

ASX AND MEDIA RELEASE

SERVCORP REPORTS NET PROFIT BEFORE TAX OF \$48.8 MILLION, UP 19% AND ABOVE GUIDANCE

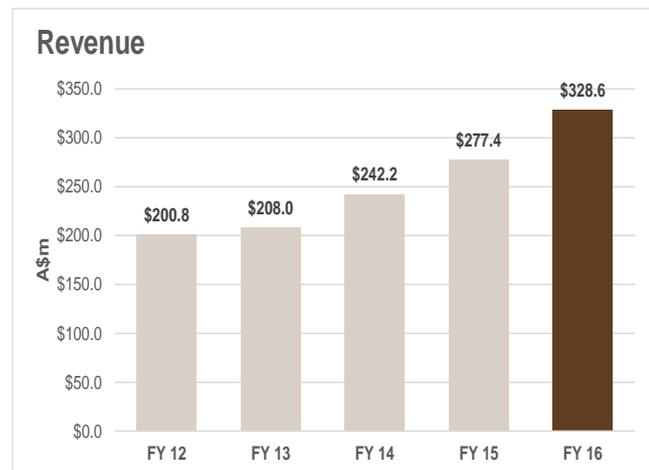
NET PROFIT AFTER TAX OF \$39.7 MILLION, UP 20%

Servcorp Limited ABN 97 089 222 506 (SRV) today announced a net profit after tax of \$39.7 million for the 12 months ended 30 June 2016.

Servcorp, the world's leading provider of executive serviced offices, virtual offices and superior IT and business infrastructure solutions, operates 151 floors in 53 cities across 22 countries.

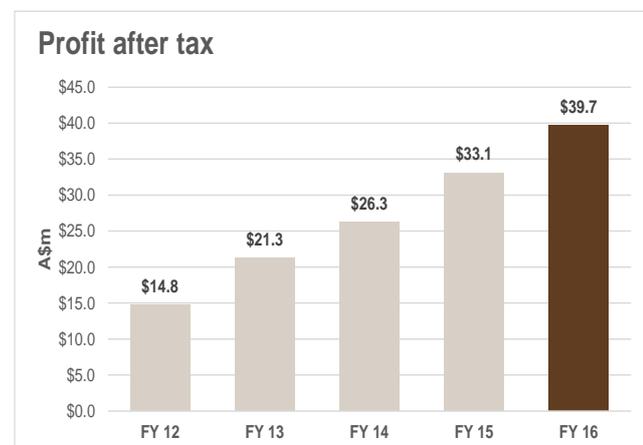
Summary of results for Financial Year 2016

- Revenue up 19% to \$328.6 million and up 10% in constant currency terms.
- Net profit before tax of \$48.8 million, up 19%, and above guidance.
- Net profit after tax of \$39.7 million, up 20%.
- Net profit before tax on like for like floors was \$56.8 million, up 37%.
- Operating cash flow of \$60.6 million for FY 2016, up 1%.
- Unencumbered cash and investment balances of \$99.7 million as at 30 June 2016 (2015: \$99.3 million).
- NTA backing of \$2.50 per share as at 30 June 2016, up 8%.
- Earnings per share of \$0.40, up 20%.
- Final dividend of 11.00 cents per share, 50% franked, payable on 6 October 2016.



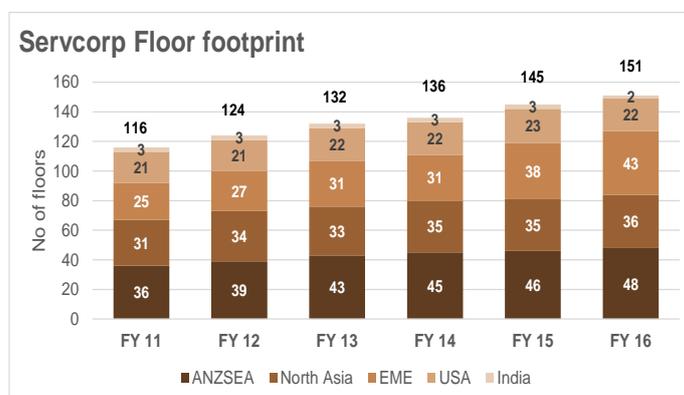
Business overview

- Directors are pleased with the Consolidated Entity's overall performance for the year.
- Our result exceeded guidance of net profit before tax growth of 18%.
- We continued to expand organically, investing \$27.6 million in capital expenditure to add 7% to office capacity.
- Occupancy of like for like floors was 77% at 30 June 2016 (2015: 79%). All floor occupancy was 75%.
- Unencumbered cash of \$99.7 million uniquely positions Servcorp to take advantage of opportunities should they arise, particularly in turbulent markets.



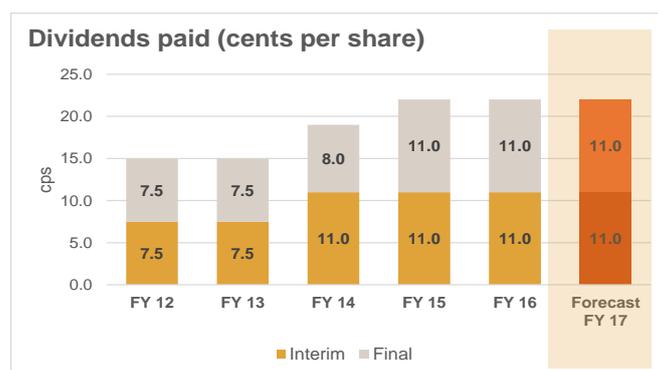
Expansion

- Ten new floors were opened in FY 2016 and two floors were expanded, growing office capacity by 7%.
- This brings the total new floor openings to 45 (net 35) in the 60 months to 30 June 2016.
- Our new floors included CapitaGreen in Singapore, World Trade Center in Abu Dhabi and the Diplomatic Commercial Offices in Bahrain.
- There are plans to add approximately 7% to office capacity in FY 2017.



Dividends

- The Directors of Servcorp have declared a final dividend of 11.00 cents per share, with a record date of 7 September 2016 and payable on 6 October 2016. The dividend will be 50% franked. There is no foreign conduit income attributed to the dividend.
- This brings total dividends for FY 2016 to 22.00 cents per share.
- It is anticipated that total dividends of 22.00 cents per share will be paid in FY 2017. Future franking levels are uncertain, but are expected to be similar to current franking levels.
- Payment of future dividends is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.



Outlook for Financial Year 2017

- In FY 2017 our aim is to consolidate and bring new locations to maturity.
- Directors forecast net profit before tax of not less than \$56 million in FY 2017.
- Our aim is to grow capacity by up to 7% in FY 2017.
- 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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|--------------------------|-----------------------------|-------------------------|
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Results Presentation

Wednesday, 17 August 2016 at 4:30pm
Level 63 MLC Centre, 19 Martin Place, Sydney

Dial-in facility

Toll +: +61 3 8488 8991
Access Code: 968-516-177

Online meeting

If you wish to join the online meeting please click the link below;

<https://attendee.gotowebinar.com/register/1811982345071170563>

or email kristy.grbevski@servcorp.com.au

by midday on Wednesday, 17 August 2016.