

TMW Immobilien Weltfonds on its way to sustainability

Open-ended public real estate fund

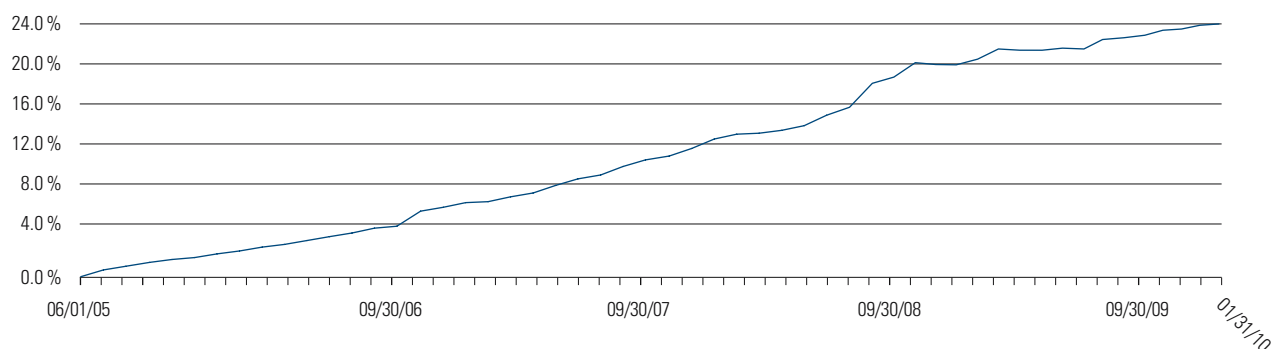
Fact Sheet as of February 28th, 2010 p (=private) class

TMW Pramerica Property Investment GmbH
Wittelsbacherplatz 1, 80333 Munich, Germany
Fon: + 49 89 286 45-, Fax: + 49 89 286 45-140
E-mail: vertrieb@weltfonds.de
Internet: www.weltfonds.de
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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):	A0DJ32
ISIN:	DE 000A0DJ32 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
Fund currency:	Euro
Fund launched on:	June 1 st , 2005
Term:	Unlimited
Financial year:	From October 1 st to September 30 th
Dividend distribution:	Second Wednesday in January of each year
Tax-free portion of the distribution on January 13th, 2010 about 2.00 EUR:	Approx. 57.64% for one share in private property
Subscription surcharge:	Up to 5.5% (currently: 5.0%)
Minimum investment:	1 unit
Total Expense Ratio (TER)¹:	0.85%
Fund fees²:	
Annual asset management fee:	Up to 1.5% p. a. (currently: 0.75% 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

Performance (BVI method) from June 1st, 2005 up to February 28th, 2010



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 30th, 2009. 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 Euros. Please note this brochure is only for advertising purposes.



TMW Immobilien Weltfonds

Assets of the TMW Immobilien Weltfonds as of: February 28th, 2010

Totals in this table are displayed in Euros 000's

	Total International	Total
Properties (residential, commercial, mixed-use properties):	534,522	665,962
Properties under construction:	32,111	132,080
Undeveloped land:	0	0
Investments in real estate companies:	266,937	266,937
Reserved funds for purchases and planned construction:		61,754
Securities and bank deposits:		108,037
– thereof investment funds:		0
– thereof money market funds:		0
Less funds tied up:		
– funds reserved for distribution:		– 12,578
– funds reserved for operating:		– 10,184
– funds reserved to cover liabilities out of legally binding property acquisitions and development contracts, if these liabilities are due within the next two years:		– 79,833
= Liquidity, liquidity ratio: 0.7%		5,442
Other assets:		83,983
Net asset value of the fund at the end of the reporting period:		791,670

Portfolio Information as of: February 28th, 2010

Total property assets (including investments in real estate companies):	1,251,368,505 EUR
Total bank loans:	558,898,436 EUR
Total shareholder loans:	45,934,376 EUR
Loan to value ratio (based on fair market values):	44.7 %
Investment ratio (gross asset value to net asset value ratio):	170.3 %
Occupancy:	95.2 %

Issue Price and Repurchase Price as of: February 28th, 2010

Issue price:	54.90 EUR
Unit value/repurchase price:	52.29 EUR
Unit profits:	2.88 %
Real estate profits:	2.50 %
Interim profits:	0.24 EUR
Net asset value of the fund:	791,669,765.82 EUR
Shares issued:	15,094,031 units

