

TMW Immobilien Weltfonds

Open-ended public real estate fund

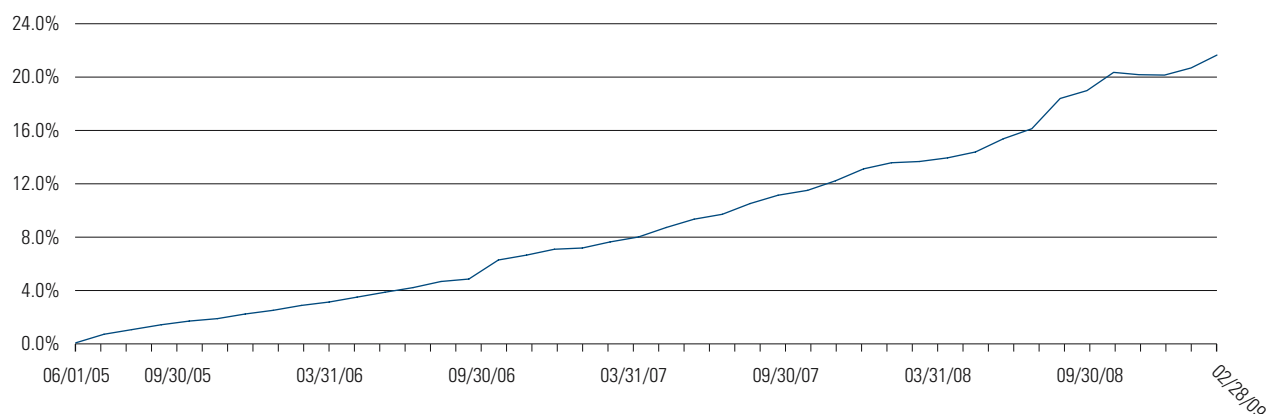
Fact Sheet as of February 28th, 2009

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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
Tax free portion of the distribution on January 14th, 2009 about 2.29 EUR:	approx. 56.33%
Subscription surcharge:	Up to 5.5% (currently: 5.0%)
Minimum investment:	1 unit
Total Expense Ratio (TER)¹:	0.86%
Fund fees²:	
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 February 28th, 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 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: February 28th, 2009

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

	Total International	Total
Properties (residential, commercial, mixed-use properties):	615,659	706,529
Properties under construction:	35,838	147,021
Undeveloped land:	0	0
Investments in real estate companies:	260,260	260,260
Reserved funds for purchases and planned construction:		28,606
Securities and bank deposits:		187,217
– thereof investment funds:		0
– thereof money market funds:		0
Less funds tied up		
– funds reserved for distribution:		– 17,757
– funds reserved for operating:		– 6,487
– 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 :		– 50,894
= Liquidity, liquidity ratio: 11.3%		112,079
Other assets:		92,949
Net asset value of the fund at the end of the reporting period:		991,597

Portfolio Information as of: February 28th, 2009

Total property assets (including investments in real estate companies):	1,338,046,864 EUR
Total bank loans:	532,460,646 EUR
Total shareholder loans:	52,705,468 EUR
Loan to value ratio (based on fair market values):	39.8 %
Investment ratio (gross asset value to net asset value ratio):	153.7 %
Occupancy	99.2 %

Issue Price and Repurchase Price as of: February 28th, 2009

Issue price:	55.93 EUR
Unit value/repurchase price:	53.27 EUR
Unit profits:	3.68 %
Real estate profits:	2.08 %
Interim profits:	0.18 EUR
Net asset value of the fund:	991,596,591.63 EUR
Shares issued:	18,614,065 units

Performance (BVI method)

Since launch of fund on June 1 st , 2005:	21.6 %
12 months (02/29/2008 – 02/28/2009):	5.0 %
6 months (08/30/2008 – 02/28/2009):	2.5 %
3 months (11/30/2008 – 02/28/2009):	1.2 %
1 month (01/31/2009 – 02/28/2009):	0.8 %
Current calendar year (12/31/2008 – 02/28/2009):	1.2 %

Transaction of Shares in: February 2009

Contributions:	227 EUR
Withdrawals:	0.00 EUR
Net cash inflow:	227 EUR
Net cash inflow to net asset value ratio:	0.02 %

