

# ASX AND MEDIA RELEASE

## SERVCorp REPORTS FIRST HALF NET PROFIT BEFORE TAX OF \$19.62 MILLION, UP 30%

### OPERATING CASH FLOW OF \$29.25 MILLION, UP 61%

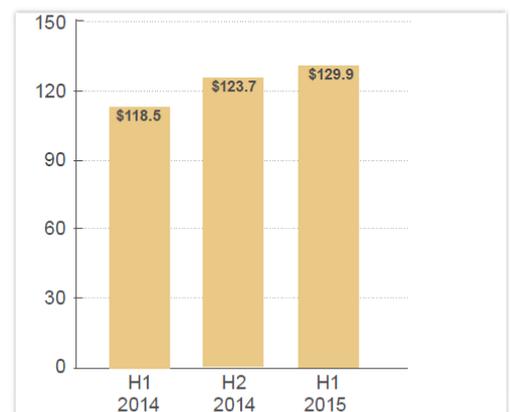
Servcorp Limited ABN 97 089 222 506 (SRV) today announced a net profit before tax of \$19.62 million for the six months ended 31 December 2014.

Servcorp, the world's leading provider of executive serviced offices, virtual offices and superior IT and business infrastructure solutions, operates 139 floors in 52 cities across 21 countries.

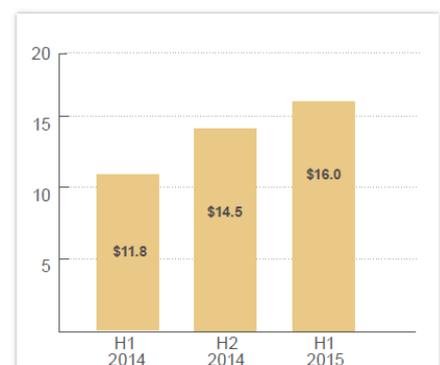
#### Summary of results for First Half of Financial Year 2015

- Revenue up 10% on first half FY 2014 to \$129.86 million.
- Net profit before tax of \$19.62 million.
- Net profit after tax of \$16.04 million, up 36% on the first half of FY 2014.
- Net profit before tax on Like for Like floors was \$21.19 million, up 39%.
- Operating cash flow of \$29.25 million for the first half of FY 2015, up 61% on the first half of FY 2014.
- Unencumbered cash and investment balances of \$94.20 million as at 31 December 2014 (30 June 2014: \$93.45 million).
- NTA backing of \$2.19 per share as at 31 December 2014, up 7%.
- Earnings per share of \$0.16, up 36% on the first half of FY 2014.
- Directors reaffirm guidance of not less than 15% net profit before tax growth for FY 2015.
- Interim dividend of 11.00 cents per share, 20% franked, payable on 1 April 2015.
- Approximately 80% of revenue and profits earned offshore.

Revenue (\$ millions)



Net profit after tax (\$ millions)



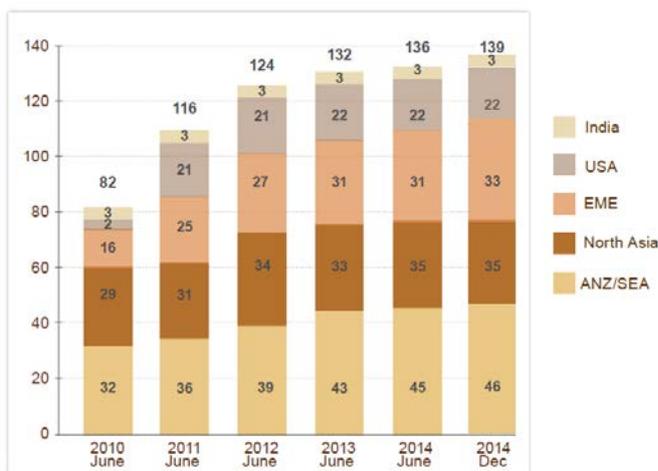
#### Business overview

- Directors are pleased with the Consolidated Entity's performance for the first half of FY 2015.
- Revenue and profit have both improved materially compared to the prior comparative period, which marks five consecutive years of revenue and profit growth.
- Office sales and occupancy rates continue to improve.
- Occupancy of Like for Like floors was 80% at 31 December 2014.

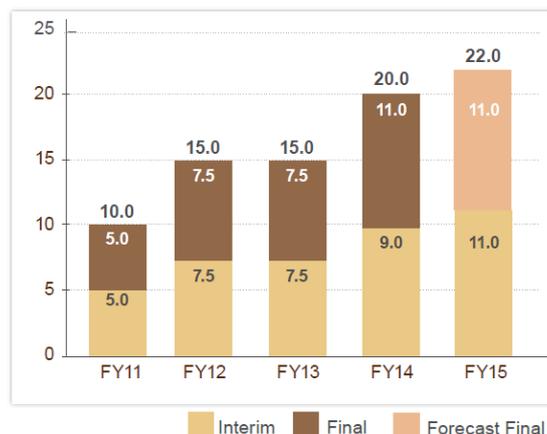
## The Servcorp Footprint

- Four new floors were opened in the first half of FY 2015 and three floors were expanded.
- There are plans to open a further seven floors and expand three existing floors in the second half of FY 2015. In total this will add no less than 10% to office capacity in FY 2015.
- Our new floors were in Canberra, Qatar, Kuala Lumpur, and London.
- Our new floors in the second half of the financial year will include two landmark floors at Level 85 of the prestigious One World Trade Center, in New York, and One Mayfair Place, in London.

## Servcorp floors



## Dividends (cents per share)



## Dividends

- The Directors of Servcorp have declared an interim dividend of 11.00 cents per share, with a record date of 5 March 2015, payable on 1 April 2015. The dividend will be 20% franked. There is no foreign conduit income attributed to the dividend.
- It is expected that the final dividend will also be 11.00 cents per share, with an anticipated 30% franking. This would bring total dividends for FY 2015 to 22.00 cents per share, an increase of 10% on FY 2014.
- Payment of future dividends is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.

## Outlook for Financial Year 2015

- Directors reaffirm guidance, for FY 2015, of net profit before tax to increase by no less than 15%.
- New floor opening costs, particularly in relation to the landmark floors, will temper net profit before tax growth in the second half of FY 2015 and in FY 2016.
- Future earnings should benefit from a weaker AUD, as approximately 80% of revenue and profits are denominated in currencies other than AUD.
- 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

Thursday, 19 February 2015 at 4:30pm  
Level 63 MLC Centre, 19 Martin Place, Sydney

#### Dial-in facility

Toll free 1800 708 203  
Access code 822 699 793

#### Online meeting

If you wish to join the online meeting,  
please email [lucy.wilmot@servcorp.com.au](mailto:lucy.wilmot@servcorp.com.au)  
by midday on Thursday, 19 February 2015