

TMW Immobilien Weltfonds

Open-ended public real estate fund

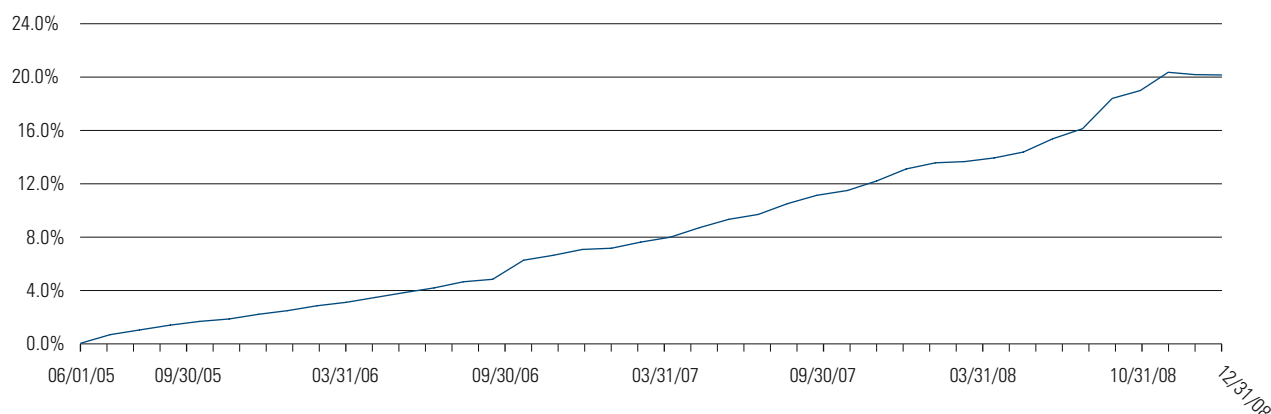
Fact Sheet as of December 31st, 2008

TMW Pramerica Property Investment GmbH
Wittelsbacherplatz 1, 80333 Munich
Fon: + 49 89 / 286 45-0, Fax: + 49 89 / 286 45-140
E-Mail: vertrieb@weltfonds.de
Internet: www.weltfonds.de
Publication unit price: F.A.Z., Handelsblatt, Welt, Financial Times

Fund Data

Name of the fund:	TMW Immobilien Weltfonds
Investment company:	TMW Pramerica Property Investment GmbH
Fund type:	Open-ended public real estate fund
WKN (German security identification number):	A0DJ32
ISIN:	DE 000A0DJ32 8
Investment strategy:	Open-ended public real estate fund, which invests worldwide according to the principles of risk diversification
Fund currency:	Euro
Fund launched on:	June 1 st , 2005
Term:	Unlimited
Financial year:	From October 1 st to September 30 th
Dividend distribution:	Second Wednesday in January of each year
Subscription surcharge:	Up to 5.5% (currently: 5.0%)
Tax free portion of the distribution on January 14th, 2009:	66.88%
Minimum investment:	1 unit
Total Expense Ratio (TER):¹	0.86%
Fund fees:²	
Annual asset management fee:	Up to 1.5% p. a. (currently: 0.75% p. a.) of the average net asset value of the fund
Incentive fee:	Up to 0.1% p. a. of the net asset value of the fund at the end of the financial year, if the performance of the TMW Immobilien Weltfonds exceeds 6% according to the BVI method
Acquisition, sales, construction, project management fee:	Up to 2% of the purchase price or up to 2% of the building/conversion expenses (construction and construction soft costs, in project developments including property purchase price)
Depository bank fee:	Up to 0.025% p. a. of the net asset value of the fund plus VAT, at least 45,000 EUR plus VAT

Performance (BVI method) from June 1st, 2005 up to December 31st, 2008



1) The TER is calculated by dividing the total costs of the fund by the fund's average net asset value within the financial year and is denoted as a percentage as of September 30th, 2008. Total costs include asset management fees, depository bank fees and other expenses pursuant to § 13 Abs. 5 BVB and exclude transaction costs.

