

Property Income Trust for Charities

Our Approach to Responsible Investing



Property Income Trust For Charities

A Fund managed by Mayfair Capital

Responsible Property Investing and PITCH's Ethical Approach

The Property Income Trust for Charities (PITCH) has always adhered to a responsible investment policy in the management and investment of the Fund, with a particular focus on the underlying charitable purpose of its investor base. Many charities have their own ethical policies measured alongside their mission or charitable objectives. Whilst a pooled Fund such as PITCH cannot adhere to each investor's policy requirements in every case, it is important for its own ethical policy to provide a clear and transparent set of ethical guidelines that are adhered to in the management of the property portfolio. Click here to [view the full PITCH Ethical Policy](#).

"The Methodist Church was an early investor in the Property Income Trust for Charities. We were seeking not only good levels of income and consistent capital returns but also a Manager that would align with our ethical values. PITCH has surpassed all of our expectations with sector leading performance and a proactive approach to property selection and management that ensures that their ethical performance is as strong as their investment returns." - David Palmer, CEO of Central Finance Board of the Methodist Church, member of the PITCH Investors' Committee

Due diligence screening of tenants is carried out by PITCH's Fund management team and reviewed by the Investors' Committee at the time of acquisition of a property and then reviewed across the portfolio on a quarterly basis. Please find below a table of the main exclusions and restrictions along with the current exposure across the portfolio's tenant base.

ETHICAL POLICY	COMMENT	% OF FUND INCOME *
Alcohol production or consumption (we hold no pubs, bars or wine merchants as tenants)	The Fund holds several restaurants: Las Iguanas, Pizza Express, Côte, Café Rouge and Zizzi.	<2%
Gambling	None	0%
Manufacture or sale of armaments	None	0%
Manufacture or sale of tobacco products	None	0%
Pornography or the sex industry	None	0%
Other activities deemed to be unacceptable from time to time	None	0%

*The amount of income received from a tenant where their business turnover includes some activity highlighted by the Fund's ethical policy
Source: Mayfair Capital (31.12.2021)