



September 2008 Report

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Maxim Property Securities Fund 30 September 2008 EX Unit Price	
NAV	\$0.7348
BUY	\$0.7366
SELL	\$0.7330

Maxim Property Securities Fund Last 4 Distributions	
31 Dec 07	1.4707 cents
31 Mar 08	1.2283 cents
30 Jun 08	1.8995 cents
30 Sep 08	0.7089 cents

Maxim PSF 1 Year Return to 30 September 2008	
Income	+4.11%
Capital	-43.84%
Total	-39.73%

Contact Details

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Fund Performance

The Maxim Property Securities Fund (Maxim PSF) returned -6.82% (after Fees but before Tax) in September 2008 compared with a return of -5.93% from the S&P/ASX 300 A-REIT Accumulation Index. Over the 12 month period ended September 2008 Maxim PSF returned -39.73% (Index -41.79%).

Market Review

Financial markets were in distress in September and confidence shaken by bad news relating to the flow on effect of the sub-prime credit crisis. In the US Freddie Mac and Fannie Mae had to be rescued by the government which also had to take an 80% stake in AIG, the US's largest insurer. Sentiment was further shaken with the demise of Lehman Brothers and the merger of a number of financial institutions as a means of avoiding collapse.

The resultant negative outlook for the US economy impacted on lower global growth expectations and this resulted in the resource sector losing favour as concerns grew that the global economy was heading for recession.

In all this upheaval, the S&P/ASX 300 Property Accumulation Index fell 5.9% in September, outperforming the broader equity market (ASX 200) by 3.9%. For the year to date, the REIT Index has lagged the equity market by 15%. The divergence between best and worst performing Index stock over the month was large with the best, CFS Retail Property up 4.2% whilst the worst, Centro Retail lost 53.1%. The best performing property sub-sector comprised the Diversified trusts which as a group, fell 3.7%, whilst at the other end of the scale, the Industrial trusts fell 18.1%. Of the ex-index stocks, Thakral Group fared best, returning 16.0% in September.

Table 1, in the next column, lists the various property sub-sectors and their returns:

Table 1 (Source UBS)

Diversified	-3.7%
Retail	-4.1%
Leaders	-4.8%
Commercial	-6.7%
Industrial	-18.1%

Table 2 lists the five best performing S&P/ASX 300 A-REIT Index securities in September.

Table 2

Code	Security Name	Price 30 Sep 08	Return %
THG	Thakral Holdings Grp	\$0.870	16.00
CFX	CFS Retail Property	\$2.250	4.17
CPA	Commonwealth Prop	\$1.440	3.23
GPT	GPT Group	\$1.750	2.99
SGP	Stockland	\$5.400	2.47

Source IRESS

September's worst Index stock performers are listed in Table 3.

Table 3

Code	Security Name	Price 30 Sep 08	Return %
CER	Centro Retail Group	\$0.115	-53.06
CNP	Centro Properties	\$0.088	-49.71
VPG	Valad Property Group	\$0.295	-43.27
MIX	Mirvac Industrial	\$0.180	-37.93
BEC	Becton Property Grp.	\$0.520	-30.67

Source IRESS

Commodity prices weakened whilst the Reserve Bank lowered the Cash Rate by 25 basis points to 7.0% during September. This impacted on the AUD which fell below the US80c level for the first time since August 2007, closing at USD 0.792. The yield on 10 Year Bonds fell 33 basis points to close at 5.39% with expectations of further cuts in interest rates by the Reserve Bank factored in.

Outlook

We expect markets will remain volatile for some time to come whilst confidence continues to erode over the short term, at the very least until such time as credit markets start to improve. Pending a more stable investment environment, it is considered prudent to adopt a strategy of looking to build up the fund's level of liquidity as and when appropriate.

## Maxim Property Securities Fund

ARSN 116 193 563 APIR Code COL0001AU

The Maxim Property Securities Fund (Maxim PSF) returned -6.82% in September compared with the S&P/ASX 300 A-REIT Accumulation Index which fell 5.93% over the month.

For the 12 month period ended 30 September 2008, Maxim PSF exceeded its Benchmark by 2.06%.

**Table 4** compares Maxim PSF's returns against its Benchmark Index over a number of different time frames.

**Table 4**

	Sep-08	Sep-08 Quarter	1/2 Year to Sep 08	1 Year	2 years	Since Inception
Maxim PSF	-6.82%	-9.10%	-21.31%	-39.73%	-14.43%	-2.79%
A-Reit 300 Accum. Index	-5.93%	-1.66%	-17.22%	-41.79%	-16.38%	-4.13%
Relative Return	-0.89%	-7.44%	-4.09%	+2.06%	+1.95%	+1.34%

Since Inception Date – 17 October 2005

In September, positive contributors to performance included exposure to the Thakral Group as it rose 16% during the month whilst Zero exposures to Macquarie Office and Dexus Property Group also benefitted the Maxim Property Securities Fund.

