Thursday, 20 August 2026

ASX AND MEDIA RELEASE

Servcorp Limited ABN 97 089 222 506 (SRV) is a highly successful Australian multinational business centre operation. It is listed on the ASX and has paid a dividend at least every six months since listing 26 years ago.

Its next dividend, in October 2026, will be the **56th dividend in succession**.

The dividends paid since listing total $444 million, equal to 2.7 times the combined capital raisings of $160 million.

In addition, Servcorp has grown from **30 locations to 111 and still holds over $150 million in cash**, and at least $20 million in real estate assets.

The business is an unencumbered, profit-making business. For FY26 we initially **projected** underlying net profit of **$74 million** and upgraded this to $82 million in January 2026. We **made $87 million** – a significant 24% increase on FY25.

For FY27, Servcorp projects underlying NPBIT of between $85.0 million - $90.0 million, free cash of in excess of $105.0 million and a dividend of 34.0 cents.

At a share price of $6.50, less cash of $1.60 cash per share, Servcorp's **operating business is valued at approximately $5.00 per share, or approximately $500 million market cap.**

Servcorp is **valued** at approximately **six times underlying profit,** seven times statutory profit, five times free cash flow, **and less than 1.5 times annual revenue**.

With a **proven business model and a 26-year track record of paying dividends**, Servcorp anticipates FY27 will be a year of consolidation as it completes construction of six new locations and enhances the building it owns at 333 Sussex Street, Sydney.

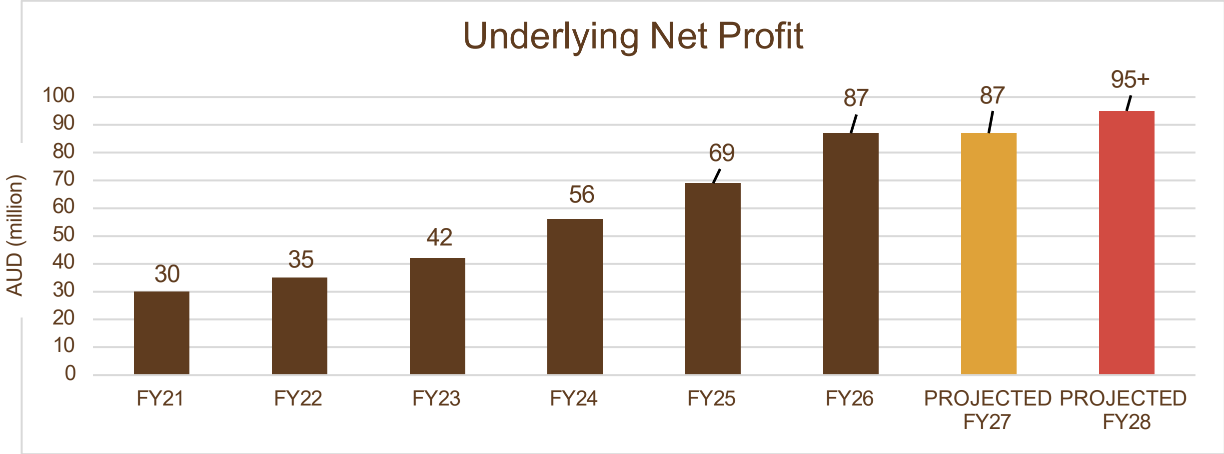
It is anticipated that the majority of the increased cash flow and profit generation from funds invested in FY26 and FY27 will come to fruition in FY28. Servcorp does not expect underlying profits to fall below $85 million in FY27 and we hope to exceed the recent record level of $87 million per annum and to pass $95 million in 2028 with addition of three new locations in Saudi Arabia, two in Brisbane, two in Japan, two in the United States, plus our first owned real estate venture 333 Sussex Street, Sydney.

