

ASX AND MEDIA RELEASE

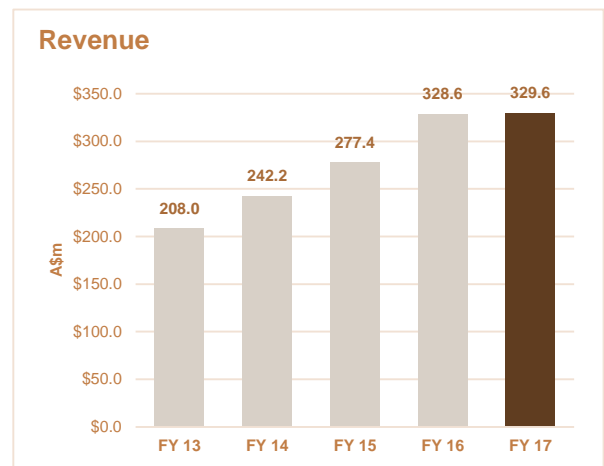
SERVCORP REPORTS NET PROFIT AFTER TAX OF \$40.7 MILLION, UP 3%

Servcorp Limited ABN 97 089 222 506 (SRV) today announced a net profit after tax of \$40.7 million for the 12 months ended 30 June 2017.

Servcorp, the world's leading provider of executive serviced offices, virtual offices and superior IT and business infrastructure solutions, operates 155 floors in 55 cities across 23 countries.

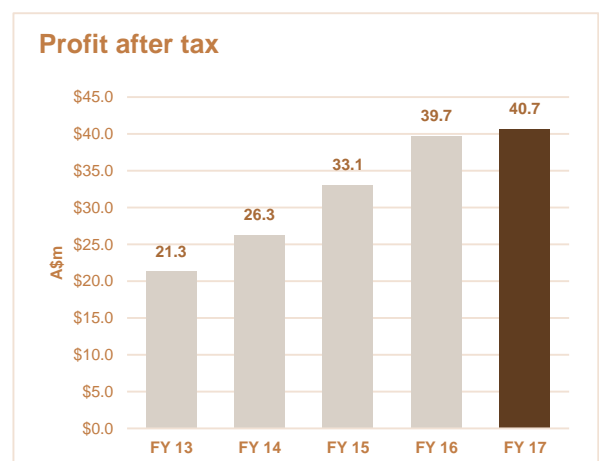
Summary of results for Financial Year 2017

- Revenue up 0.3% to \$329.6 million; up 2.7% in constant currency terms.
- Net profit before tax of \$48.2 million, down 1%; above guidance.
- Net profit after tax of \$40.7 million, up 3%.
- Net profit before tax on like for like floors was \$58.1 million, up 16%.
- Operating cash flow of \$54.4 million for FY 2017, down 10%.
- Unencumbered cash and investment balances of \$107.9 million as at 30 June 2017, up 8% (2016: \$99.7 million).
- NTA backing of \$2.56 per share as at 30 June 2017, up 3%.
- Earnings per share of \$0.414, up 3%.
- Final dividend of 13.00 cents per share, 50% franked; payable on 5 October 2017.
- Total dividends for FY 2017 of 26.00 cents per share, up 18%.



