

# TMW Immobilien Weltfonds

## Open-ended public real estate fund

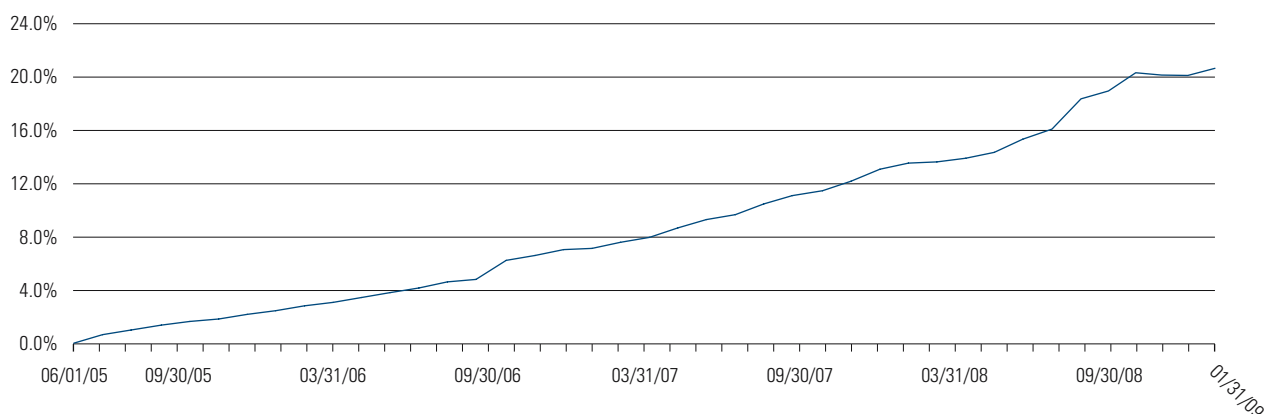
Fact Sheet as of January 31<sup>st</sup>, 2009

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](mailto:vertrieb@weltfonds.de)  
Internet: [www.weltfonds.de](http://www.weltfonds.de)  
Publication unit price: F.A.Z., Handelsblatt, Welt, Financial Times

### Fund Data

<b>Name of the fund:</b>	TMW Immobilien Weltfonds
<b>Investment company:</b>	TMW Pramerica Property Investment GmbH
<b>Fund type:</b>	Open-ended public real estate fund
<b>WKN (German security identification number):</b>	A0DJ32
<b>ISIN:</b>	DE 000A0DJ32 8
<b>Investment strategy:</b>	Open-ended public real estate fund, which invests worldwide according to the principles of risk diversification
<b>Fund currency:</b>	Euro
<b>Fund launched on:</b>	June 1 <sup>st</sup> , 2005
<b>Term:</b>	Unlimited
<b>Financial year:</b>	From October 1 <sup>st</sup> to September 30 <sup>th</sup>
<b>Dividend distribution:</b>	Second Wednesday in January of each year
<b>Tax free portion of the distribution on January 14<sup>th</sup>, 2009 about 2.29 EUR:</b>	approx. 56.33%
<b>Subscription surcharge:</b>	Up to 5.5% (currently: 5.0%)
<b>Minimum investment:</b>	1 unit
<b>Total Expense Ratio (TER)<sup>1</sup>:</b>	0.86%
<b>Fund fees<sup>2</sup>:</b>	
<b>Annual asset management fee:</b>	Up to 1.5% p. a. (currently: 0.75% p. a.) of the average net asset value of the fund
<b>Incentive fee:</b>	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
<b>Acquisition, sales, construction, project management fee:</b>	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)
<b>Depository bank fee:</b>	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 1<sup>st</sup>, 2005 up to January 31<sup>st</sup>, 2009



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 30<sup>th</sup>, 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.



SUBSCRIPTION FOR EUROPEAN RESIDENTS ONLY

# TMW Immobilien Weltfonds

## Assets of the TMW Immobilien Weltfonds as of: January 31<sup>st</sup>, 2009

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

	Total International	Total
<b>Properties</b> (residential, commercial, mixed-use properties):	543,444	<b>634,314</b>
<b>Properties under construction:</b>	104,093	<b>212,932</b>
<b>Undeveloped land:</b>	0	<b>0</b>
<b>Investments in real estate companies:</b>	258,219	<b>258,219</b>
<b>Reserved funds for purchases and planned construction:</b>		<b>35,038</b>
<b>Securities and bank deposits:</b>		<b>192,621</b>
– thereof investment funds:		0
– thereof money market funds:		0
<b>Less funds tied up</b>		
– funds reserved for distribution:		– 14,205
– funds reserved for operating:		– 8,628
– funds reserved to cover liabilities out of legally binding property acquisitions and development contracts, if these liabilities are due within the next two years <sup>1)</sup> :		– 56,187
<b>= Liquidity, liquidity ratio: 11.6%</b>		<b>113,600</b>
<b>Other assets:</b>		<b>88,470</b>
<b>Net asset value of the fund at the end of the reporting period:</b>		<b>983,601</b>