2) Fees to be paid by the Fund to the investment company and to the depository bank.

The information in this fact sheet was compiled diligently and to the best of our knowledge. However, no liability is accepted for errors or omissions. The official sales prospectus and the annual report are the only legally binding documents for the purchase of fund units. The performance was calculated based on the repurchase price and the re-investment of distributions. Previous performance is no guarantee for future performance. All calculations were done in Euros. Please note this brochure is only for advertising purposes.

TMW Immobilien Weltfonds

Assets of the TMW Immobilien Weltfonds as of: December 31st, 2008

Totals in this table are displayed in Euros (000's)

	Total International	Total
Properties (residential-, commercial-, mixed-use properties):	533,091	623,961
Properties under construction:	100,634	207,597
Undeveloped land:	0	0
Investments in real estate companies:	243,339	243,339
Reserved funds for purchases and planned construction:		42,804
Securities and bank deposits:		226,204
– thereof investment funds:		0
– thereof money market funds:		0
Less funds tied up		
– funds reserved for distribution:		– 42,365
– funds reserved for operating:		– 3,441
– funds reserved to cover liabilities out of legally binding property acquisitions and development contracts, if these liabilities are due within the next two years: ¹		– 63,495
= Liquidity, liquidity ratio: 11.5%		116,903
Other assets:		98,897
Net asset value of the fund at the end of the reporting period:		1,013,927

Portfolio Information as of: December 31st, 2008

Total property assets (including investments in real estate companies):	1,283,282,868 EUR
Total bank loans:	508,067,616 EUR
Total shareholder loans:	49,521,111 EUR
Loan to value ratio (based on fair market values):	39.6 %
Investment ratio (gross asset value to net asset value ratio):	150.1 %
Occupancy	99.0 %

Issue Price and Repurchase Price as of: December 31st, 2008

Issue price:	57.69 EUR
Unit value/repurchase price:	54.94 EUR
Unit profits:	2.66 %
Real estate profits:	2.46 %
Interim profits:	0.97 EUR
Net asset value of the fund:	1,013,926,927.27 EUR
Shares issued:	18,453,834 units

Performance (BVI method)

Since launch of fund on June 1 st , 2005:	20.2 %
12 months (12/31/2007 – 12/31/2008):	5.2 %
6 months (06/30/2008 – 12/31/2008):	2.3 %
3 months (09/30/2008 – 12/31/2008):	0.7 %
1 month (11/30/2008 – 12/31/2008):	0.0 %
Current calendar year (12/31/2007 – 12/31/2008):	5.2 %

Transaction of Shares in: December 2008

Contributions:	4,765,313.94 EUR
Withdrawals:	0.00 EUR
Net cash inflow:	1,013,926,927.27 EUR
Net cash inflow to net asset value ratio:	0.47 %

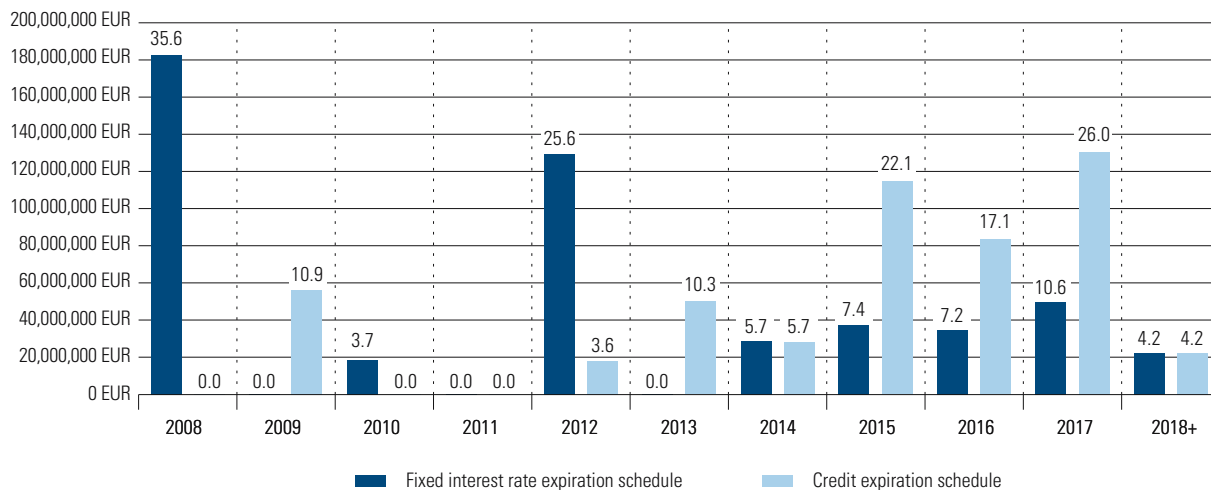
1) This includes reserved funds for purchases and planned construction.

