

TMW Immobilien Weltfonds

Open-ended public real estate fund

Fact Sheet as of December 31, 2015

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 31st, 2014. TMW Immobilien Weltfonds is therefore currently in liquidation. As of June 1st the TMW Immobilien Weltfonds has been transferred to the CACEIS Bank Deutschland GmbH.

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Fund Data

Name of the fund:	TMW Immobilien Weltfonds
Investment company:	CACEIS Bank Deutschland 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:	In principle bi-yearly, in the past in January and July
Taxable portion of the distribution on December 17, 2015 of 1.00 EUR in regards to interest, other revenues, foreign dividends, rental income, capital gains (§ 5 par. 1 No. 1 d) aa InvStG):	0.0000 EUR for one share in private property
Total Expense Ratio (TER)³:	1.2%
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:	Not applicable

Portfolio Information as of: December 31, 2015

Total property assets (including investments in real estate companies):	65,210,000 EUR
Total bank loans:	- EUR
Loan to value ratio (based on fair market values):	- %
Investment ratio (gross asset value to net asset value ratio):	100.0 %

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, 2015. 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.

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TMW Immobilien Weltfonds

Assets of the TMW Immobilien Weltfonds as of: December 31, 2015

Totals in this table are displayed in Euros 000's

	Total International	Total
Properties (residential, commercial, mixed-use properties):	16,000	16,000
Investments in real estate companies:	-	-
Deposits:		78,877
Less funds tied up:		- 75,261
= Liquidity, liquidity ratio: 3.1 %		3,616
Other assets:		29,468
Net asset value of the fund at the end of the reporting period:		116,891

Issue Price and Repurchase Price as of: December 31, 2015

Issue price:	8.13 EUR
Unit value/repurchase price:	7.74 EUR
Unit profits:	- 113.90 %
Real estate profits:	- 136.99 %
Interim profits:	- 0.05 EUR
Net asset value of the fund:	116,890,699.31 EUR
Shares issued:	15,106,111 units

Performance (BVI method)

Since launch of fund on June 1 st , 2005:	- 51.9 %
Since liquidation on May 31 st , 2011:	- 59.8 %
12 months (12/31/2014 – 12/31/2015):	- 20.0 %
6 months (06/30/2015 – 12/31/2015):	- 5.6 %
3 months (09/30/2015 – 12/31/2015):	- 1.7 %
1 month (11/30/2015 – 12/31/2015):	- 0.8 %
Current calendar year (12/31/2014 – 12/31/2015):	- 20.0 %

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
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
Sumatrankontor, 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

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.

* 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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