

# TMW Immobilien Weltfonds

## Open-ended public real estate fund

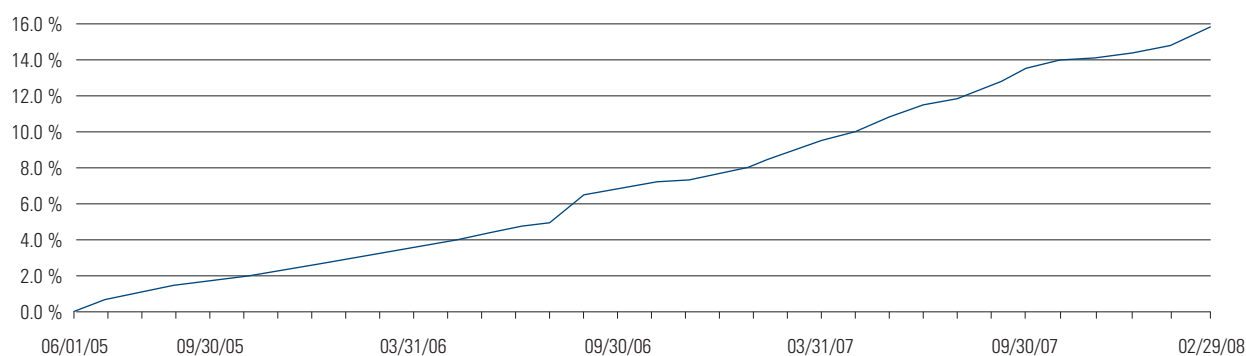
Fact Sheet as of February 29<sup>th</sup>, 2008

TMW Pramerica Property Investment GmbH  
 Wittelsbacherplatz 1, 80333 München  
 Fon: + 49 89 / 286 45 – 0, Fax: + 49 89 / 286 45 – 140  
 E-Mail: vertrieb@weltfonds.de  
 Internet: www.weltfonds.de  
 Press: F.A.Z., Handelsblatt, Welt, Financial Times

### Fund Data

<b>Name of the fund:</b>	TMW Immobilien Weltfonds
<b>Investment company:</b>	TMW Pramerica Property Investment GmbH
<b>Fund type:</b>	Open-ended public real estate fund
<b>WKN (German security identification number):</b>	A0DJ32
<b>ISIN:</b>	DE 000A0DJ32 8
<b>Investment strategy:</b>	Open-ended public real estate fund, which invests worldwide according to the principles of risk diversification
<b>Fund currency:</b>	Euro
<b>Fund launched on:</b>	June 1 <sup>st</sup> , 2005
<b>Term:</b>	Unlimited
<b>Financial year:</b>	From October 1 <sup>st</sup> to September 30 <sup>th</sup>
<b>Dividend distribution:</b>	Second Wednesday in January of each year
<b>Subscription surcharge:</b>	Up to 5.5 % (currently: 5.0 %)
<b>Minimum investment:</b>	1 unit
<b>Total Expense Ratio (TER)<sup>1</sup></b>	0,83 %
<b>Fund fees:<sup>2</sup></b>	
<b>Annual asset management fee:</b>	Up to 1.5 % p. a. (currently: 0.75 % 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>	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 1<sup>st</sup>, 2005 up to February 29<sup>th</sup>, 2008



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 30, 2007. 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 Euro. Please note this brochure is only for advertising purposes.

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# TMW Immobilien Weltfonds

## Assets of the TMW Immobilien Weltfonds as of: February 29<sup>th</sup>, 2008

Totals in this table are displayed in Euros (000's)

	Total International	Total
<b>Properties</b> (residential-, commercial-, mixed-use properties):	288,914	<b>379,794</b>
<b>Properties under construction:</b>	0	<b>66,043</b>
<b>Undeveloped land:</b>	0	<b>0</b>
<b>Investments in real estate companies:</b>	219,272	<b>219,272</b>
<b>Reserved funds for purchases and planned construction:</b>		<b>91,000</b>
<b>Securities and bank deposits:</b>		<b>173,508</b>
– thereof investment funds:		0
– thereof money market funds:		105,980
<b>Less funds tied up</b>		
– funds reserved for distribution:		– 7,004
– funds reserved for operating:		1,080
– funds reserved to cover liabilities out of legally binding property acquisitions and development contracts, if these liabilities are due within the next two years: <sup>1</sup>		– 103,049
<b>= Liquidity, Liquidity ratio: 9.3 %</b>		<b>64,535</b>
<b>Other assets:</b>		<b>68,050</b>
<b>Net asset value of the fund at the end of the reporting period:</b>		<b>691,377</b>

## Portfolio Information as of: February 29<sup>th</sup>, 2008

<b>Total property assets</b> (including investments in real estate companies):	869,840,503 EUR
<b>Total bank loans:</b>	362,341,947 EUR
<b>Total shareholder loans:</b>	86,548,557 EUR
<b>Loan to value ratio</b> (based on fair market values):	41.7 %
<b>Investment ratio</b> (gross asset value to net asset value ratio):	152.4 %
<b>Occupancy</b>	99.3 %

