

Servcorp is the world's finest serviced office operator and has a dominant market position in Japan, Australia, New Zealand, Greater China and South East Asia. We operate 65 floors in 19 cities in 12 countries.

Servcorp continues its winning streak, with net profit after tax increasing by 4% to \$26.3 million. Mature floor net profit before tax increased by 12% to \$42.9 million.

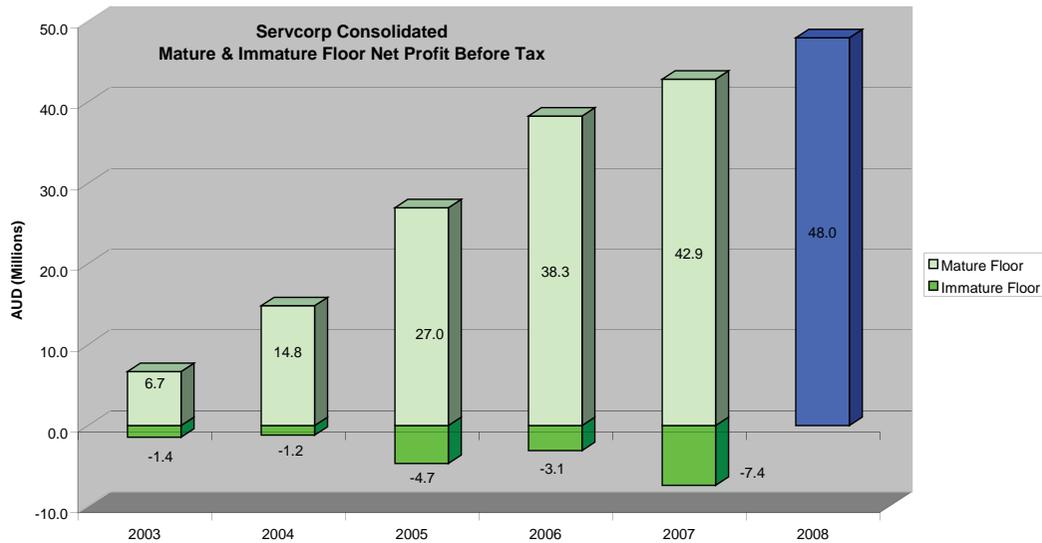
Cash generation from operating activities was \$40.0 million up from \$35.4 million.

The Directors have declared a fully franked final dividend in the amount of 7.00 cents per share, an increase of 17%.

I am confident that Servcorp with its prime positions, IT lead and substantial liquidity, has an impressive long term future. We project on mature floors \$48.0 million for the 2008 fiscal year and subject to there being no significant change in markets or currencies this should be achieved.

In review we have a great team, great numbers and great new locations. We are all smiles. Thank you Aussie dollar we love you at 80!

Alf Moufarrige
CEO



Servcorp Limited

2007 Full Year Update



- ☀ FLOOR CAPACITY INCREASED BY 15%
- ☀ 10 NEW FLOORS OPENED
- ☀ ENTERED NEW MARKET IN BAHRAIN
- ☀ OFFICE² SIGNS AGREEMENT FOR NORWEST
- ☀ SIGNED FIRST FRANCHISING AGREEMENT IN INDIA
- ☀ SPECIAL DIVIDEND PAID - TOTAL DIVIDEND OF 23CENTS PER SHARE

New Floors 2006/2007

City	Location	Opened
Perth	Central Park	July 2006
Singapore	Prudential Tower	August 2006
Beijing	Oriental Plaza	August 2006
Paris	Louis Vuitton	August 2006
Sydney	Market Street	September 2006
Singapore	SunTec Tower	October 2006
Tokyo	Shiodome Shibarikyū	November 2006
Nagoya	Nagoya Lucent Tower	January 2007
Tokyo	Sunshine 60	February 2007
Bahrain	Financial Harbour	June 2007

