Maxim Property Securities Fund

Monthly Report
February 2007

Contents

Page

Distributions
30 Jun 06 2.2404 cents
30 Sep 06 1.2598 cents
31 Dec 06 1.5978 cents

Unit Price	28 Feb 06
NAV	$1.3823
Buy	$1.3858
Sell	$1.3788

12 months Return	
Income	4.63 %
Growth	26.19 %
Total	30.82%

Contact Details

For additional information about the Maxim Property Securities fund, or for more information on Maxim Asset Management, please contact us either by phone or email:
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Email: info@maximam.com.au

Fund Performance

The Maxim Property Securities Fund (Maxim PSF) returned +0.12% in February, outperforming the S&P/ASX 300 Property Accumulation Index which delivered a return of -0.53%. Since inception (17 Oct. 2005), the Maxim PSF has returned 28.66%.

Market Update

February was dominated by the release of Half year results. For the first monthly period since May 2006, the Listed Property Trust (LPT) sector fell 0.53% underperforming the broader equity market which rose 1.63% over the month.

At the property sub-sector level Retail Trusts were the best performers rising 0.8%. The table below lists February's property sub-sector returns:

Retail	+0.8%
Leaders	-0.3%
Diversified	-0.8%
International	-0.8%
Industrial	-2.2%
Commercial	-3.4%

At the security level, Valad Property Group stood out, rising 11.1% on the back of a strong first half result. Valad also announced an international growth plan raising $286m to invest in a European office fund.

Uplifts in NTA's were useful drivers for Macquarie Pro Logis and Colonial Retail which rose 4.2% and 3.0% respectively. Underperformers included Tishman Speyer Office Trust, Centro Retail and Macquarie DDR Trust which fell 8.2%, 6.8% and 6.6%.

Other events during the month included confirmation from Multiplex that it had received a formal approach from US Brookfield Asset Management, whilst Stockland announced its intention to acquire a UK property group (Halladale) for A$544. Challenger Diversified Property also announced details of a strategic partnership in Europe with Protego Real Estate Group Investors.

February saw an increase in both the number and value of equity raisings ($2.6billion) including the announcement of a $1.25billion raising by the Centro stable of listed securities.

Portfolio Activity

Maxim PSF participated in capital raisings for both the Stockland and Valad Property groups. An exposure to Investa was made at the expense of the fund's exposure to the Mirvac Real Estate Trust.

A reduction in exposure to Centro Properties was begun early in the month, whilst the opportunity was taken to generate option premium income in both GPT and the Stockland Group.

Liquidity represented 2.4% of the portfolio at the end of February with a 4.8% exposure to the unlisted property sector.

Outlook

Following the general market sell off on the last day of the month, the LPT sector was trading at a 7.5% premium to Maxim's NPV for the sector at February month end, whilst the sectors' prospective CY2007 yield of around 5.6% is below current bond and cash rates. However, positive funds flow, particularly from offshore, is expected to continue into Australia due to the better value of Australian LPT's relative to their international counterparts. Maxim's forecast for a total return from the sector for CY07 remains at 10%, albeit in a more volatile market.

Strategy

Maxim continues to favour smaller capitalised stocks as well non-index securities which feature sound management and have well defined strategies in place.

It is intended to target cash levels of around 5% whilst opportunities will be taken to top up existing portfolio holdings as the market pulls back in the short term.

