advance Residence Investment Corp.	563	1,276,273
Altares SCA	1,655	151,729
AvalonBay Communities, Inc.	57,293	9,839,499
Comforia Residential REIT, Inc.	268	593,983
Dream Residential Real Estate Investment Trust	2,600	18,070
Equity LifeStyle Properties, Inc. ^(b)	72,371	4,610,756
Equity Residential	145,168	8,522,813
Essex Property Trust, Inc.	26,130	5,541,912
Home REIT PLC ^(c)	255,956	29,699
Killam Apartment Real Estate Investment Trust	22,142	283,978
Minto Apartment Real Estate Investment Trust	11,500	115,402
Nippon Accommodations Fund, Inc.	210	886,391
Sun Communities, Inc.	51,431	6,086,345
UDR, Inc.	127,780	4,557,913
UMH Properties, Inc.	23,900	335,078
Unibail-Rodamco-Westfield ^(a)	46,607	2,291,923
UNITE Group PLC	142,810	1,556,933
Veris Residential, Inc.	27,498	453,717
		<u>47,152,414</u>

Retail REITs - 14.9%

CapitalLand Integrated Commercial Trust	2,158,512	2,912,947
Carmila SA	22,262	332,966
Charter Hall Retail REIT	212,034	425,246
Choice Properties Real Estate Investment Trust	64,234	599,659
Eurocommercial Properties NV	13,479	298,794
Federal Realty Investment Trust	30,264	2,742,826
First Capital Real Estate Investment Trust	42,825	419,343
Frasers Centrepoint Trust	404,700	646,893
Hammerson PLC ^(a)	1,739,128	532,306
Immobiliare Grande Distribuzione SIIQ SpA	20,822	46,930
Japan Metropolitan Fund Invest	2,787	1,807,517
Kimco Realty Corp.	252,569	4,442,689
Kiwi Property Group Ltd.	484,611	245,464
Klepierre SA	83,120	2,035,241
Lendlease Global Commercial REIT	755,496	300,620
Macerich Co.	87,870	958,662
Mercialys SA	32,217	289,900
Regency Centers Corp.	62,930	3,740,559
RioCan Real Estate Investment Trust	56,613	753,173
Scentre Group	2,072,517	3,256,684
Shaftesbury Capital PLC	561,616	784,480
Simon Property Group, Inc.	127,662	13,791,326
Vastned Belgium NV	37	1,056
Vastned Retail NV	3,437	70,092
Vicinity Ltd.	1,503,084	1,628,971
Wereldhave Belgium Comm VA	447	21,739
Wereldhave NV	10,144	161,241
		<u>43,247,324</u>

Specialized REITs - 20.0%

American Tower Corp.	83,645	13,755,420
Big Yellow Group PLC	67,086	764,478
Charter Hall Social Infrastructure REIT	127,064	204,394
Digital Realty Trust, Inc.	120,731	14,610,867
Equinix, Inc.	18,751	13,618,101
Extra Space Storage, Inc.	73,910	8,985,978
Iron Mountain, Inc.	118,712	7,057,428
		<u>58,996,666</u>
TOTAL REAL ESTATE INVESTMENT TRUSTS (REITs) (Cost \$324,189,362)		<u>289,377,718</u>

SHORT-TERM INVESTMENTS - 12.9%**Money Market Funds – 0.4%**

STIT - Government & Agency Portfolio, 5.26%(d)	Shares 1,118,102	1,118,102
Total Money Market Funds		<u>1,118,102</u>

Investments Purchased with Proceeds from Securities Lending – 12.5%

Mount Vernon Liquid Assets Portfolio, LLC, 4.96%(d)	36,424,560	36,424,560
Total Investments Purchased with Proceeds from Securities Lending		<u>36,424,560</u>
TOTAL SHORT-TERM INVESTMENTS (Cost \$37,542,662)		<u>37,542,662</u>

TOTAL INVESTMENTS - 111.8% (Cost \$361,732,024)

Liabilities in Excess of Other Assets - (11.8)%		<u>(34,570,412)</u>
TOTAL NET ASSETS - 100.0%		<u>\$ 292,349,968</u>

Percentages are stated as a percent of net assets.

PLC - Public Limited Company
REIT- Real Estate Investment Trust
NA – Naamloze Vennootschap
SA – Societe Anonyme
CA – Capital Variable

- (a) Non-income producing security.
- (b) All or a portion of this security is on loan as of September 30, 2023. The total market value of these securities was \$35,944,638 which represented 12.3% of net assets.
- (c) Fair value determined using significant unobservable inputs in accordance with procedures established by and under the supervision of the Adviser, acting through its Valuation Committee.
These securities represented \$29,699 or 0.0% of net assets as of September 30, 2023.
- (d) The rate shown represents the 7-day effective yield as of September 30, 2023.

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