



**SERVCORP**

*Smart Office®*

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SERVCORP LIMITED  
ABN: 97 089 222 506

25 August 2005

The Manager  
Company Announcements Office  
Australian Stock Exchange Limited  
By Electronic Lodgement

Dear Sir

**Servcorp Limited (SRV)  
Full-Year Results Presentation**

Enclosed is a copy of the full year update to be presented by Servcorp's Managing Director, Alf Moufarrige, at Servcorp's full year results presentation being held at Level 29, Chifley Tower, Sydney at 4.30pm this afternoon.

Yours faithfully

**Greg Pearce**  
**Company Secretary**

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Menara Citibank

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(618) 8233 5888  
(612) 6243 5151  
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Bastion Tower

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(8621) 2890 3000  
(8610) 8520 0000  
(65) 6550 9888  
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(331) 5343 9000  
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## New Floors Opened

### New Floors 2004/2005

City	Location	Opened
Nagoya	Nikko Shoken	October 2004
Osaka	Hilton Plaza West	January 2005
Kuala Lumpur	Standard Chartered	April 2005
Bangkok	Central World Tower	April 2005
Bangkok	Zuellig House (2 floors)	April 2005
Tokyo	Sankei	April 2005
Shanghai	Kerry Centre	May 2005
Tokyo	Shiroyama Hills	May 2005
Hong Kong	One Exchange Square	July 2005

## Full year briefing

### Servcorp facts

At June 2000:

- \* Cash balance of \$12 m
- \* 39 floors
- \* Turnover \$89 m (annualised)
- \* NPBT \$13 m (annualised)
- \* EPS 13.4 cents (annualised)
- \* Net assets \$47 m



At June 2005:

- now exceeds \$48 m
- now 55 floors
- now exceeds 123 m
- now exceeds \$22 m
- now 19.0 cents
- now exceed \$86 m

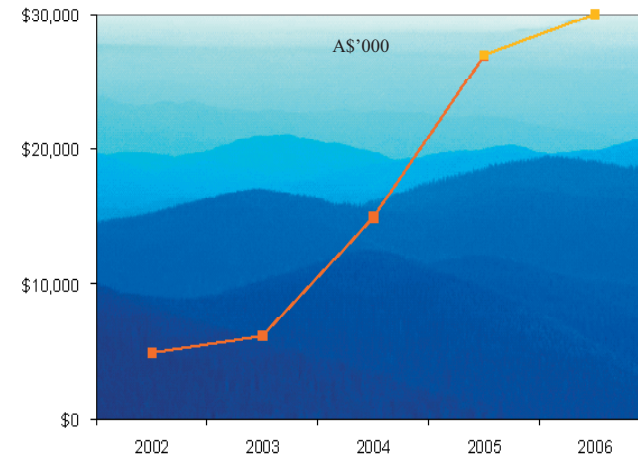
# Servcorp Limited

## 2005 Full Year Update



*Servcorp just keeps on climbing*

**Australia Asia Japan Middle East Europe**



**SERVCORP**  
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## CEO Statement

**Servcorp is the world's finest serviced office operator**, listed on the Australian Stock Exchange, and has a dominant market position in Japan, Australia, New Zealand, Greater China and South East Asia. We operate 55 locations in 18 cities in 11 countries.

Servcorp continues its 3 year winning streak, with net profit before tax **increasing by a further 63% to \$22.3 million** and mature floor net profit before tax **increasing by 81% to \$26.9 million**. This is on top of a **160% increase in the 2004** year, and mature floor net profit before tax is almost 50% above Servcorp's initial projections.

Net profit after tax increased by 62% from \$9.4 million to \$15.3 million and cash generation from operating activities before tax was \$33.0 million up from \$22.5 million.

The Directors have declared a fully franked final dividend in the amount of 4.00 cents per share, an increase of 6.7%. Subject to no unforeseen circumstances, the Directors expect to increase the interim dividend for financial year 2006 to 4.50 cents per share fully franked.