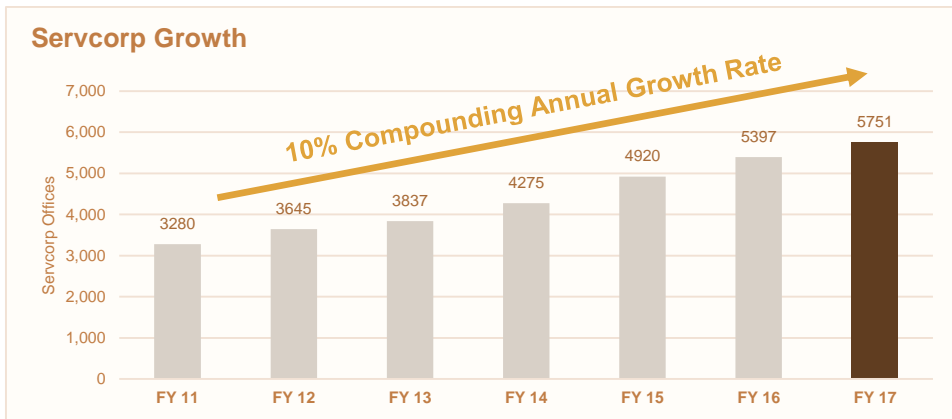
Business overview

- Servcorp has a strong, diversified global business.
- Several regions performed ahead of forecast, however the Consolidated Entity's overall performance for the year was impacted by underperformance in New York City.
- We continued to expand organically, investing \$28.1 million in capital expenditure to add net 7% to office stock.
- Occupancy of like for like floors was 76% at 30 June 2017 (2016: 75%). All floor occupancy was 73%.
- Unencumbered cash of \$107.9 million positions Servcorp to take advantage of opportunities should they arise, particularly in turbulent markets.



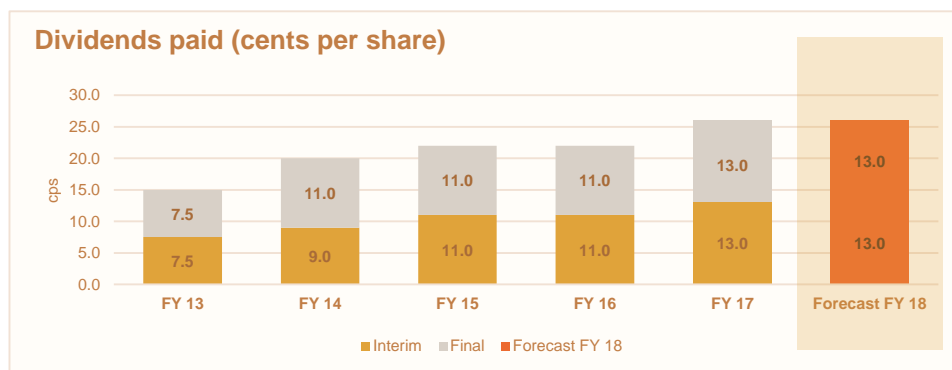
Expansion

- Seven new floors were opened in FY 2017 and two floors were expanded, growing office stock by 7%.
- Our new floors included Tri-Seven in Tokyo, Schuman 3 in Brussels, IFC Tower 2 in Jakarta, Barangaroo International Tower One in Sydney and River Point in Chicago.
- This brings the total new floor openings to 92 (net 73) in the 84 months to 30 June 2017.
- Following this extended period of growth, we continue to focus on increasing the overall occupancy of existing office stock.



Dividends

- The Directors of Servcorp have declared a final dividend of 13.00 cents per share, with a record date of 6 September 2017 and payable on 5 October 2017. The dividend will be 50% franked. There is no foreign conduit income attributed to the dividend.
- This brings total dividends for FY 2017 to 26.00 cents per share, up 18% on FY 2016.
- It is anticipated that total dividends of 26.00 cents per share will be paid in FY 2018. Future franking levels are uncertain.
- Payment of future dividends is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.



Outlook for Financial Year 2018

- In FY 2018, growth in office stock will be significantly lower than during the last 7 years while we consolidate the operating performance of our global footprint.
- Directors forecast net profit before tax between \$45 million and \$55 million in FY 2018.
- This forecast is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.
- Our industry is in unprecedented transition; we are seeing many new participants and as a result the shared workspace market is growing rapidly. Servcorp has made a significant investment in an unparalleled information technology platform, we have a premium location offering and proven experience in this sector.
- We have a developed Servcorp Community allowing collaboration between our growing customer base. We have successfully deployed the Servcorp Community in 10 countries in multiple languages, with 15,000 clients (and growing) interacting as part of the Servcorp Community.
- These factors make Servcorp a strong, diversified global business that differentiates us from other shared workspace providers. We are in a strong financial position to maximise leverage in this expanding market.

For more information contact

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Results Presentation

Wednesday, 23 August 2017 at 4:30pm
Level 63 MLC Centre, 19 Martin Place, Sydney

Dial-in facility

Phone: +61 2 9087 3602
Access Code: 622-941-196

Online meeting

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

<https://attendee.gotowebinar.com/register/6790311519015761922>

or email kristy.grbevski@servcorp.com.au

by midday on Wednesday, 23 August 2017.