Performance (BVI method)

Since launch of fund on June 1 st , 2005:	24.3 %
12 months (02/28/2009 – 02/28/2010):	2.2 %
6 months (08/31/2009 – 02/28/2010):	1.3 %
3 months (11/30/2009 – 02/28/2010):	0.7 %
1 month (01/31/2010 – 02/28/2010):	0.3 %
Current calendar year (12/31/2009 – 02/28/2010):	0.3 %

Transaction of Shares in: February 2010

Contributions:	2,635 EUR
Withdrawals:	9,289 EUR
Net cash inflow:	–6,654 EUR
Net cash inflow to net asset value ratio:	–0.84 %*

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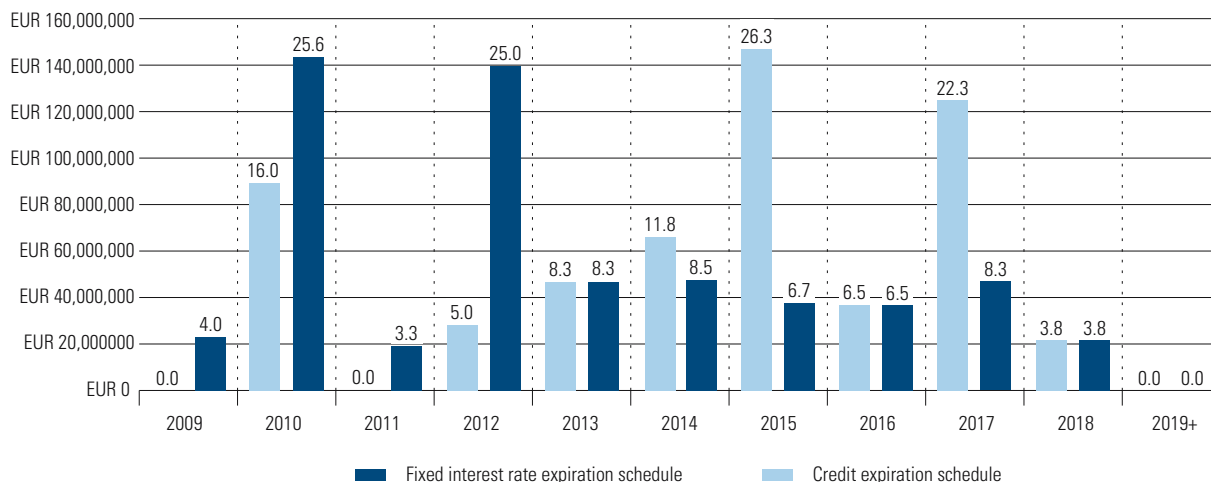
*based on previous month



TMW Immobilien Weltfonds as of December 31st, 2009¹

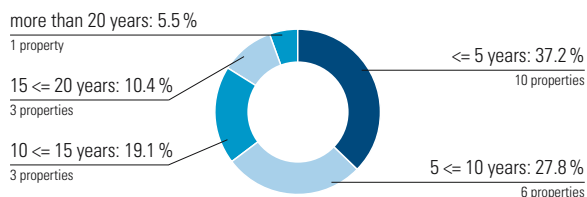
Fixed interest rate and credit expiration schedule

as percentage of credit volume ²



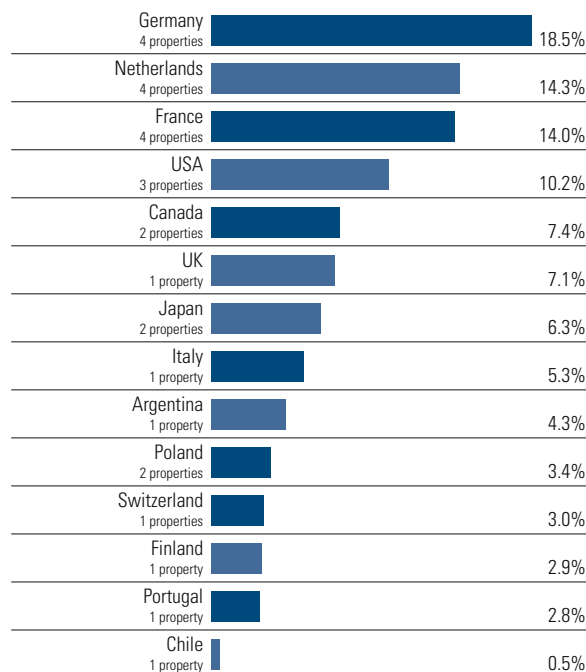
Commercial Age Structure of Fund Properties