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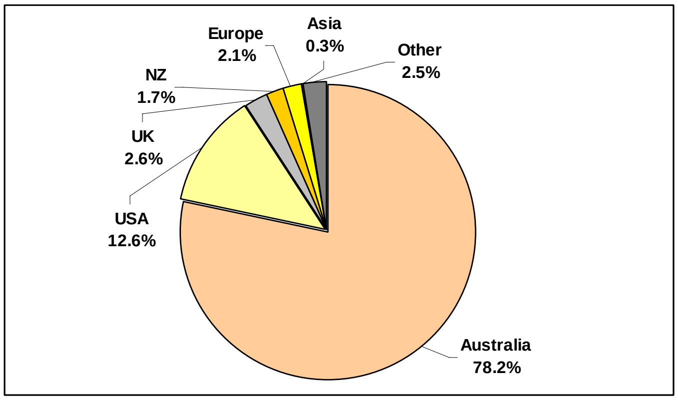
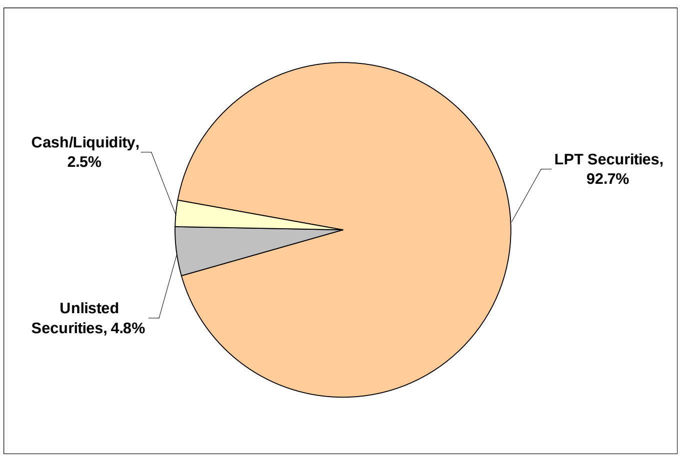
Geographic Exposure - 28 February 2007

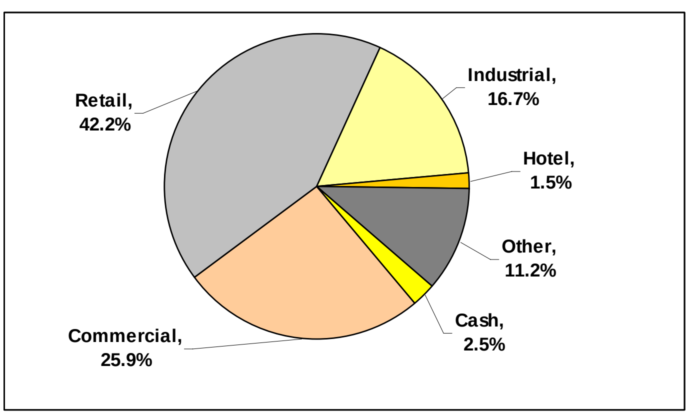


At present, Maxim PSF does not (directly) hold any investments which are domiciled (listed) offshore. The international exposure depicted in the above chart is a consequence of the international exposures inherent in the Australian domiciled investments (e.g. Westfield Group, Centro Properties Group, ING Industrial Fund etc)

Asset Exposure - 28 February 2007



Portfolio Exposure – 28 February 2007



The Property Sub-Sector Exposure graph tabled above has been generated by dissecting each individual portfolio security's exposure into the relevant property sub-sectors.

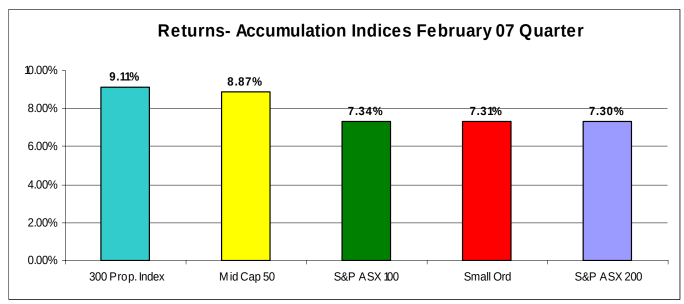
Top 5 Portfolio Underweight Tilts:

	Maxim PSF	Index Wgt	Tilt
WDC	+23.8%	+29.1%	-5.3%
MGR	+0.0%	+4.7%	-4.7%
MOF	+0.0%	+2.6%	-2.6%
MCW	+0.0%	+2.0%	-2.0%
IPG	+2.3%	+3.1%	-0.8%

Top 5 Contributors to February returns:

Security	Security Name	Marginal Contribution
APZ	Aspen Group	0.555
CHC	Charter Hall Group	0.151
PPC	Peet Limited	0.094
MCW	Macquarie Countrywid	0.080
MOF	Macquarie Office	0.064

Index Returns for Quarter ended 28 February



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