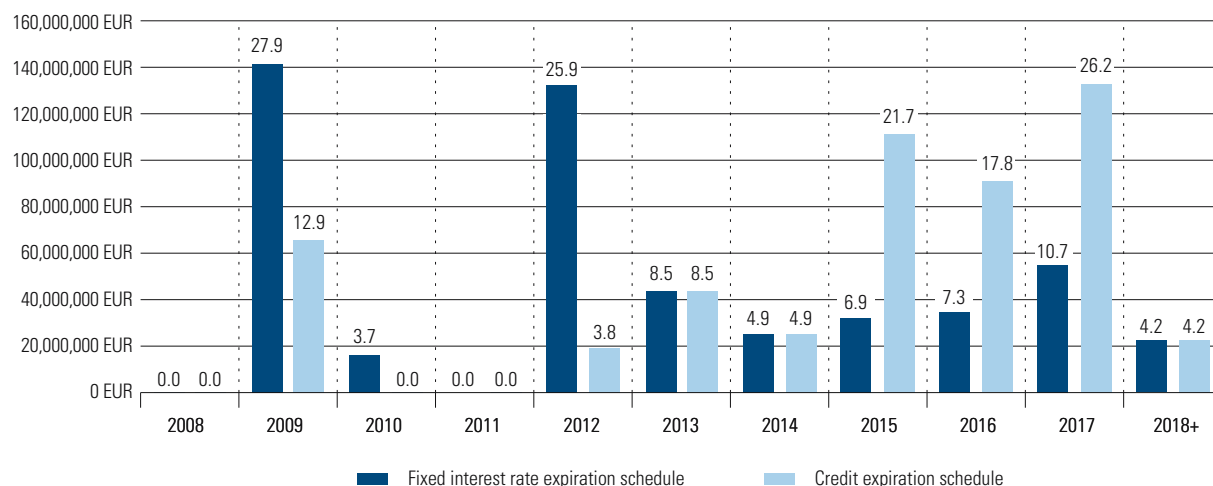
1) This includes reserved funds for purchases and planned construction.

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TMW Immobilien Weltfonds as of December 31st, 2008¹

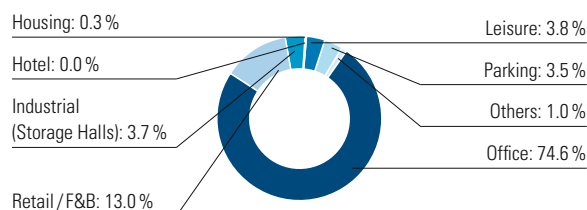
Fixed interest rate and credit expiration schedule

as percentage of credit volume ²



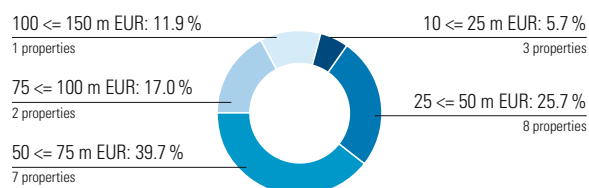
Sector Allocation of Fund Properties

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



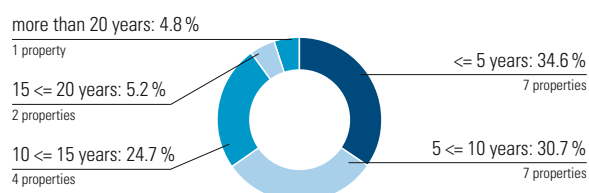
Asset Size of Fund Properties

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



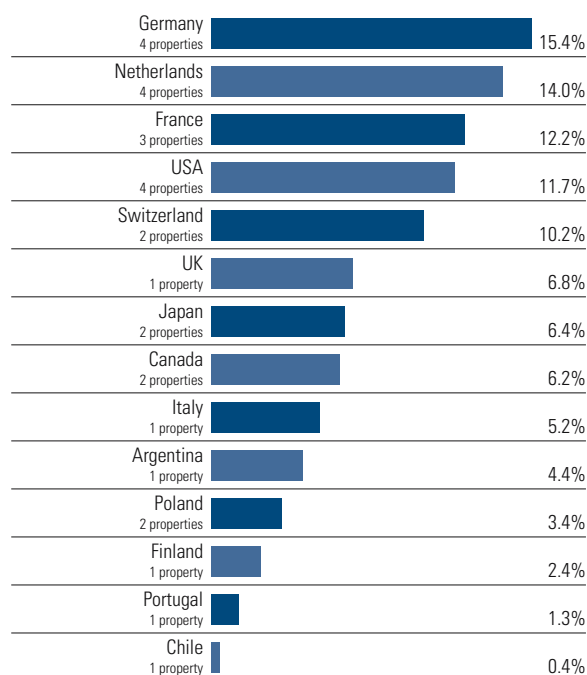
Commercial Age Structure of Fund Properties

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.

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TMW Immobilien Weltfonds as of December 31st, 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	7.13
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. Barneys Japan K.K.	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 tenants² 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%³

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 office tower „Tour Vista“ in Paris resulted in a 0.08% increase in value to 126.1 million EUR due to higher rental income.

The office project „Kromme Schift“ in Houton, the Netherlands was completed on February 20th, 2009. The building is fully leased for 12 years to Getronics PinkRocade B.V., a daughter company of the telecommunication firm Royal KPN N.V.

The Fund was rated A+ by the rating agency Scope and made it among the top five globally investing open end real estate funds in Germany.

The Fund has changed to the new investment law effective on February 15th, 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

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