

May 2009 Report

Fund Performance to 31 May 2009

	Month %	3 Months %	6 Months %	1 Year %	2 Years %	3 Years %	Since Inception % p.a.
Maxim Property Securities Fund (Maxim PSF)*	+3.93	+14.24	-15.98	-53.63	-40.83	-21.31	-16.15
S&P/ASX 300 A-REIT Accumulation Index	+4.24	+11.19	-24.70	-51.05	-42.80	-22.76	-17.64
Value Added	-0.31	+3.05	+8.72	-2.58	+1.97	+1.45	+1.49
Capital Growth	+3.85	+9.45	-21.28	-59.55	-49.40	-30.99	-25.74
Income Distribution	+0.00	+4.52	+4.89	+5.44	+7.99	+8.92	+8.76
Net Performance (After Fees but Before Tax)	+3.85	+13.97	-16.39	-54.11	-41.41	-22.07	-16.98

* Gross Returns (i.e. before Fees and Taxes).

Past Performance is not a reliable indicator of future performance.

Market Review

Along with an improvement in investor confidence, appetite for risk is considered to have also increased over recent months resulting in an optimistic outlook for financial markets. The month of May saw equity markets around the world initially move higher before tracking sideways over the latter part of the month. Best performing sectors included resources as well as financials.

In Australia, the main aspect of our equity market for May was the large number of capital raisings that took place featuring both large and small companies which included Alumina, ANZ Bank, Billabong, Bluescope Steel, GPT Group, Macquarie Group, Pacific Brands and Stockland.

Late in May (25 May) ASIC announced a lifting of the ban on covered short selling of financial stocks.

For the third consecutive month the S&P/ASX 300 A-REIT Accumulation Index provided a positive return rising 4.2% in May and outperforming the broader equity market (by 2.7%) for the second month in a row. For the year to date the A-REIT Index has returned a negative 15.9% whilst the broader equity market has generated a positive return of 4.9%.

At the property sub-sector level, the Diversified REITs were the best performing group for the month, rising 8.9% whilst the Industrial sub-sector fared worst falling 21.2% as a result of Goodman Group falling 32.4% over the month. **Table 1** lists the individual property sub-sectors and their returns over May:

Table 1 (Source UBS)

Property Sub-Sector	Change on Month
Diversified Property	+8.9%
Commercial Property	+6.3%
Property Leaders	+3.0%
Retail Property	+2.4%
Industrial Property	-21.2%

At the individual stock level of the S&P/ASX A-REIT 300 Index constituents, the gap between best to worst performing stock in May

was 154% with Macquarie DDR Trust returning +122.2% whilst Goodman Group fared worst, falling 32.4% over the period. **Table 2** lists the five best performing S&P/ASX 300 A-REIT Index securities in May whilst **Table 3** lists the five worst.

Table 2

Code	Name	Price 31 May	%
MDT	Macquarie DDR Trust	\$0.120	122.2
CER	Centro Retail Group	\$0.084	90.9
TSO	Tishman Speyer	\$0.240	54.8
AEZ	APN European Retail	\$0.061	48.8
IIF	ING Industrial Fund	\$0.250	47.1

Source IRESS

Table 3

Code	Name	Price 31 May	%
GMG	Goodman Group	\$0.250	-32.4
APZ	Aspen Group	\$0.315	-12.8
CDI	Challenger Div.Pro.	\$0.375	-6.3
ILF	ING Re Com Group	\$0.053	-5.4
MOF	Macquarie Office	\$0.190	-2.6

Source IRESS

Outlook

Whilst the A-REIT sector has seen a lot of activity in the capital raising front over the last month or so, the sector has managed to record sound gains notwithstanding the lifting of the ban on short selling which was anticipated to have a negative impact. Additionally, we are now seeing a little more activity in property transactions with a number of overseas parties reported to be on the lookout for opportunities to increase exposure to the Australian property market.