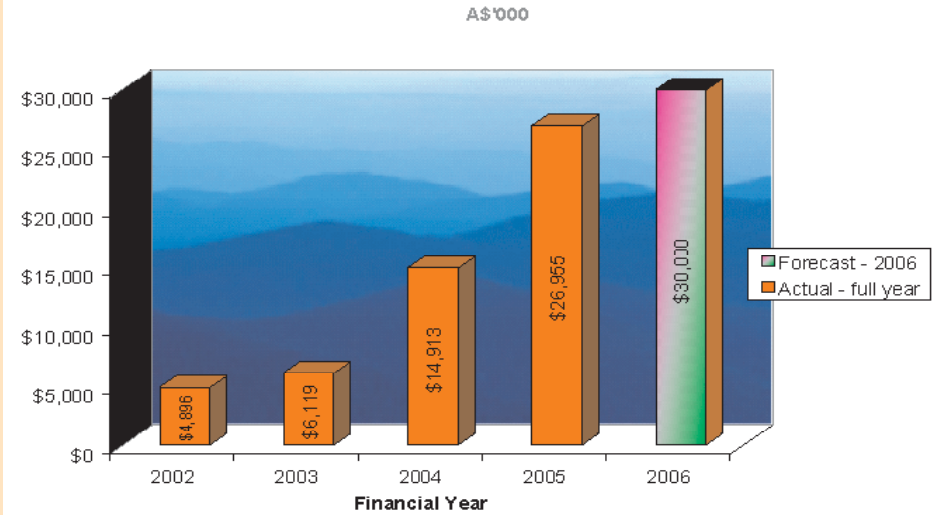
Strong demand for Servcorp's services has continued into the new financial year, leading to net profit before tax projections on mature floors, for the 2006 financial year, of approximately **\$30 million**, which may be tempered by more new floor operations.

During the year Servcorp added 9 new floors, taking its operations to 55 floors, **increasing its capacity by 15%**.

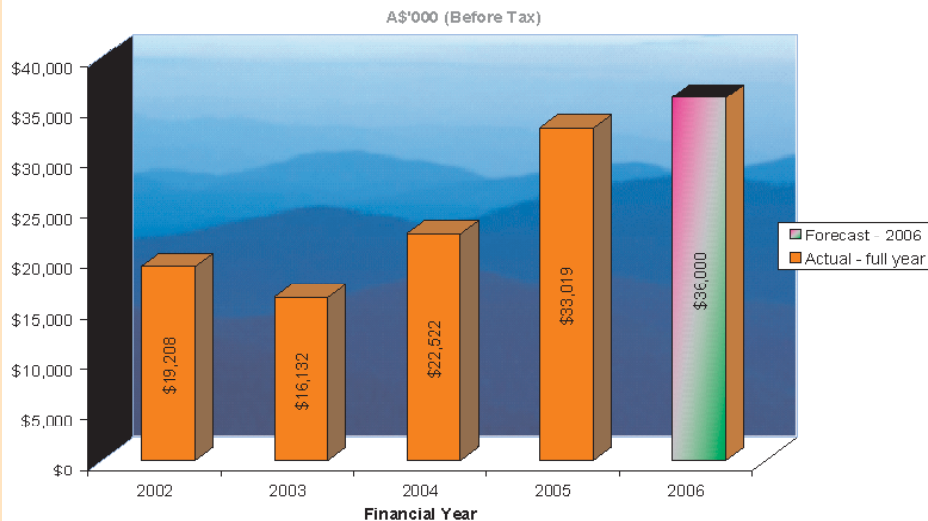
All locations, other than Brussels, are performing on or above budget.

**Aif Moufarrige**  
CEO

## Mature Floors (NPBT)



## Cash flow from operating activities



## Net Profit Before Tax (NPBT)