On the negative side, holdings in Australand, FKP and Valad detracted from performance as they fell 12.6%, 14.4% and 43.3% respectively.

### Portfolio Summary

Maxim PFS held investments in 19 listed securities representing 87.1% of the portfolio and 4 unlisted securities accounting for 11.0% of the portfolio.

At September month end, exposure to Cash /Liquidity represented 1.9% of portfolio exposure.

## Fund Positioning

### Active Security Positions

Over Weights	Under Weights
GPT Group	CFS Retail
Mirvac Group	Commonwealth Office
Peet Limited	Dexus Property
Stockland group	ING Office
Thakral Holdings	Westfield Group

## Research House Ratings

Adviser Edge Rating ★★★★★

## Platforms

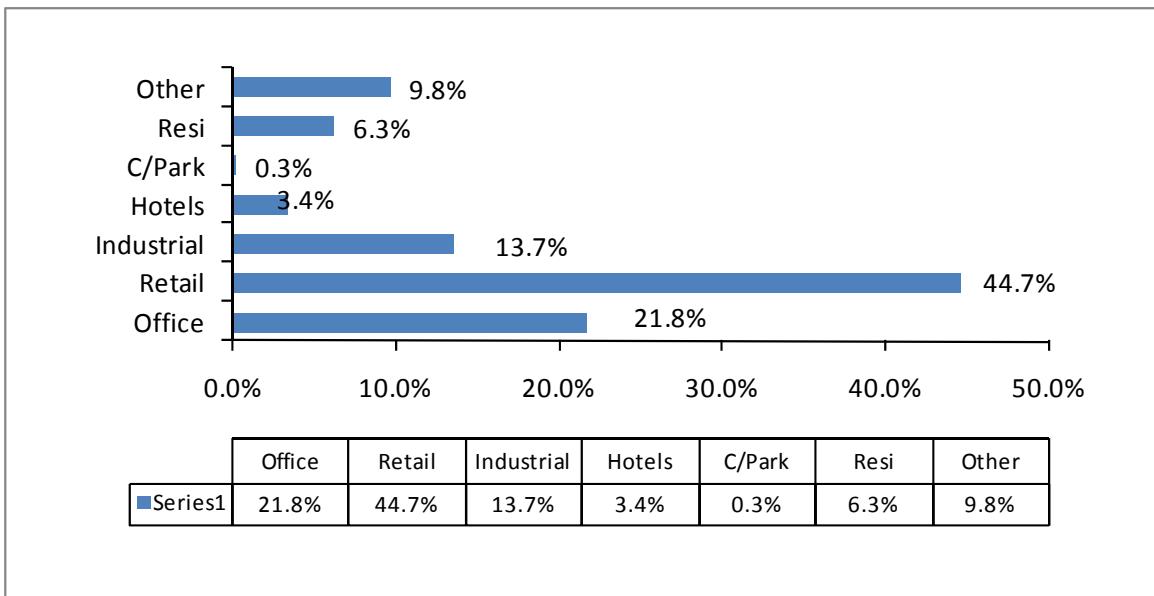
Symetry  
Macquarie Wrap Solutions

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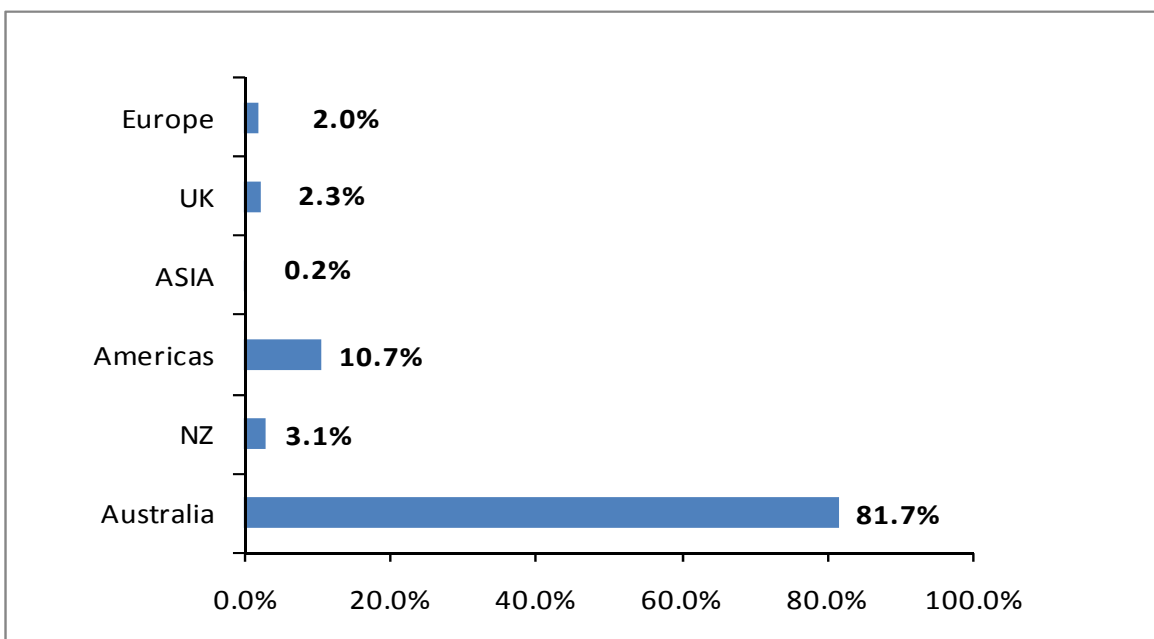
## Contact Details

