

TMW Immobilien Weltfonds

Open-ended public real estate fund

Fact Sheet as of Dezember 31st, 2009

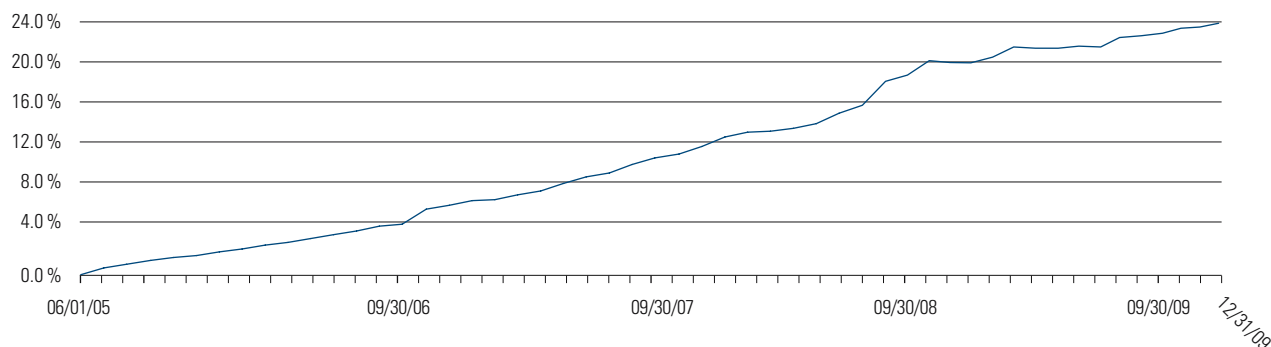
p (=private) class

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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 13th, 2010 about 2.00 EUR:	Approx. 57.64% for one share in private property
Subscription surcharge:	Up to 5.5% (currently: 5.0%)
Minimum investment:	1 unit
Total Expense Ratio (TER)¹:	0.85%
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 Dezember 31st, 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, 2009. 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, 2009

Totals in this table are displayed in Euros 000's

	Total International	Total
Properties (residential, commercial, mixed-use properties):	526,070	657,510
Properties under construction:	31,733	131,533
Undeveloped land:	0	0
Investments in real estate companies:	243,015	243,015
Reserved funds for purchases and planned construction:		48,918
Securities and bank deposits:		143,468
– thereof investment funds:		0
– thereof money market funds:		0
Less funds tied up:		
– funds reserved for distribution:		– 36,750
– funds reserved for operating:		– 7,553
– funds reserved to cover liabilities out of legally binding property acquisitions and development contracts, if these liabilities are due within the next two years :		– 46,846
= Liquidity, liquidity ratio: 6.2%		52,319
Other assets:		113,162
Net asset value of the fund at the end of the reporting period:		840,480

Portfolio Information as of: December 31st, 2009

Total property assets (including investments in real estate companies):	1,252,761,628 EUR
Total bank loans:	561,204,560 EUR
Total shareholder loans:	56,461,372 EUR
Loan to value ratio (based on fair market values):	44.8 %
Investment ratio (gross asset value to net asset value ratio):	166.8 %
Occupancy:	98.9 %

Issue Price and Repurchase Price as of: December 31st, 2009

Issue price:	57.00 EUR
Unit value/repurchase price:	54.29 EUR
Unit profits:	3.04 %
Real estate profits:	2.26 %
Interim profits:	0.39 EUR
Net asset value of the fund:	840,479,737.88 EUR
Shares issued:	15,481,231 units

Performance (BVI method)

Since launch of fund on June 1 st , 2005:	24.0 %
12 months (12/31/2008 – 12/31/2009):	3.1 %
6 months (06/30/2009 – 12/31/2009):	1.5 %
3 months (09/30/2009 – 12/31/2009):	0.9 %
1 month (11/30/2009 – 12/31/2009):	0.4 %
Current calendar year (12/31/2008 – 12/31/2009):	3.1 %

