

TMW Immobilien Weltfonds

Open-ended public real estate fund

Fact Sheet as of February 28, 2014

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, TMW Pramerica Property Investment GmbH has terminated the management of TMW Immobilien Weltfonds to take effect on May 31st, 2014. TMW Immobilien Weltfonds is therefore currently in liquidation.

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TMW Pramerica Property Investment GmbH is currently in transition to the requirements of the Capital Investment Act (Kapitalanlagegesetzbuch), which entered into force on 22 July 2013 and replaced the Investment Act (Investmentgesetz) and its ordinances. Citations of articles of the Investment Act in this agreement are always to be read in connection with the specifications of sections 343et.seqq. of the Capital Investment Act.

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): | AODJ32 |
| ISIN: | DE 000AODJ32 8 |
| Investment strategy: | Open-ended public real estate fund, which invests worldwide according to the principles of risk diversification and is considering ecological, economical and social aspects ¹ |
| Fund currency: | Euro |
| Fund launched on: | June 1 st , 2005 |
| Term: | Unlimited ² |
| Financial year: | From October 1 st to September 30 th |
| Dividend distributions: | Second Wednesday in January and July of each year |
| Taxable portion of the distribution on January 9th, 2013 of 0.26 EUR: | 100% for one share in private property |
| Total Expense Ratio (TER)³: | 1.1% |
| Fund fees⁴: | |
| Annual asset management fee: | Up to 1.5% p. a. (currently: 1% 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 |

Portfolio Information as of: February 28, 2014

| | |
|--|-----------------|
| Total property assets (including investments in real estate companies): | 379,020,000 EUR |
| Total bank loans: | 46,192,758 EUR |
| Loan to value ratio (based on fair market values): | 12.2 % |
| Investment ratio (gross asset value to net asset value ratio): | 111.7 % |
| Occupancy as of December 31st, 2013: | 70.2 % |

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

2) Separate asset is in liquidation

3) 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, 2013. Total costs include asset management fees, depository bank fees and other expenses pursuant to § 13 par. 5 BVB and exclude transaction costs.

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

TMW Immobilien Weltfonds

Assets of the TMW Immobilien Weltfonds as of: February 28, 2014

Totals in this table are displayed in Euros 000's

| | Total International | Total |
|--|------------------------|-----------------|
| Properties (residential, commercial, mixed-use properties): | 204,690 | 325,670 |
| Properties under construction: | 0 | 0 |
| Undeveloped land: | 0 | 0 |
| Investments in real estate companies: | 4,026 | 4,026 |
| deposits: | | 89,063 |
| Less funds tied up: | | - 84,629 |
| = Liquidity, liquidity ratio: 1.12% | | 4,434 |
| Other assets: | | 16,381 |
| Net asset value of the fund at the end of the reporting period: | | 395,401 |

Issue Price and Repurchase Price as of: February 28, 2014

| | |
|-------------------------------------|--------------------|
| Issue price: | 27.48 EUR |
| Unit value/repurchase price: | 26.17 EUR |
| Unit profits: | - 30.79 % |
| Real estate profits: | - 52.86 % |
| Interim profits: | 0.02 EUR |
| Net asset value of the fund: | 395,400,643.25 EUR |
| Shares issued: | 15,106,111 units |

Performance (BVI method)

| | |
|---|----------|
| Since launch of fund on June 1 st , 2005: | - 31.6 % |
| Since liquidation on May 31 st , 2011: | - 42.9 % |
| 12 months (02/28/2013-02/28/2014): | - 19.4 % |
| 6 months (08/31/2013-02/28/2014): | - 6.1 % |
| 3 months (11/30/2013-02/28/2014): | - 2.1 % |
| 1 month (01/31/2014-02/28/2014): | - 0.4 % |
| Current calendar year (12/31/2013-02/28/2014): | - 2.8 % |

Dispositions since dissolution decision on May 31st, 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 |
| Yamashita-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 |

As of June 1, 2011 no disposition fee will be accrued if the sales price of the asset is less than the appraised value of the asset per May 31, 2011.

* 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.