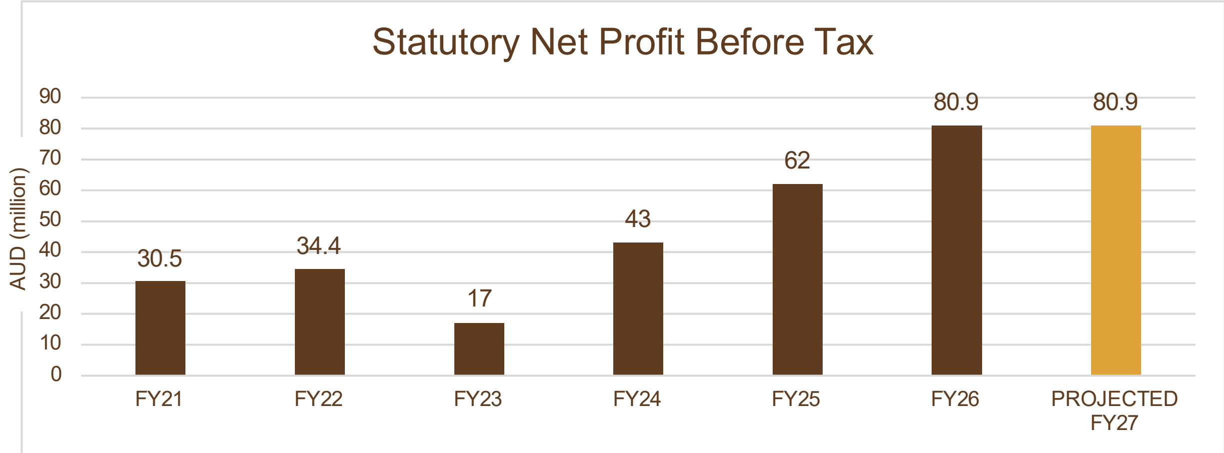
In addition, our immature floors in Twin 21 Mid Tower in Osaka and Parkline Place in Sydney, one would hope would contribute.

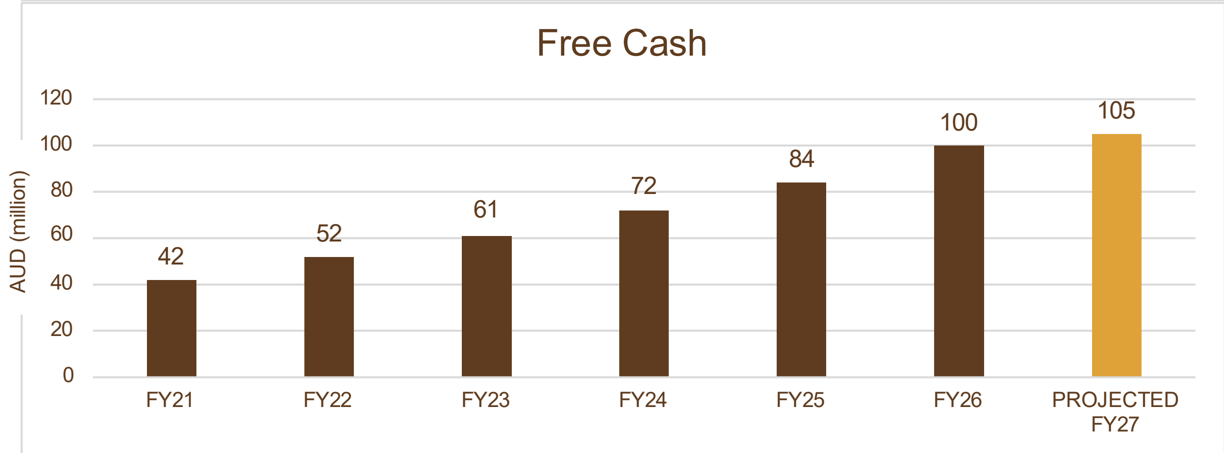
From 2021, over a five-year period, Servcorp has **produced above 20% compound annual profit growth** in both underlying and statutory net profit before tax. Underlying profit increased from $30 million 2021 to $87 million in 2026, and statutory NPBT increased from $30.5 million in 2021 to $80.9 million in 2026.

