

ASX AND MEDIA RELEASE

SERVCORP REPORTS NET PROFIT BEFORE TAX OF \$41.21 MILLION, UP 20% AND ABOVE GUIDANCE

NET PROFIT AFTER TAX OF \$33.14 MILLION, UP 26%

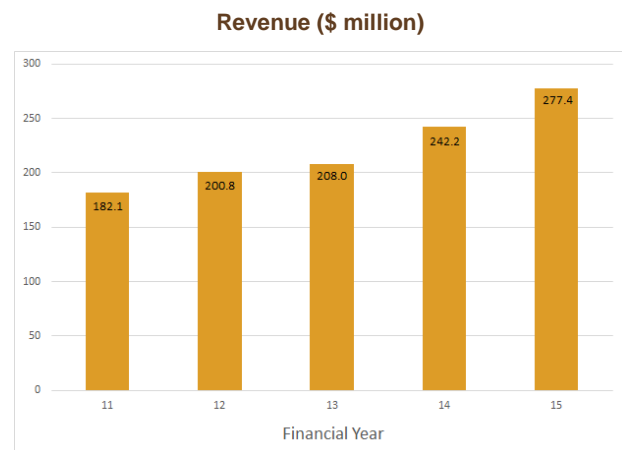
OPERATING CASH FLOW OF \$59.93 MILLION, UP 49%

Servcorp Limited ABN 97 089 222 506 (SRV) today announced a net profit after tax of \$33.14 million for the 12 months ended 30 June 2015.

Servcorp, the world's leading provider of executive serviced offices, virtual offices and superior IT and business infrastructure solutions, operates 145 floors in 52 cities across 21 countries.

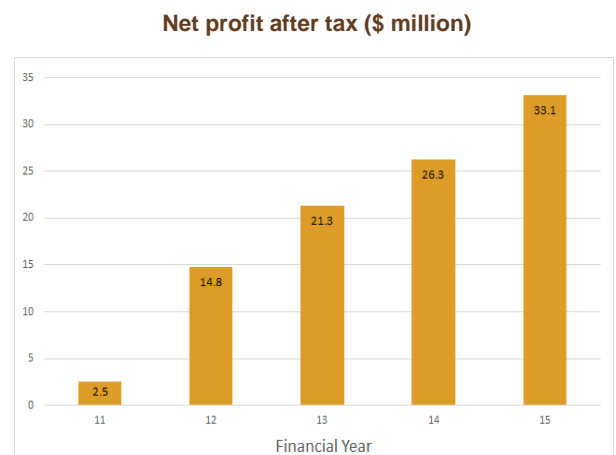
Summary of results for Financial Year 2015

- Revenue up 15% to \$277.38 million and up 9% in constant currency terms.
- Net profit before tax of \$41.21 million, up 20%, and above guidance.
- Net profit after tax of \$33.14 million, up 26%.
- Net profit before tax on Like for Like floors was \$48.18 million, up 36%.
- Operating cash flow of \$59.93 million for FY 2015, up 49%.
- Unencumbered cash and investment balances of \$99.33 million as at 30 June 2015 (2014: \$93.45 million).
- NTA backing of \$2.31 per share as at 30 June 2015, up 12%.
- Earnings per share of \$0.34, up 26%.
- Final dividend of 11.00 cents per share, 40% franked, payable on 24 September 2015.



Business overview

- Directors are pleased with the Consolidated Entity's overall performance for the year.
- Our result exceeded guidance of net profit before tax growth of 15%.
- Operating cash flows continued to grow strongly, up 49%.
- We continued to expand organically, investing \$39.77 million on capital expenditure to add 15% to office capacity.
- Our Virtual Office business continues to grow.
- Occupancy of Like for Like floors was 79% at 30 June 2015 (2014: 79%).
- In turbulent markets, having unencumbered cash of \$99 million is a significant strength and will enable us to take advantage of opportunities should they arise.