The information in this fact sheet was compiled diligently and to the best of our knowledge. However, no liability is accepted for errors or omissions. The official sales prospectus and the annual report are the only legally binding documents for the purchase of fund units. The performance was calculated based on the repurchase price and the re-investment of distributions. Previous performance is no guarantee for future performance. All calculations were done in Euros. Please note this brochure is only for advertising purposes.

TMW Immobilien Weltfonds as of September 30th, 2008¹

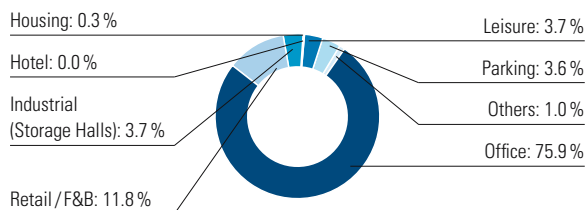
Fixed interest rate and credit expiration schedule

as percentage of credit volume²



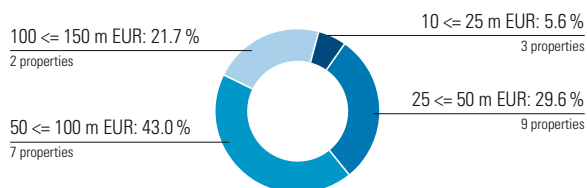
Sector Allocation of Fund Properties

including investments in real estate companies (based on annual net rental income)



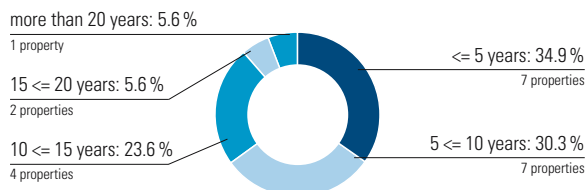
Asset Size of Fund Properties

including investments in real estate companies (based on fair market values)



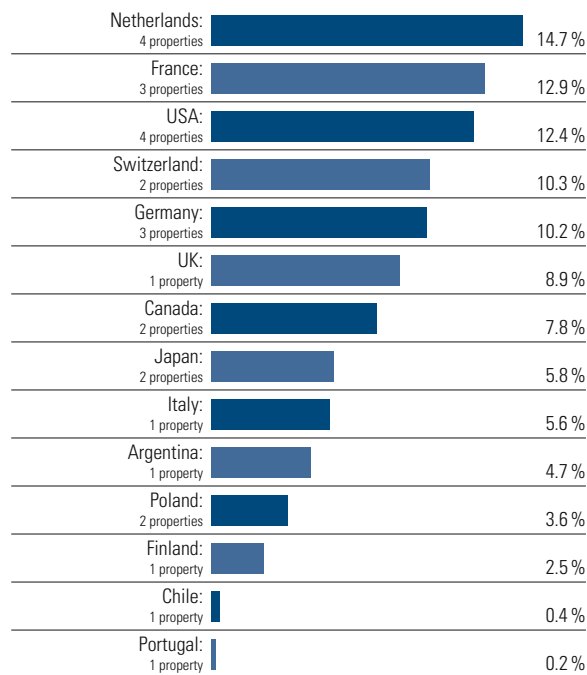
Commercial Age Structure of Fund Properties

including investments in real estate companies (based on fair market values)



Country Allocation of Fund Properties

including investments in real estate companies (based on fair market values)



1) Charts are updated on a three month basis. Investments in real estate companies are included based on the pro rata share held by the Fund.