Transaction of Shares in: December 2009

Contributions:	51,764,630 EUR
Withdrawals:	226,814,628 EUR
Net cash inflow:	175,049,998 EUR
Net cash inflow to net asset value ratio:	-17.28 %*

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*based on previous month

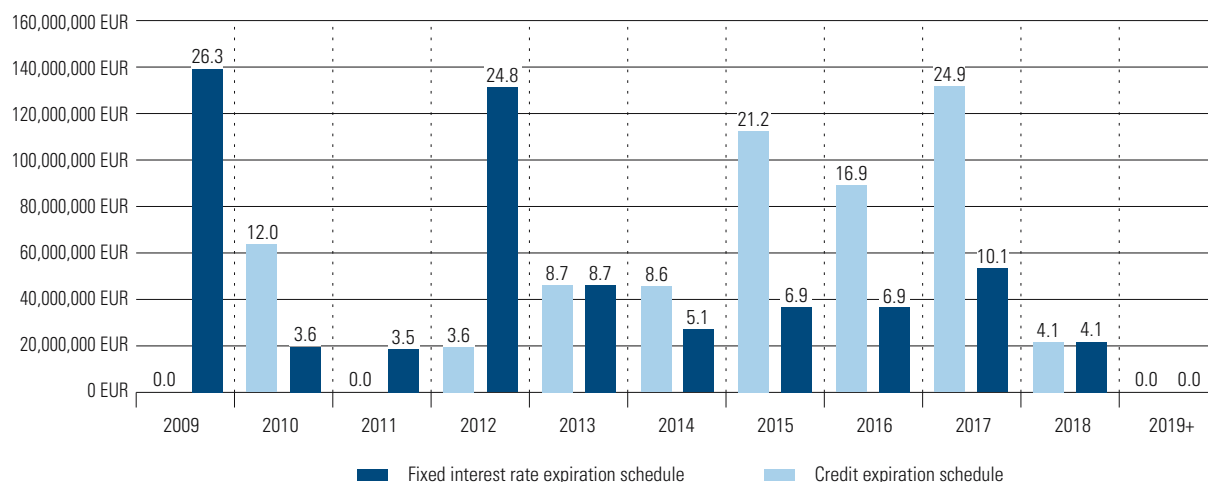
SUBSCRIPTION FOR EUROPEAN RESIDENTS ONLY



TMW Immobilien Weltfonds as of September 30th, 2009¹

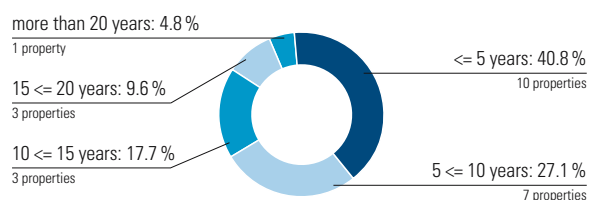
Fixed interest rate and credit expiration schedule

as percentage of credit volume²



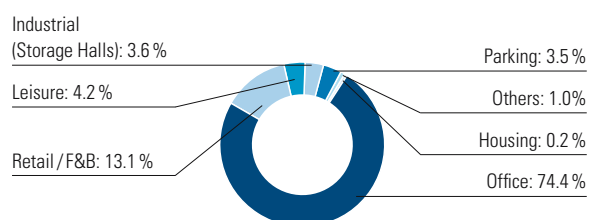
Commercial Age Structure of Fund Properties

