

# TMW Immobilien Weltfonds

## Open-ended public real estate fund

### Fact Sheet as of December 31, 2019

#### p (=private) class

According to paragraph 38 section 1 of the German Investment Act in connection with paragraph 16 section 1 of the General Terms & Conditions, Pramerica Property Investment GmbH has terminated the management of TMW Immobilien Weltfonds to take effect on May 31<sup>st</sup>, 2014. TMW Immobilien Weltfonds is therefore currently in liquidation. As of June 1<sup>st</sup> the TMW Immobilien Weltfonds hat been transferred to the CACEIS Bank Deutschland GmbH.

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 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>	CACEIS Bank S.A., Germany Branch
<b>Fund type:</b>	Open-ended public real estate fund
<b>WKN (German security identification number):</b>	AODJ32
<b>ISIN:</b>	DE 000AODJ32 8
<b>Investment strategy:</b>	Open-ended public real estate fund, which invests worldwide according to the principles of risk diversification and is considering ecological, economical and social aspects <sup>1</sup>
<b>Fund currency:</b>	Euro
<b>Fund launched on:</b>	June 1 <sup>st</sup> , 2005
<b>Term:</b>	Unlimited <sup>2</sup>
<b>Financial year:</b>	From October 1 <sup>st</sup> to September 30 <sup>th</sup>
<b>Dividend distributions:</b>	In principle bi-yearly, in the past in January and July
<b>Taxable portion of the distribution on December 13, 2017 of 1.00 EUR in regards to interest, other revenues, foreign dividends, rental income, capital gains (§ 5 par. 1 No. 1 d) aa InvStG):</b>	0.0000 EUR for one share in private property
<b>Total Expense Ratio (TER)<sup>3</sup>:</b>	1.1%
<b>Fund fees<sup>4</sup>:</b>	
<b>Annual asset management fee:</b>	Up to 1.5% p.a. (currently: 1% 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>	Not applicable

#### Assets of the TMW Immobilien Weltfonds as of: December 31, 2019

	Total in TEUR
<b>Assets of the Fund:</b>	
<b>(1) Bank Deposits</b>	<b>14,597</b>
Less funds tied up	-12,767
= Liquidity, liquidity ratio: 7.3 %	<b>1,830</b>
<b>(2) Other assets:</b>	<b>12,908</b>
<b>Net asset value of the fund at the end of the reporting period:</b>	<b>13,455</b>

1) In view of the liquidation of the separate asset no new investments will be done

2) Separate asset is in liquidation

3) Total costs (asset management fees and depository bank fees, other expenses in accordance with §12 par. 4 BVB) without transaction cost as percentage on the average fund NAV during the financial year, per September 30<sup>th</sup>, 2019.

4) 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

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## Issue Price and Repurchase Price as of: December 31, 2019

<b>Issue price:</b>	0.93 EUR
<b>Unit value/repurchase price:</b>	0.89 EUR
<b>Net asset value of the fund:</b>	13,454,605.74 EUR
<b>Shares issued:</b>	15,106,111 units

## Performance (BVI method)

<b>Since launch of fund</b> on June 1 <sup>st</sup> , 2005:		-46.3 %
<b>Since liquidation</b> on May 31 <sup>st</sup> , 2011:		-55.2 %
<b>12 months</b>	(12/31/2018 – 12/31/2019):	-1.7 %
<b>6 months</b>	(06/30/2019 – 12/31/2019):	-1.1 %
<b>3 months</b>	(09/30/2019 – 12/31/2019):	-1.1 %
<b>1 month</b>	(11/30/2019 – 12/31/2019):	0.0 %
<b>Current calendar year</b>	(09/30/2019 – 12/31/2019):	-1.7 %

## Dispositions since dissolution decision on May 31<sup>st</sup>, 2011

Property		Closing	Sales price	Transaction costs	Revenues	Last appraised value
L'Avancée A, Paris	(in m EUR)	10/2011	19.65	1.32	18.33	17.56
112 Street, Edmonton	(in m CAD)	10/2011	49.25	4.52	44.73	46.45
Felix de Amesti, Chile	(in m UF)	02/2012	2.14	0.22	1.92	1.80
85 Fleet Street, Great Britain	(in m GBP)	04/2012	70.00	3.37	66.63	68.09
Orbital Sciences Campus, USA	(in m USD)	11/2012	85.60	* 0.67	84.93	90.50
L'Avancée A, Paris	(in m EUR)	12/2012	15.18	** 0.27	14.91	15.75
Colonos Plaza, Buenos Aires	(in m USD)	12/2012	40.30	*** 0.34	39.96	64.24
Jingumae, Japan	(in bn JPY)	01/2013	1.45	0.04	1.41	1.61
Rolling Acres Plaza, USA	(in m USD)	04/2013	31.79	0.69	31.10	30.60
Arte Fabrik, Germany	(in m EUR)	05/2013	39.66	0.46	39.20	41.00
Karlstraße, Germany	(in m EUR)	06/2013	45.20	0.80	44.40	43.30
Tour Vista, France	(in m EUR)	07/2013	87.00	0.55	86.45	98.50
Emerald, Finland	(in m EUR)	08/2013	12.00	0.53	11.47	25.21
Raben Logistic Portfolio, Poland	(in m EUR)	09/2013	23.35	**** 2.78	20.57	28.80
Yamashia-cho, Japan	(in bn JPY)	09/2013	3.80	0.11	3.69	4.65
Hotel am Hofgarten, Germany	(in m EUR)	11/2013	35.92	0.56	35.36	36.72
Espace & Explorer, Portugal	(in m EUR)	12/2013	26.92	0.42	26.50	29.33
Sumatrakontor, Germany	(in m EUR)	05/2014	106.00	1.39	104.61	120.98
Kromme Schaft, Netherlands	(in m EUR)	05/2014	15.70	0.27	15.43	23.99
Eastview, France	(in m EUR)	12/2014	97.76	2.50	95.26	99.63
Koningshof, Netherlands	(in m EUR)	05/2015	4.92	0.19	4.73	9.93
Crystal Tower, Netherlands	(in m EUR)	06/2015	16.00	0.36	15.64	26.44
Centro Meridiana, Italy	(in m EUR)	04/2016	53.25	1.76	51.49	49.21
Europoint III, Netherlands	(in m EUR)	01/2017	6.75	0.17	6.58	9.80

## Information for the 4th quarter 2019

## Information concerning repayments

In the course of the liquidation of the TMW Immobilien Weltfonds, beginning in January 2012 the investors will receive semi-annual repayment installments of any sales proceed amounts over and above amounts required for operating expenses, reimbursements of loans, guarantees or such other expenses which the Fund has to bear.

Please visit our website [www.weltfonds.de](http://www.weltfonds.de) for any further information.

\* not included are prepayment penalties of 13 mill. USD for the current loans as well as non-amortized costs for the extension of the rental contract of 5.5 mill. USD.

\*\* not included are costs for rental guarantee and settlements.

\*\*\* additional transactions costs of 570,000 USD have already been deducted from the sales price.

\*\*\*\* including prepayment penalties of ca. 2 mill. EUR

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