2) Total credit volume 510,455,000 EUR.

The information in this fact sheet was compiled diligently and to the best of our knowledge. However, no liability is accepted for errors or omissions. The official sales prospectus and the annual report are the only legally binding documents for the purchase of fund units. The performance was calculated based on the repurchase price and the re-investment of distributions. Previous performance is no guarantee for future performance. All calculations were done in Euros. Please note this brochure is only for advertising purposes.

TMW Immobilien Weltfonds as of September 30th, 2008¹

Overview of the top ten tenants

(based on annual net rental income)

Tenant	Property	Branch	Annual net rental income as percentage of the portfolio
1. Orbital Sciences Corp.	Loudoun (Campus I, II & III), USA	technology and software	7.01
2. Reed Expositions France SAS	Tour Vista, France	other branches	5.84
3. Gemeente Rotterdam	Europoint, Netherlands	authorities, organisations and institutions of education	5.63
4. Eurogroup	Tour Vista, France	legal and tax advisory	5.24
5. Raben Polska Sp zoo	Gadki / Grodzisk Mazowiecki, Poland	automotive and transport	4.42
6. Deloitte SE	Crystal Tower, Netherlands	legal and tax advisory	4.30
7. Fulbright & Jaworski	Fleet Street, UK	legal and tax advisory	3.80
8. Deutsche Bahn AG	Karlstraße, Germany	automotive and transport	3.59
9. UBS (rental guarantee)	Fleet Street, UK	credit institutions and financial services	3.53
10. Etat de Genève, Direction des bâtiments	Centre Azur, Switzerland	authorities, organisations and institutions of education	3.41

Industry structure of the top three tenants² of all TMW Immobilien Weltfonds properties

Branch	as %
legal and tax advisory	18.6
authorities, organisations and institutions of education	15.3
technology and software	14.2
credit institutions and financial services	11.6
automotive and transport	10.9
retail and consumer products	7.4
telecommunication and supply	3.9
media and entertainment	3.6
construction (real estate)	1.7
hotel and gastronomy	0.4
residential	0.1
other branches	12.2

Roll-over-Schedule (based on annual net rental income)

Occupancy: 99.0%³

unlimited	1.1 %
2008	0.6 %
2009	4.7 %
2010	14.2 %
2011	10.1 %
2012	7.9 %
2013	14.1 %
2014	2.9 %
2015	5.8 %
2016	13.3 %
2017	7.9 %
2018 +	17.7 %

News

Two logistic properties in Poland were re-appraised in December. Their value did not change significantly.

The negative effects from the turbulences in the currency markets continued in December and caused a reduction of 1 Cent in the unit price.

Capital inflows amounted to 4.8 million Euros during the reporting month.

1) Charts are updated on a three month basis. Investments in real estate companies are included based on the pro rata share held by the Fund.

2) The rental income of the top three tenants (per property) corresponds to 80.3 % of the annual net rental income of the TMW Immobilien Weltfonds

3) Based on annual gross rental income

The information in this fact sheet was compiled diligently and to the best of our knowledge. However, no liability is accepted for errors or omissions. The official sales prospectus and the annual report are the only legally binding documents for the purchase of fund units. The performance was calculated based on the repurchase price and the re-investment of distributions. Previous performance is no guarantee for future performance. All calculations were done in Euros. Please note this brochure is only for advertising purposes.