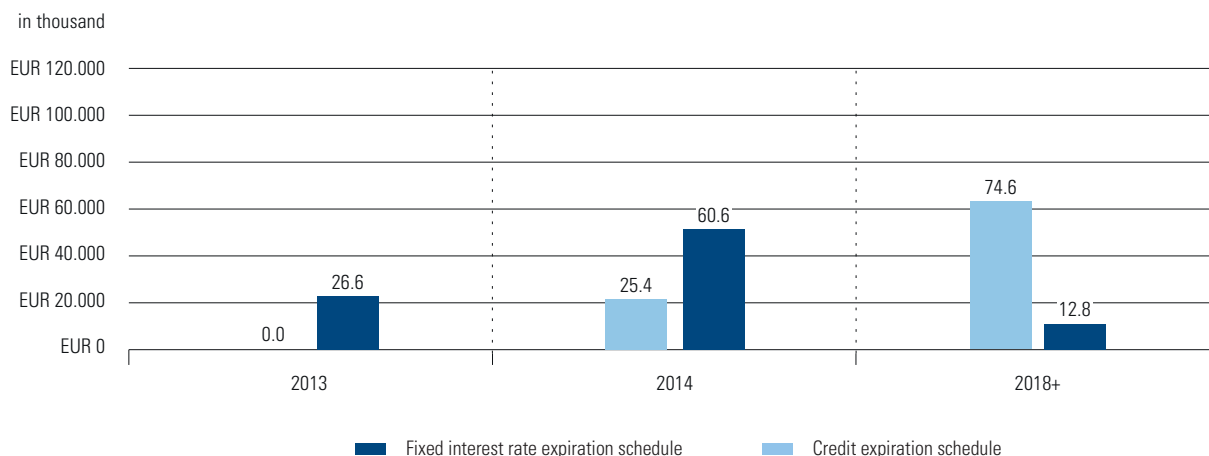
*** additional transactions costs of 570,000 USD have already been deducted from the sales price.

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

TMW Immobilien Weltfonds as of December 31st, 2013¹

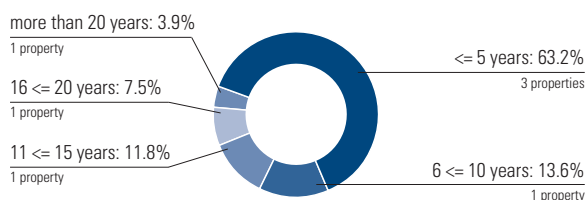
Fixed interest rate and credit expiration schedule

as percentage of credit volume ^{2,3}



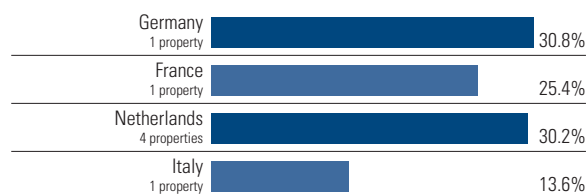
Commercial Age Structure of Fund Properties

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



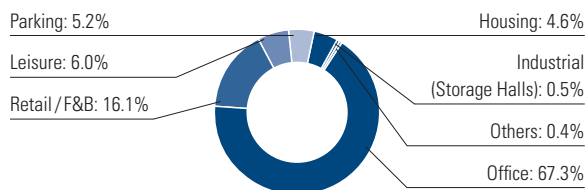
Country Allocation of Fund Properties

including investments in real estate companies (based on fair market values)³



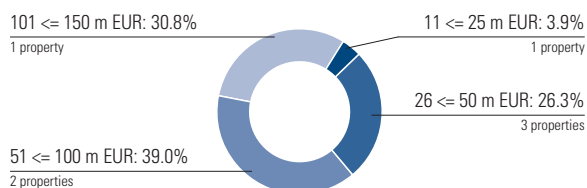
Sector Allocation of Fund Properties

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)



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 84,449 M EUR per above mentioned date.

3) not 100% due to rounding difference

TMW Immobilien Weltfonds as of December 31st, 2013¹

Vacancy overview of the TMW Immobilien Weltfonds properties

(Based on annual gross rental income ;in%; fully leased properties are not included in this overview)

| Property Name | Vacancy rate property | Vacancy rate of total Weltfonds vacancy |
|--------------------------------|-----------------------|---|
| Eastview - Porte de Bagnolet | 100.0 | 22.0 |
| Crystal Tower | 1.6 | 0.3 |
| Koningshof | 43.5 | 2.3 |
| Centro Meridiana | 5.9 | 1.0 |
| Sumatrakontor | 22.0 | 4.2 |
| Total Weltfonds Vacancy | | 29.8 |

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

| Branch | in % |
|--|------|
| authorities, organizations and institutions of education | 29.0 |
| legal and tax advisory | 26.5 |
| media and entertainment | 20.7 |
| construction (real estate) | 4.0 |
| retail and consumer products | 3.1 |
| credit institutions and financial services | 2.1 |
| technology and software | 1.6 |
| telecommunication and supply | 0.8 |
| other branches | 12.3 |

Roll-over-schedule (based on annual net rental income) Occupancy: 70.2%³

| | |
|-----------|-------|
| unlimited | 3.1% |
| 2013 | 2.2% |
| 2014 | 22.2% |
| 2015 | 26.4% |
| 2016 | 5.7% |
| 2017 | 4.6% |
| 2018 | 3.5% |
| 2019 | 1.2% |
| 2020 | 4.9% |
| 2021 | 14.0% |
| 2022 | 9.4% |
| 2023 + | 2.8% |

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 for any further information.

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 70.7% of the annual net rental income of the TMW Immobilien Weltfonds.

3) Based on annual gross rental income.