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



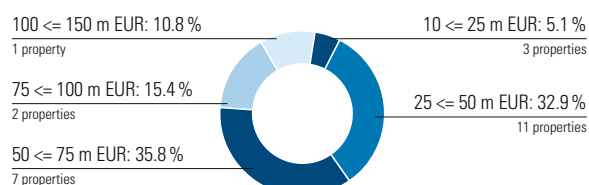
Sector Allocation of Fund Properties

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



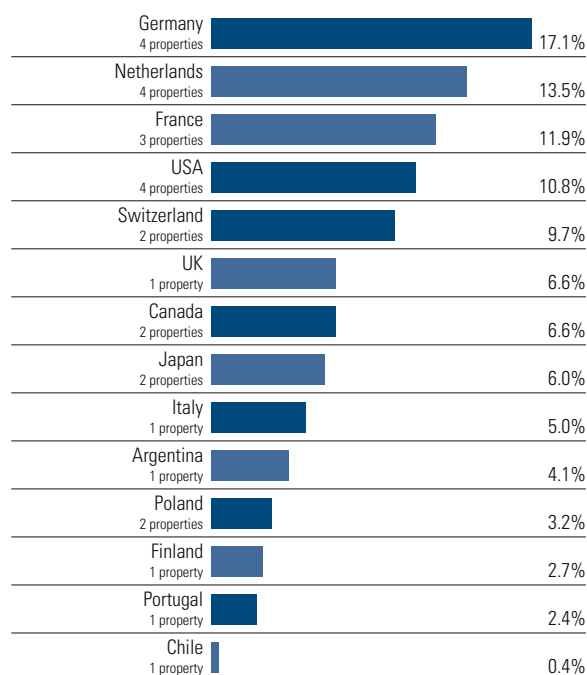
Asset Size of Fund Properties

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



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 528,299,910 EUR.

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TMW Immobilien Weltfonds as of September 30th, 2009¹

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 Science Corp.	Loudoun (Campus I, II & III), USA	technology and software	6.48
2. Reed Expositions France SAS	Tour Vista, France	other branches	5.55
3. Gemeente Rotterdam	Europoint, Netherlands	authorities, organisations and institutions of education	5.34
4. EUROGROUP	Tour Vista, France	legal and tax advisory	5.33
5. Isetan Co. Ltd.	Yamashita-cho, Japan	retail and consumer products	4.39
6. Raben Polska Sp zoo	Gadki / Grodzisk Mazowiecki, Poland	automotive and transport	4.25
7. Deloitte SE	Crystal Tower, Netherlands	legal and tax advisory	4.02
8. Deutsche Bahn AG	Karlstraße, Germany	automotive and transport	3.51
9. Etat de Genève, Direction des bâtiments	Centre Azur, Switzerland	authorities, organisations and institutions of education	3.33
10. Getronics N.V.	Kromme Schaft, Netherlands	technology and software	3.13

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

Branch	in %
legal and tax advisory	16.9
technology and software	16.8
authorities, organizations and institutions of education	14.4
other branches	12.8
credit institutions and financial services	9.6
automotive and transport	9.4
retail and consumer products	9.1
media and entertainment	4.1
telecommunication and supply	3.5
construction (real estate)	2.9
hotel and gastronomy	0.4
residential	0.1

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

Occupancy: 98.9%^{3,4}

unlimited	0.7 %
2009	1.2 %
2010	8.9 %
2011	10.5 %
2012	8.2 %
2013	14.0 %
2014	4.4 %
2015	5.7 %
2016	15.0 %
2017	7.6 %
2018	4.6 %
2019 +	19.2 %

News

On Friday, December 11, 2009, TMW Immobilien Weltfonds reopened the fund for unit redemptions. As of this date, the redemption of units is possible on a daily basis.

During this reporting period, the unit price increased to 54.29 EUR; as a result, per December 31, 2009, the BVI return of 3.1% was achieved.

In December, the logistic buildings in Grodzisk and Gadki in Poland were re-appraised. The appraised value of Gadki fell by 2.41%, down to 17.67 million EUR as did the value for Grodzisk, falling by 2.38%, down to 24.31 million EUR.

Additional information can be obtained on our website at www.weltfonds.de

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 82.5% of the annual net rental income of the TMW Immobilien Weltfonds.

3) Based on annual gross rental income.

4) Only if vacancies in the calculation of lease terms are not considered or if full occupation is anticipated over the entire portfolio, the aggregated percentages of the roll-over-schedule will be 100%.

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