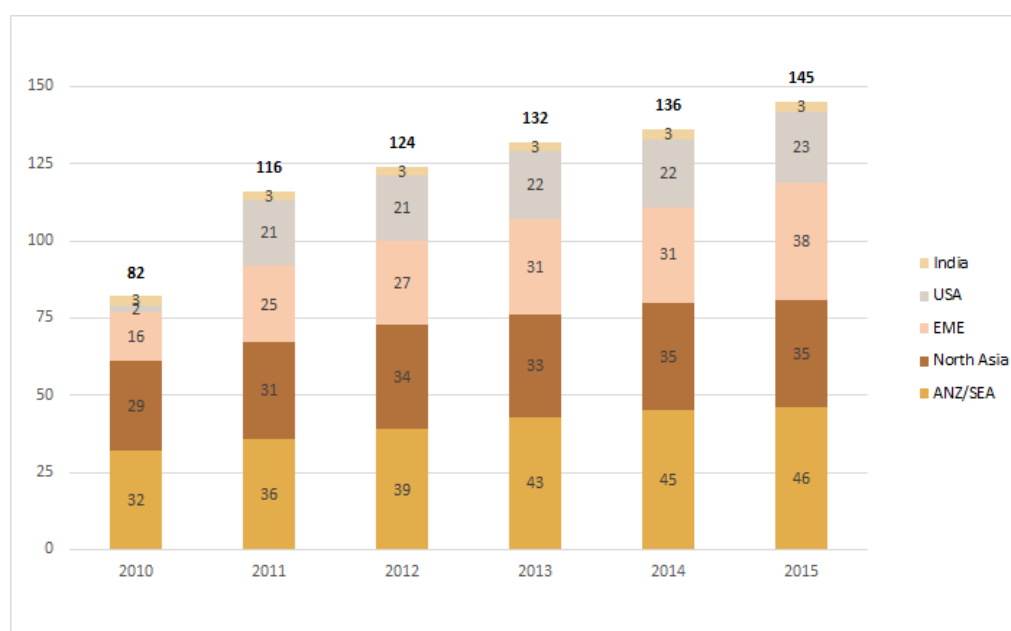


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T +61 2 9231 7616 **F** +61 2 9231 7665 **ABN** 97 089 222 506 **SERVCORP.COM.AU**

Expansion

- Ten new floors were opened in FY 2015 and six floors were expanded. These added approximately 15% to office capacity.
- This brings the total new floor openings to 88 in the 72 months to 30 June 2015.
- This was historically Servcorp's biggest year for office expansion, with 645 offices being added.
- Our new floors were in Canberra (franchise), Qatar, Kuala Lumpur, Abu Dhabi, Dammam, Dubai, Jeddah, New York and two in London. These included our new landmark locations in One World Trade Center, New York and One Mayfair Place, London.
- There are plans to add approximately 7% to office capacity in FY 2016.

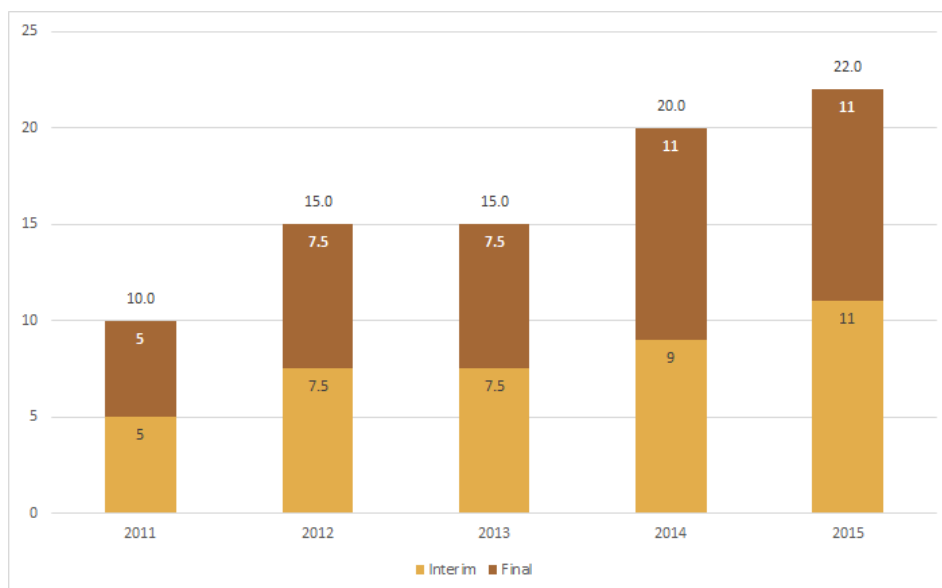
Servcorp floors (as at 30 June)



Dividends

- The directors of Servcorp have declared a final dividend of 11.00 cents per share, with a record date of 9 September 2015 and payable on 24 September 2015. The dividend will be 40% franked. There is no foreign conduit income attributed to the dividend.
- The franking level is above the anticipated level of 30%, primarily due to the improving performance of our Australian business.
- This brings total dividends for FY 2015 to 22.00 cents per share, an increase of 10% on FY 2014.
- It is anticipated that total dividends of not less than 22.00 cents per share will be paid in FY 2016. Future franking levels are currently uncertain, but are not anticipated to fall below current franking levels.
- Payment of future dividends is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.

Dividends (cents per share)



Outlook for Financial Year 2016

- In FY 2016 our aim is to consolidate and bring new locations to maturity.
- We project net profit before tax of \$48 million in FY 2016. Net profit before tax will be skewed toward the second half, as expansion costs will impact the first half of FY 2016.
- This forecast is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.

For more information contact

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Results Presentation

Wednesday, 26 August 2015 at 4:30pm
Level 63 MLC Centre, 19 Martin Place, Sydney

Dial-in facility

Toll free 1800 708 203
Toll +61 2 8518 1923
Access code 826 523 148

Online meeting

If you wish to join the online meeting,
please email kristy.grbevski@servcorp.com.au
by midday on Wednesday, 26 August 2015