With restructuring of balance sheets high on the agenda for an ever decreasing number of A-REITs in need of capital, the sector is expected to spend some time consolidating before moving higher. In the months ahead Maxim believes that the impetus for this positive outlook will come from a combination of the increase in investor appetite for risk as well as the likelihood for corporate activity to emerge.

Maxim Property Securities Fund

ARSN 116 193 563

APIR Code COL0001AU

The Maxim Property Securities Fund (Maxim PSF) returned +3.85% (after Fees but before Tax) in May whilst the S&P/ASX 300 A-REIT Accumulation Index returned +4.24% over the same period. (Refer Page 1 for more detailed comparisons over longer term horizons). Positive contributors to performance included the fund's exposure to Cedar Woods Property, ING Industrial and to Valad Group. Negative contributors to performance included the Fund's underweighting to the Westfield Group, its Zero exposure to ING Office Fund.

Portfolio Summary

Portfolio holdings were reduced to 11 over May, with the sale of the Fund's investments in Dexus Property and Peet Limited. The Fund increased its exposures to GPT, Stockland and Aspen Groups by participating in their capital raisings. At month end, Maxim PFS held investments in 11 listed securities representing 75.7% of the portfolio and 3 unlisted securities accounting for 21.7% of the portfolio. Cash /Liquidity represented 2.6% of portfolio exposure.

Strategy

Maxim expects the A-REIT sector to provide sound growth on the second half of 2009 buoyed by the stronger balance sheets which prevail as a result of the many capital raisings taking place. In addition we also expect asset values to hold up better than what the market has factored in for the sector. Positives going forward include the sector's recent buoyancy notwithstanding the large capital raisings which have taken place, indications that credit markets are freeing up and an increase in investor appetite for risk particularly when taking into consideration the low Cash rate currently on offer.

Fund Positioning

Active Security Positions

Over Weights

Abacus Group
Goodman group
ING Industrial
Stockland group
Thakral Holdings

Under Weights

CFS Retail
Commonwealth Office
Dexus Property
Mirvac Group
Westfield Group

Maxim PSF Unit Price As at 31 May 2009

NAV: \$0.3827

BUY: \$0.3837

Sell: \$0.3817

Maxim PSF last 4 Distributions

30 June 2008	1.8995 cents per Unit
30 September 2008	0.7089 cents per Unit
31 December 2008	0.7955 cents per Unit
31 March 2009	1.5887 cents per Unit