## Portfolio Information as of: January 31<sup>st</sup>, 2009

<b>Total property assets</b> (including investments in real estate companies):	1,324,591,602 EUR
<b>Total bank loans:</b>	530,707,099 EUR
<b>Total shareholder loans:</b>	52,201,489 EUR
<b>Loan to value ratio</b> (based on fair market values):	40.1 %
<b>Investment ratio</b> (gross asset value to net asset value ratio):	154.0 %
<b>Occupancy</b>	99.2 %

## Issue Price and Repurchase Price as of: January 31<sup>st</sup>, 2009

<b>Issue price:</b>	55.49 EUR
<b>Unit value/repurchase price:</b>	52.85 EUR
<b>Unit profits:</b>	3.38 %
<b>Real estate profits:</b>	1.76 %
<b>Interim profits:</b>	0.15 EUR
<b>Net asset value of the fund:</b>	983,601,219.86 EUR
<b>Shares issued:</b>	18,609,782 units

## Performance (BVI method)

<b>Since launch of fund</b> on June 1 <sup>st</sup> , 2005:	20.7 %
<b>12 months</b> (01/31/2008 – 01/31/2009):	5.1 %
<b>6 months</b> (07/31/2008 – 01/31/2009):	2.3 %
<b>3 months</b> (10/31/2008 – 01/31/2009):	0.3 %
<b>1 month</b> (12/31/2008 – 01/31/2009):	0.4 %
<b>Current calendar year</b> (12/31/2008 – 01/31/2009):	0.4 %

## Transaction of Shares in: January 2009

<b>Contributions:</b>	8,265,224.16 EUR
<b>Withdrawals:</b>	0.00 EUR
<b>Net cash inflow:</b>	8,265,224.16 EUR
<b>Net cash inflow to net asset value ratio:</b>	0.84 %

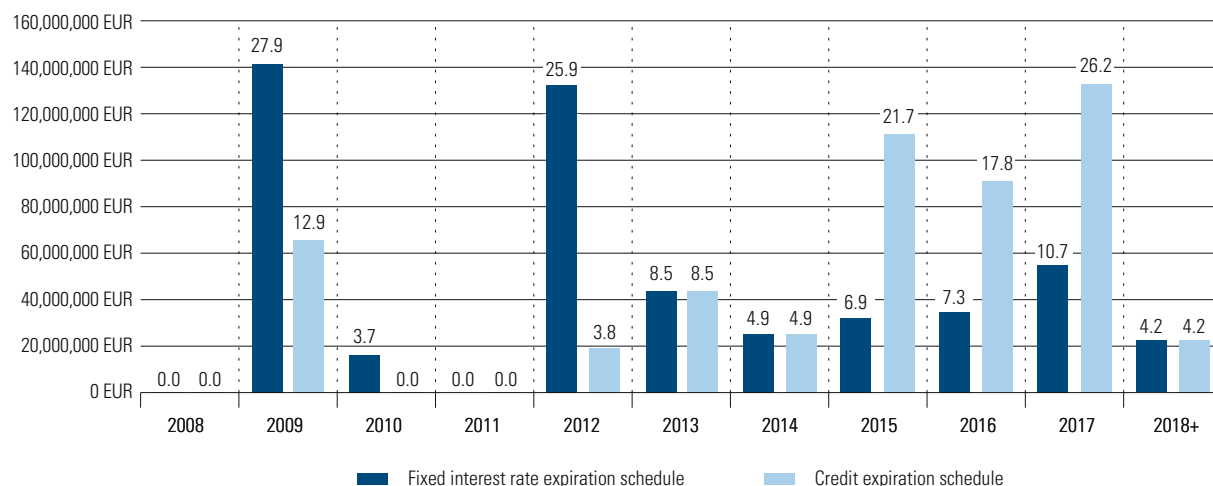
1) This includes reserved funds for purchases and planned construction.