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



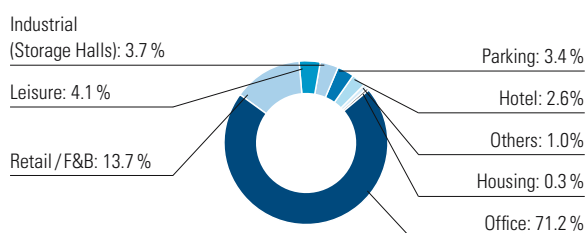
Country Allocation of Fund Properties

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



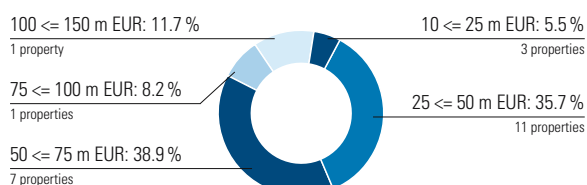
Sector Allocation of Fund Properties

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 561,204,560 EUR.

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TMW Immobilien Weltfonds as of December 31st, 2009¹

Overview of the top ten tenants

(based on annual net rental income)

Tenant	Property	Branch	Annual net rental income as percentage of the portfolio
1. Orbital Science Corp.	Loudoun (Campus I, II & III), USA	technology and software	6.95
2. Reed Expositions France SAS	Tour Vista, France	other branches	5.96
3. Gemeente Rotterdam	Europoint, Netherlands	authorities, organisations and institutions of education	5.73
4. EUROGROUP	Tour Vista, France	legal and tax advisory	5.72
5. Isetan Co. Ltd.	Yamashita-cho, Japan	retail and consumer products	4.71
6. Raben Polska Sp zoo	Gadki / Grodzisk Mazowiecki, Poland	automotive and transport	4.56
7. Deloitte SE	Crystal Tower, Netherlands	legal and tax advisory	4.32
8. Deutsche Bahn AG	Karlstraße, Germany	automotive and transport	3.77
9. Getronics N.V.	Kromme Schaft, Netherlands	technology and software	3.36
10. Fulbright & Jaworski	Fleet Street, London	legal and tax advisory	3.27

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

Branch	in %
legal and tax advisory	17.2
technology and software	16.7
retail and consumer products	10.7
credit institutions and financial services	10.4
automotive and transport	10.1
authorities, organizations and institutions of education	7.6
media and entertainment	4.4
construction (real estate)	4.3
hotel and gastronomy	3.6
telecommunication and supply	0.4
other branches	14.6

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

Occupancy: 95.2%^{3,4}

unlimited	0.8%
2009	0.8%
2010	10.8%
2011	12.0%
2012	9.3%
2013	15.1%
2014	3.3%
2015	5.9%
2016	15.3%
2017	5.3%
2018	5.2%
2019 +	16.2%

News

Effective February 8, 2010, at 12:00 noon, the management of TMW Pramerica Property Investment GmbH had to suspend unit redemptions for TMW Immobilien Weltfonds. The suspension is initially valid for a period of 3 months.

During the reporting period of February 2010, the following office buildings were re-appraised: "Kromme Schaft" in Houten, Netherlands along with "Tour Vista" in Paris, France.

The appraisal for the Dutch property, "Kromme Schaft", fell by 1.84% to a new value of 36.80m EUR. The appraisal for the french property, "Tour Vista", increased by 0.2% to a value of 126.35m EUR.

During this reporting period, the unit price increased by 16 Cents to 52.45 EUR; as a result, per February 28, 2010, the BVI return was at 2.2% p.a.

Additional information, along with further news on the renewed suspension of unit redemptions, can be obtained on our website at www.weltfonds.de

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 82.2% of the annual net rental income of the TMW Immobilien Weltfonds.

3) Based on annual gross rental income.

4) Only if vacancies in the calculation of lease terms are not considered or if full occupation is anticipated over the entire portfolio, the aggregated percentages of the roll-over-schedule will be 100%.

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