Research House Ratings

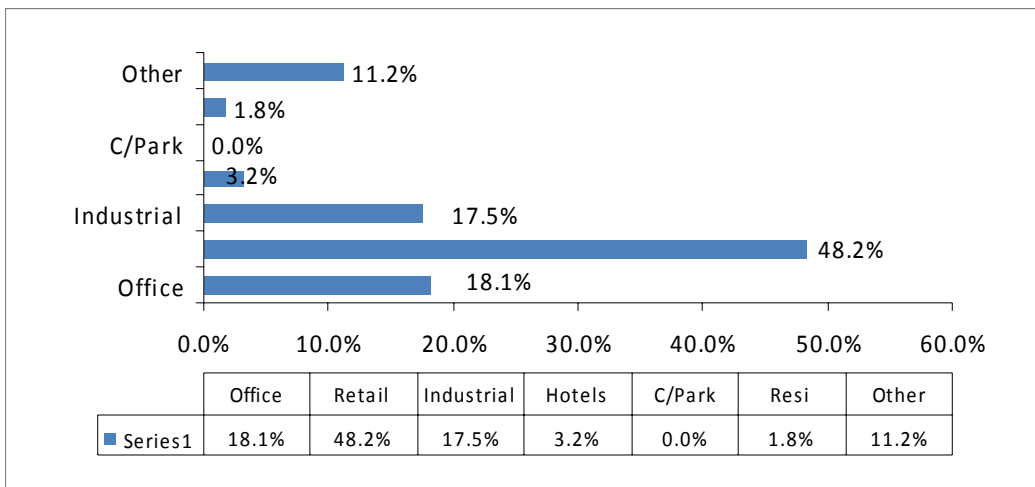
Adviser Edge Rating ★★★★★

Platforms

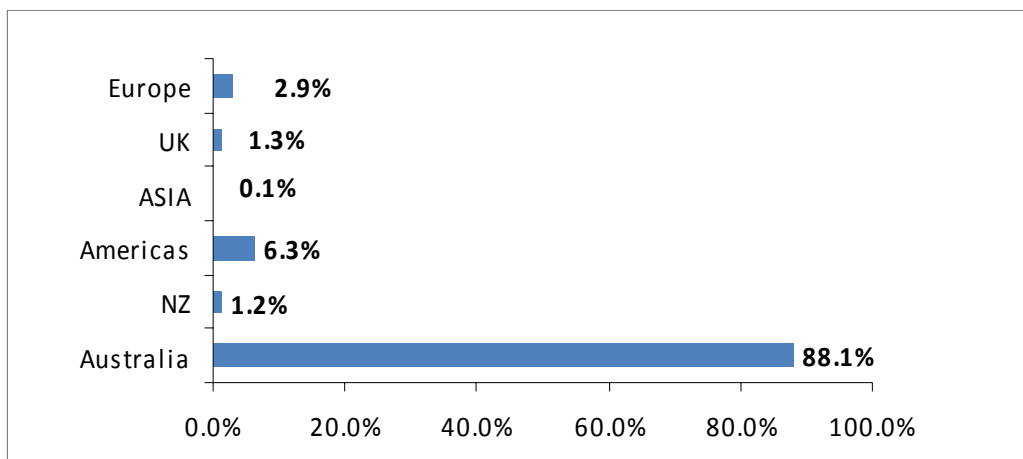
BEACON
FirstWrap
Macquarie Wrap Solutions
Symetry

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Maxim Property Securities Fund-Exposures as at 31 May 2009



Maxim Property Securities Fund-Geographic Exposures as at 31 May 2009



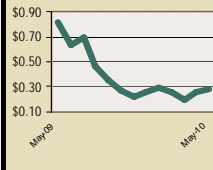
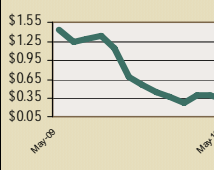
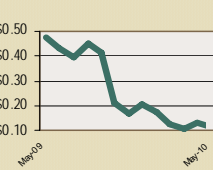
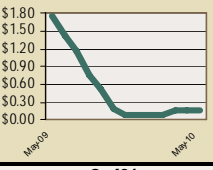
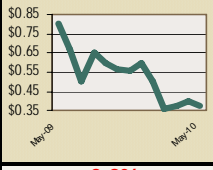
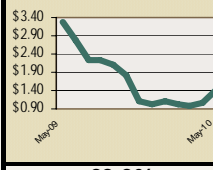
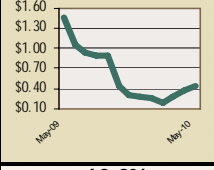
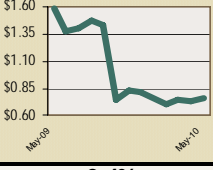
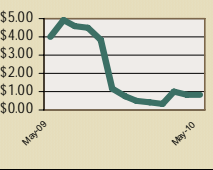
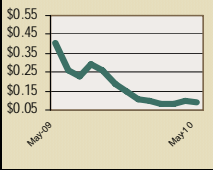
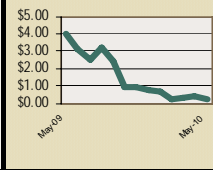
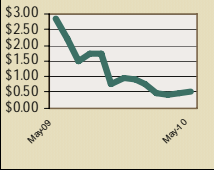
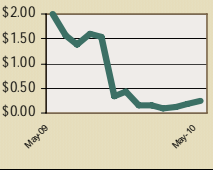
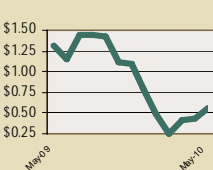
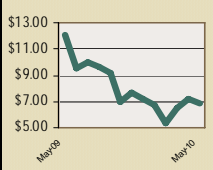
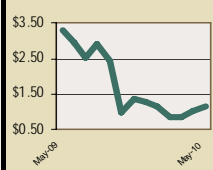
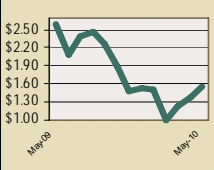
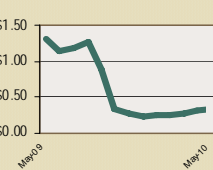
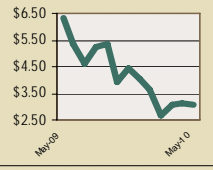
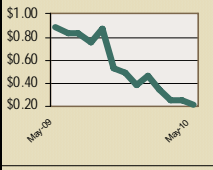
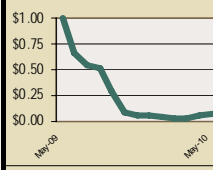
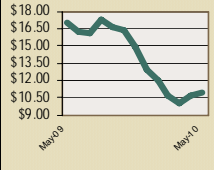
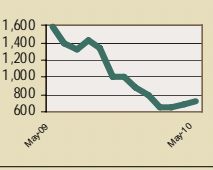
Contact Details