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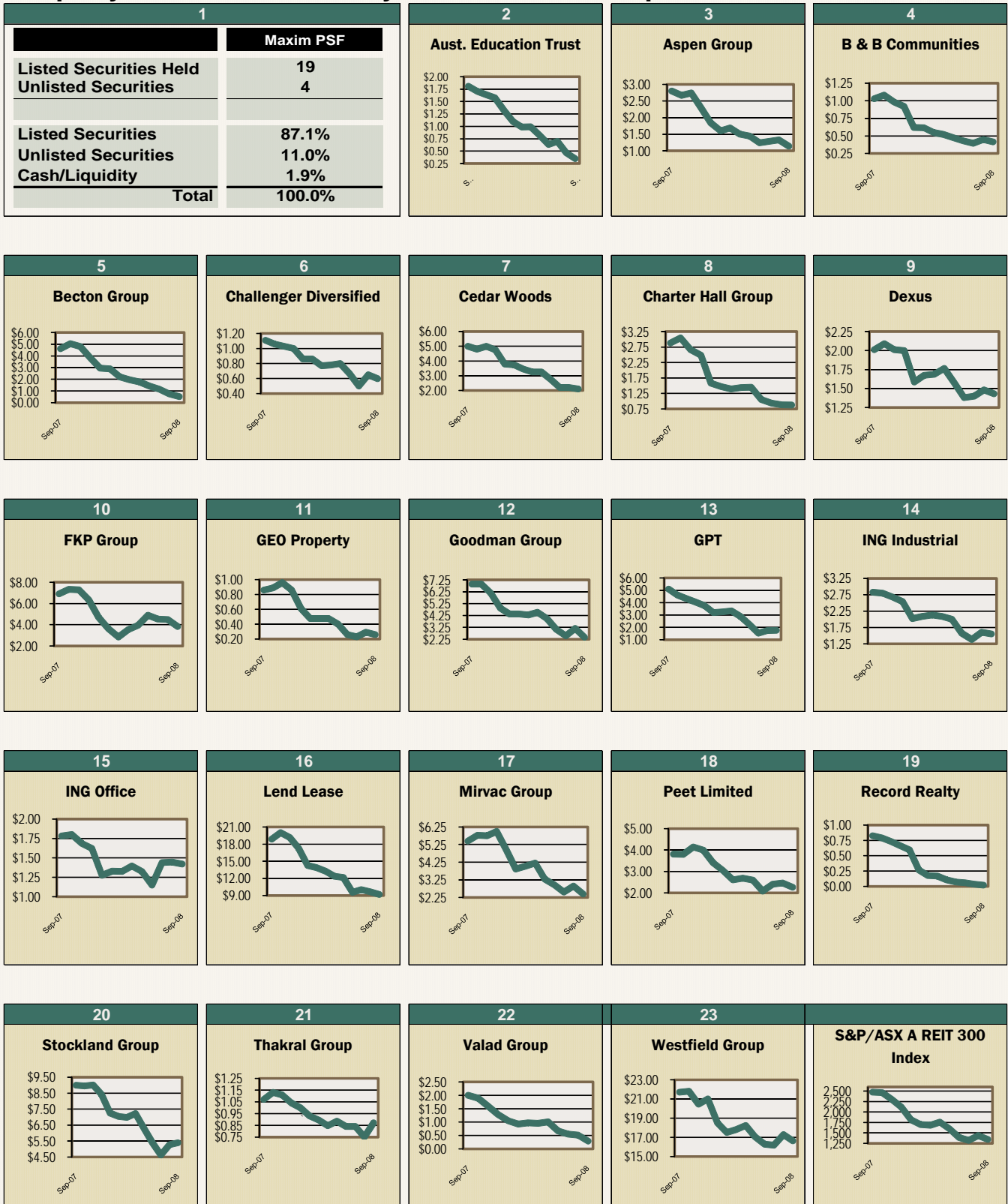
### Maxim Property Securities Fund-Exposures as at 30 September 2008



### Maxim Property Securities Fund-Geographic Exposures as at 30 September 2008



## Property Securities - Monthly Charts from 30 September 2007



Data: IRESS