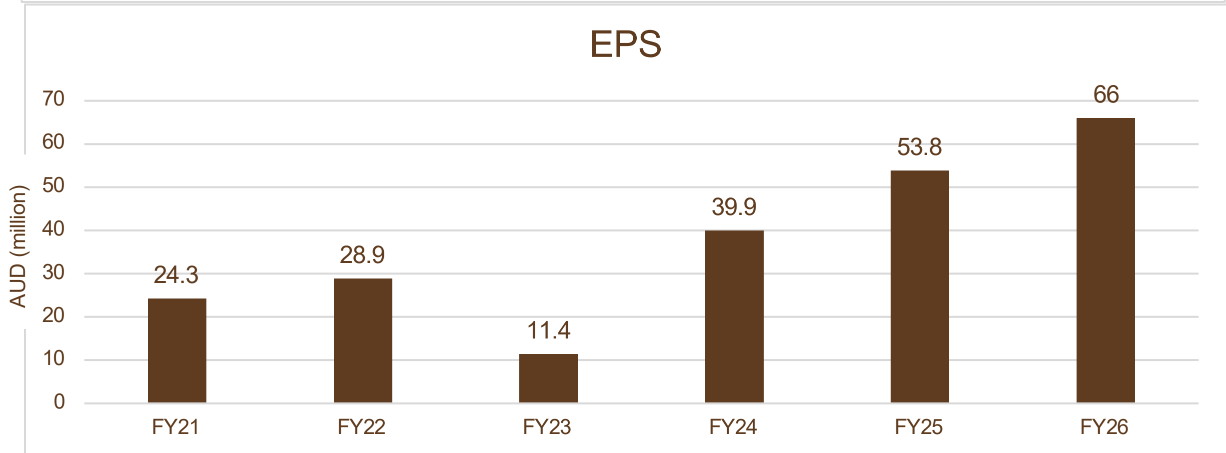
In simple terms, profit has increased from approximately $30 million in 2021 to $87 million this year, an increase of 186%, while the share price has risen from $3.50 to $6.56, a move of 85%.

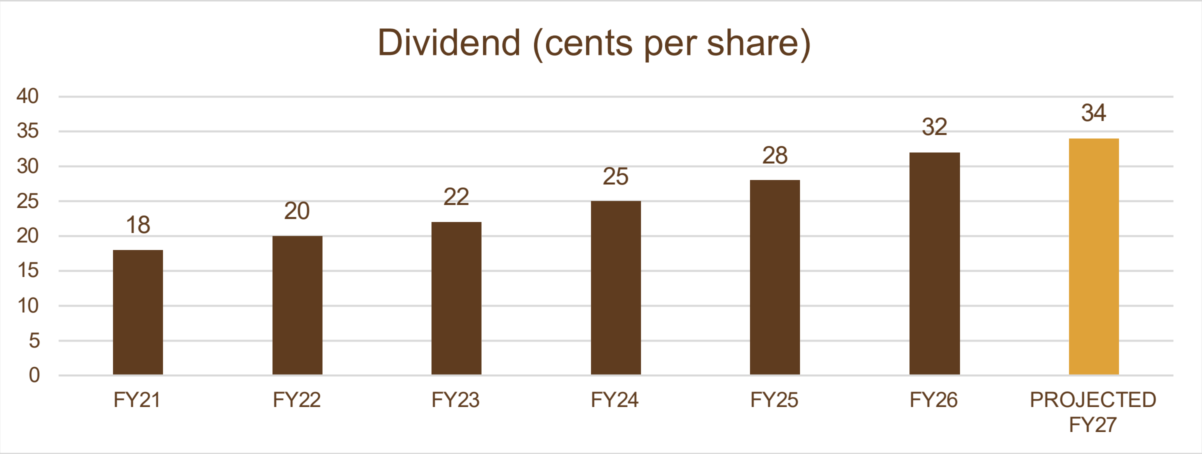
A compelling and conservative positive story for a small Australian listed company whose power comes from its over 50,000 rent paying clients.


Underlying Net Profit
AUD (million)
100
90
80
70
60
50
40
30
20
10
0
30
35
42
56
69
87
87
95+
FY21
FY22
FY23
FY24
FY25
FY26
PROJECTED FY27
PROJECTED FY28


Statutory Net Profit Before Tax
AUD (million)
90
80
70
60
50
40
30
20
10
0
30.5
34.4
17
43
62
80.9
80.9
FY21
FY22
FY23
FY24
FY25
FY26
PROJECTED FY27


Free Cash
AUD (million)
120
100
80
60
40
20
0
42
52
61
72
84
100
105
FY21
FY22
FY23
FY24
FY25
FY26
PROJECTED FY27


EPS
AUD (million)
70
60
50
40
30
20
10
0
24.3
28.9
11.4
39.9
53.8
66
FY21
FY22
FY23
FY24
FY25
FY26



Alf

CEO Servcorp

AGM.TP.20.08.2026

Forecasts and future dividends are subject to currencies remaining constant, continued strong cash generation, and the continued impacts of global economic uncertainties on the operations.

This ASX announcement is approved and authorised by the Board of Directors of Servcorp Limited.

For more information contact

Mr Alf Moufarrige	Mr David Hunt
Chief Executive Officer	Chief Financial Officer
+61 2 9238 2262	+ 61 2 9231 7675

Results Presentation

Thursday, 20 August 2026 at 4:30pm

Level 63, 25 Martin Place, Sydney NSW 2000