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 December 31<sup>st</sup>, 2008<sup>1</sup>

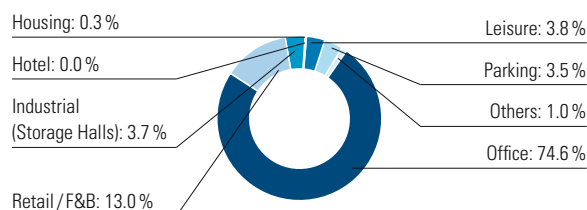
## Fixed interest rate and credit expiration schedule

as percentage of credit volume <sup>2</sup>



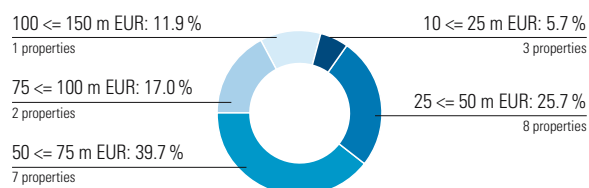
## Sector Allocation of Fund Properties

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



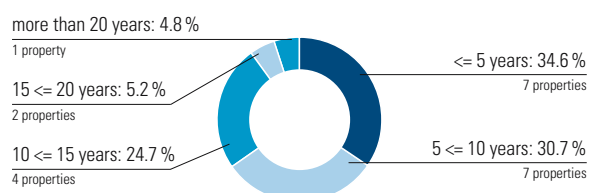
## Asset Size of Fund Properties

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



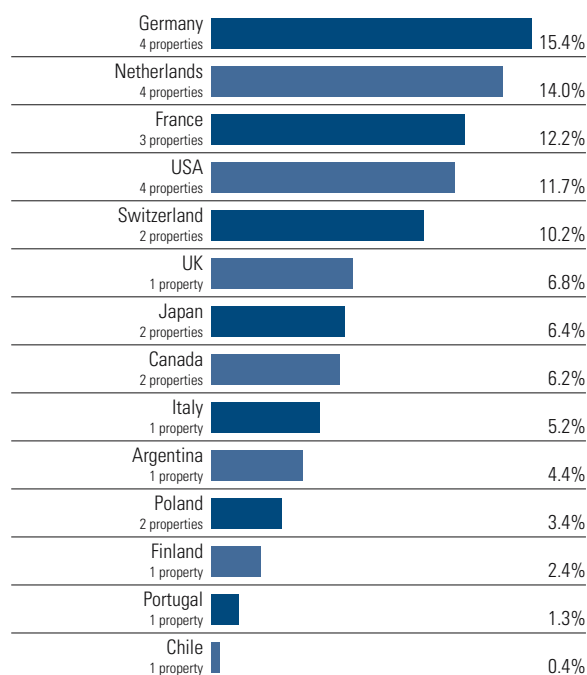
## Commercial Age Structure of Fund Properties

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 508,068,616 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 December 31<sup>st</sup>, 2008<sup>1</sup>

## 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	7.13
2. Reed Expositions France SAS	Tour Vista, France	other branches	5.93
3. Gemeente Rotterdam	Europoint, Netherlands	authorities, organisations and institutions of education	5.72
4. Eurogroup	Tour Vista, France	legal and tax advisory	5.33
5. Raben Polska Sp zoo	Gadki / Grodzisk Mazowiecki, Poland	automotive and transport	4.49
6. Deloitte SE	Crystal Tower, Netherlands	legal and tax advisory	4.37
7. Etat de Genève, Direction des bâtiments	Centre Azur, Switzerland	authorities, organisations and institutions of education	3.67
8. Deutsche Bahn AG	Karlstraße, Germany	automotive and transport	3.65
9. Isetan Co. Ltd.	Yamashita-cho, Japan	retail and consumer products	3.26
10. LGT Holding International AG	Schützenstraße, Switzerland	credit institutions and financial services	3.20

## Industry structure of the top three tenants<sup>2</sup> of all TMW Immobilien Weltfonds properties

Branche	in %
legal and tax advisory	17.3
authorities, organisations and institutions of education	16.4
technology and software	14.4
automotive and transport	11.5
credit institutions and financial services	9.3
retail and consumer products	8.6
media and entertainment	4.2
telecommunication and supply	4.1
construction (real estate)	1.7
hotel and gastronomy	0.4
residential	0.2
other branches	12.0

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

Occupancy: 99.2%<sup>3</sup>

unlimited	1.0 %
2008	0.4 %
2009	4.9 %
2010	13.7 %
2011	10.1 %
2012	7.9 %
2013	14.5 %
2014	3.0 %
2015	6.0 %
2016	13.7 %
2017	8.1 %
2018 +	16.8 %

## News

The regular re-appraisal of the Crystal Tower in Amsterdam was conducted during the reporting month. The value of the Dutch office building was lowered by 3.79%.

The unit price in January 2009 was adjusted by the distribution in the amount of 2.29 EUR. The ordinary income was 0.20 EUR and the annual BVI return 5.1%.

Capital inflows amounted to 8.3 million EUR during the reporting month.

The investment company is paying out from its own sources private pension plans again since January 2009.

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 78.1 % 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.