## Issue Price and Repurchase Price as of: February 29<sup>th</sup>, 2008

<b>Issue price:</b>	55.58 EUR
<b>Unit value/repurchase price:</b>	52.93 EUR
<b>Unit profits:</b>	1.65 %
<b>Real estate profits:</b>	2.40 %
<b>Interim profits:</b>	0.45 EUR
<b>Net asset value of the fund:</b>	691,377,350 EUR
<b>Shares issued:</b>	13,062,871 units

## Performance (BVI method)

<b>Since launch of fund on June 1<sup>st</sup>, 2005:</b>	15.8 %
<b>12 months</b> (02/28/2007 – 02/29/2008):	6.3 %
<b>6 months</b> (08/31/2007 – 02/29/2008):	2.9 %
<b>3 months</b> (11/30/2007 – 02/29/2008):	1.5 %
<b>1 month</b> (01/31/2008 – 02/29/2008):	0.9 %
<b>Current calendar year</b> (12/31/2007 – 02/29/2008):	1.3 %

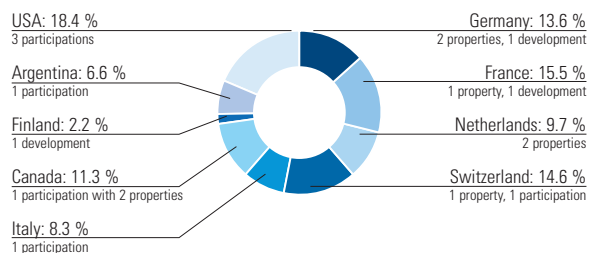
1) This includes reserved funds for purchases and planned construction.

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# TMW Immobilien Weltfonds as of December 31<sup>st</sup>, 2007<sup>1</sup>

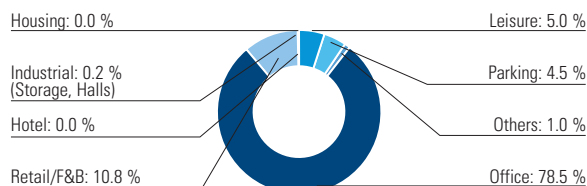
## Country Allocation of Fund Properties

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



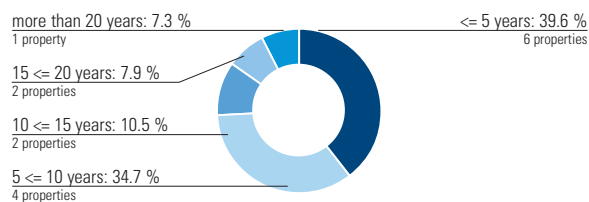
## Sector Allocation of Fund Properties

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



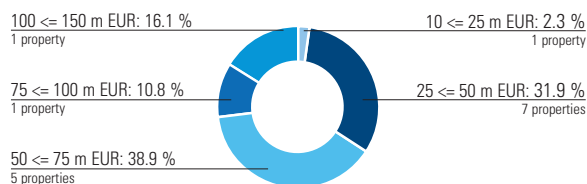
## Commercial Age Structure of Fund Properties

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

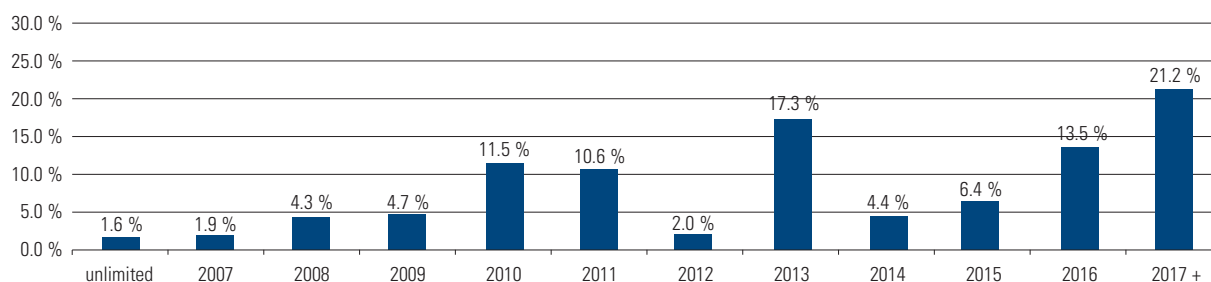


## Asset Size of Fund Properties

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



## Roll-over-Schedule (based on annual net rental income) Occupancy: 99.3 %<sup>2</sup>



## News

Net capital inflow amounted to almost EUR 145 million from re-opening date of the TWM Immobilien Weltfonds, on February 7<sup>th</sup>, 2008 until the end of February.

A further development in Paris was acquired during the reporting month. It consists of the gutting and total renovation of the high rise office building "Tour Gallieni" with 26.000 sqm.

The regular re-appraisal of the office building "Tour Vista" in Paris resulted in an increase of value by EUR 3.4 million, which had a positive effect on the Fund's performance. We would like to point out that the Fund rotates its appraisers on a regular basis since the Fund's inception, which is now required by the new investment law.

The first acquisitions in Chile and Portugal and a further investment in Amsterdam are planned for March.

## Transaction of Shares in: February 2008

<b>Contributions:</b>	143,419,174 EUR
<b>Withdrawals:</b>	- 3,611,386 EUR
<b>Net cash inflow:</b>	139,807,788 EUR
<b>Net cash inflow to net asset value ratio:</b>	20.22 %

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) Based on annual gross rental income

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