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: Phone: 02 8904 0163 Email: info@maximam.com.au

May, 2009

ExcelUser.com

Property Securities - Monthly Charts from 31 May 2008

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<table border="1"> <tr><th colspan="2">Maxim PSF</th></tr> <tr><td>Listed Securities Held</td><td>11</td></tr> <tr><td>Unlisted Securities</td><td>3</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Listed Securities</td><td>75.7%</td></tr> <tr><td>Unlisted Securities</td><td>21.7%</td></tr> <tr><td>Cash/Liquidity</td><td>2.6%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>		Maxim PSF		Listed Securities Held	11	Unlisted Securities	3			Listed Securities	75.7%	Unlisted Securities	21.7%	Cash/Liquidity	2.6%	Total	100.0%	Aust. Education Trust 		Aspen Group 		Lend Lease Primelife 	
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Total	100.0%																						
Return for Month of May 2009		14.0%		-19.2%		-14.8%																	
Closing Price 31 May 2009		\$0.25		\$0.32		\$0.12																	
5		6		7		8		9															
Becton Group 		Challenger Diversified 		Cedar Woods 		Charter Hall Group 		Dexus 															
+9.4%		-6.3%		+33.3%		+16.2%		+3.4%															
\$0.175		\$0.38		\$1.40		\$0.43		\$0.76															
10		11		12		13		14															
FKP Group 		GEO Property 		Goodman Group 		GPT 		ING Industrial 															
-0.6%		-4.1%		-32.4%		+8.5%		+47.1%															
\$0.82		\$0.093		\$0.25		\$0.51		\$0.25															
15		16		17		18		19															
ING Office 		Lend Lease 		Mirvac Group 		Peet Limited 		Abacus Property 															
+31.0%		-4.3%		+10.0%		+13.9%		+7.9%															
\$0.57		\$6.91		\$1.15		\$1.56		\$0.340															
20		21		22		23		23															
Stockland Group 		Thakral Group 		Valad Group 		Westfield Group 		S&P/ASX A REIT 300 Index 															
-1.3%		-12.0%		+16.9%		+2.1%		+4.1%															
\$3.10		\$0.22		\$0.069		\$10.95		717.6															

Data: IRESS