

# TMW Immobilien Weltfonds

## Open-ended public real estate fund

### Fact Sheet as of March 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, TMW 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 has been transferred to the CACEIS Bank Deutschland GmbH.

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#### Fund Data

<b>Name of the fund:</b>	TMW Immobilien Weltfonds
<b>Investment company:</b>	CACEIS Bank Deutschland GmbH
<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 Februar 27, 2015 of 7.00 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>	1.3%
<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

#### Portfolio Information as of: March 31, 2015

<b>Total property assets</b> (including investments in real estate companies):	111,670,000 EUR
<b>Total bank loans:</b>	22,500,000 EUR
<b>Loan to value ratio</b> (based on fair market values):	20.1 %
<b>Investment ratio</b> (gross asset value to net asset value ratio):	114.2 %
<b>Occupancy as of March 31, 2015:</b>	48.0 %

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 30<sup>th</sup>, 2014. 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: March 31, 2015

Totals in this table are displayed in Euros 000's

	Total International	Total
<b>Properties</b> (residential, commercial, mixed-use properties):	60,610	<b>60,610</b>
<b>Investments in real estate companies:</b>	0,632	<b>0,632</b>
<b>Deposits:</b>		<b>97,958</b>
<b>Less funds tied up:</b>		<b>- 76,601</b>
<b>= Liquidity, liquidity ratio: 13.5 %</b>		<b>21,357</b>
<b>Other assets:</b>		<b>27,649</b>
<b>Net asset value of the fund at the end of the reporting period:</b>		<b>158,781</b>

## Issue Price and Repurchase Price as of: March 31, 2015

<b>Issue price:</b>	11.04 EUR
<b>Unit value/repurchase price:</b>	10.51 EUR
<b>Unit profits:</b>	- 85.84 %
<b>Real estate profits:</b>	- 129.68 %
<b>Interim profits:</b>	- 0.02 EUR
<b>Net asset value of the fund:</b>	158,781,109.89 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:	- 42.1 %
<b>Since liquidation</b> on May 31 <sup>st</sup> , 2011:	- 51.6 %
<b>12 months</b> (03/31/2014 - 03/31/2015):	- 15.2 %
<b>6 months</b> (09/30/2014 - 03/31/2015):	- 4.3 %
<b>3 months</b> (12/31/2014 - 03/31/2015):	- 3.7 %
<b>1 month</b> (02/28/2015 - 03/31/2015):	- 0.1 %
<b>Current calendar year</b> (12/31/2014 - 03/31/2015):	- 3.7 %

## 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
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
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	confidential	2.50	confidential	99.63

\* 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 March 31, 2015<sup>1,2</sup>

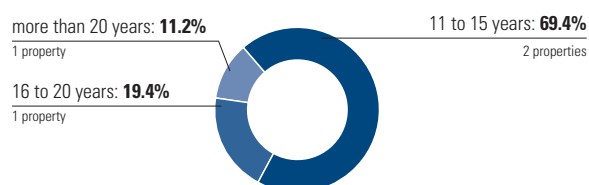
## Country Allocation of Fund Properties

including investments in real estate companies (based on fair market values)<sup>3</sup>

		Fair Market value in % of all properties	Fair Market value in EUR thousand	Number of properties
Netherlands		54.3	60,610	3
Italy		45,7	51.060	1

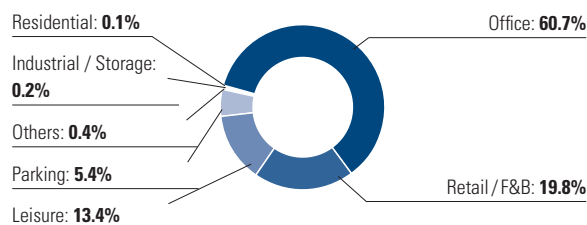
## Commercial Age Structure of Fund Properties

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



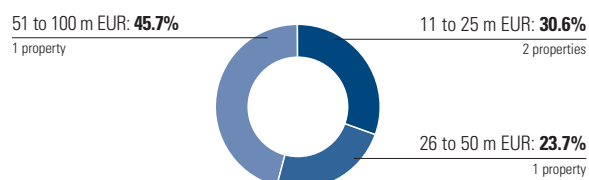
## Sector Allocation of Fund Properties

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)



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) may not add up to 100% due to rounding difference

# TMW Immobilien Weltfonds as of March 31, 2015<sup>1</sup>

## 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
Crystal Tower	72.7	17.8
Koningshof	59.7	8.0
Europoint III	100.0	25.4
Centro Meridiana	2.1	0.8
<b>Total Weltfonds Vacancy</b>		<b>52.0</b>

## Industry structure of the top three tenants<sup>2</sup> of all TMW Immobilien Weltfonds properties

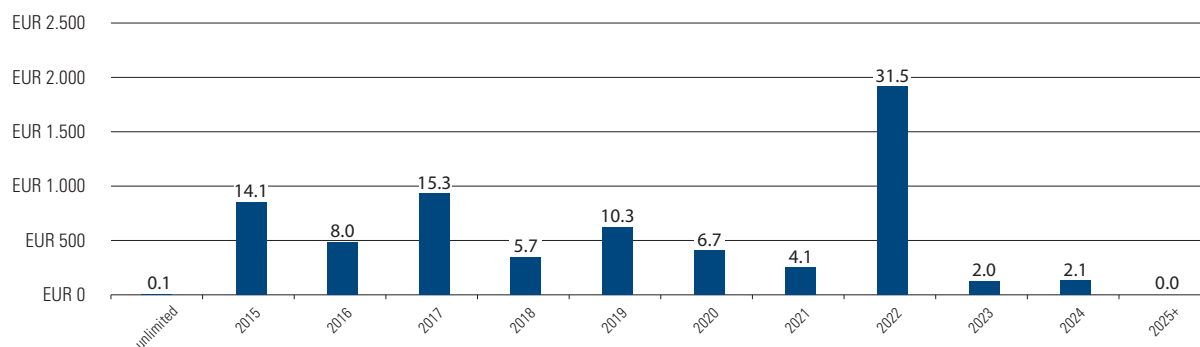
in %

Media and entertainment	36.7
Retail and consumer products	17.5
Construction (real estate)	6.9
Technology and software	6.9
Telecommunication and supply	3.6
Other branches	28.4

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

Occupancy: 48.0%<sup>3</sup>

in thousand



## 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.

1) Charts are generally 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 56.4% of the annual net rental income of the TMW Immobilien Weltfonds.

3) Based on annual gross rental income.