

19 February 2009

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

Dear Sir

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

Following is a copy of the half-year results presentation given by Servcorp's Director, Taine Moufarrige, at Servcorp's head office at Level 12 MLC Centre, 19 Martin Place, Sydney this afternoon.

Yours faithfully

Greg Pearce
Company Secretary



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Over 60 locations worldwide. Australia - New Zealand - Japan - China - SE Asia - Europe - Middle East

Servcorp Limited ABN 97 089 222 506



Servcorp Limited Analyst Presentation

Thursday 19 February 2009

Six months ended 31 December 2008

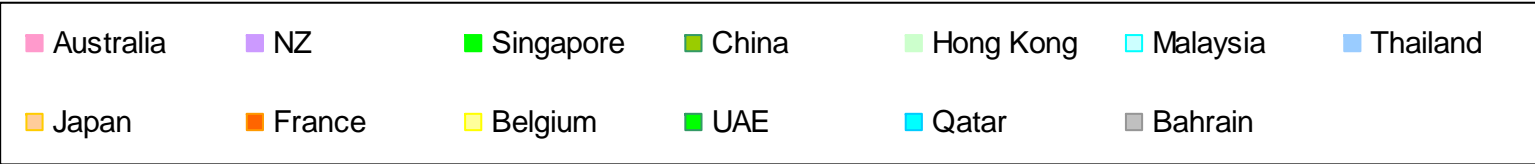
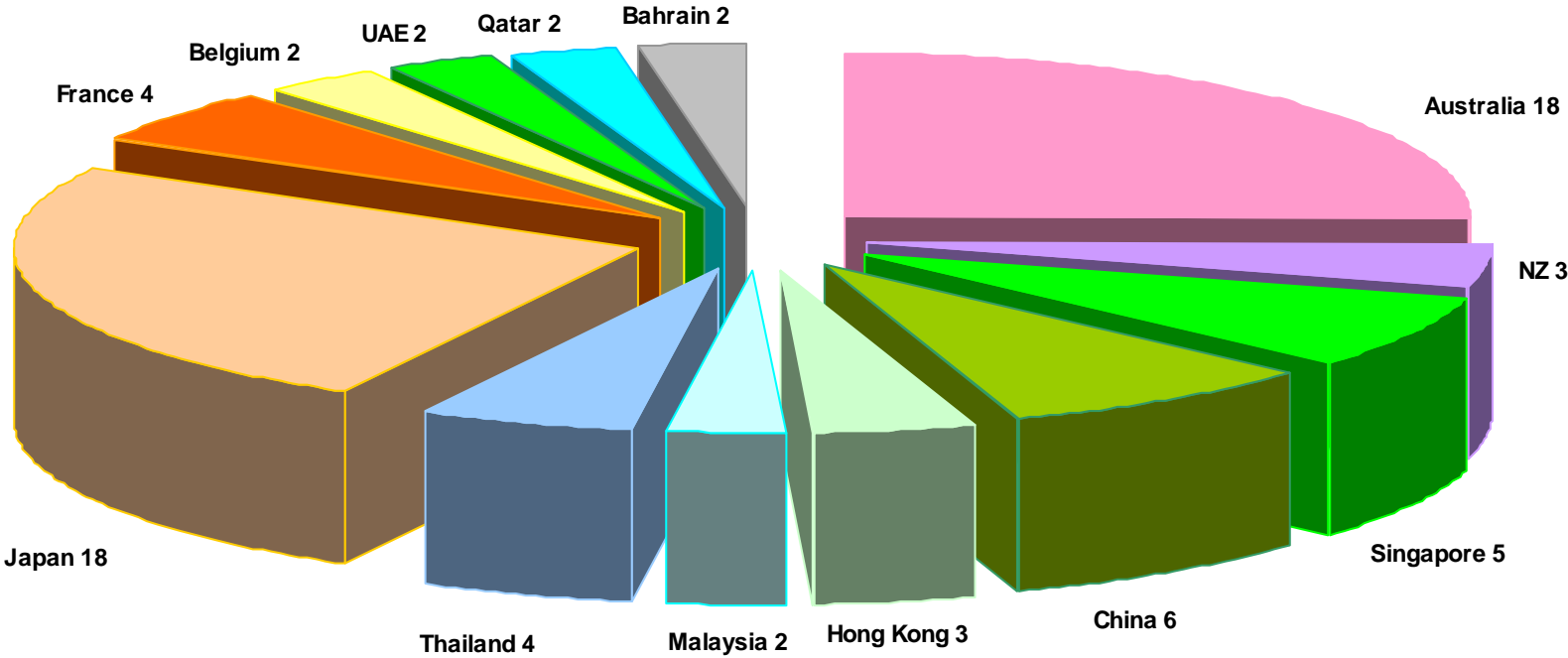
Taine Moufarrige, Executive Director
Marcus Moufarrige, CIO & CEO - Office²
Thomas Wallace, CFO


Smart Office[®]

Servcorp Background

- World's finest Serviced Offices and Virtual Offices
- Market leader – Excellence in every aspect of the business
- No longer a Serviced Office provider – real technology and business solutions that help our clients businesses succeed
- Number of clients – approximately 11,000
- Established 1978
- Listed in December 1999
- 13 Countries - 22 Cities – 57 locations - 71 Floors

Servcorp Floors Geographic Spread



Six months ended 31 Dec 08 Financial Highlights

| | % | | 000's |
|---------------------------------|--------|----|-----------|
| Revenue | Up 28% | to | \$118,298 |
| Mature floor profit | Up 16% | to | \$31,666 |
| Net profit Before Tax | Up 19% | to | \$28,093 |
| Net profit After Tax | Up 16% | to | \$20,328 |
| Earnings per Share | Up 16% | to | \$0.253 |
| Negligible Debt | | to | (\$2,449) |
| Net Assets | Up 20% | to | \$153,645 |
| Cash Balance | up | | \$91,685 |
| Net Tangible Assets (per share) | Up 23% | to | \$1.71 |
| Dividend (per share) | Up 33% | to | 10c |

H1 2009 Operational Highlights

- Great first quarter
- Tough trading environment in Q2 2009 FY
 - Increased competition
 - Margins dropping
 - Increasing vacancy in capital cities
- 2 new floors opened in Australia
- Cost cutting initiatives implemented in July 2008
- Closure of 2 floors in H1 2009
- Plans to close 4 additional floors in H2 2009
- Signing of third Office² deal in China

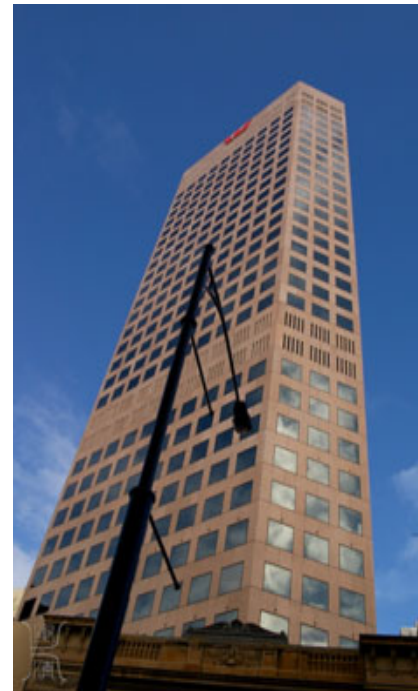
H1 2009 Operational Highlights

2 New Floors

- Level 32, 101 Miller St
North Sydney
(December 2008)



- Level 30, Westpac Tower
Adelaide
(October 2008)



H1 2009 Operational Highlights

- Consolidation – slowed expansion
- Looking at opportunities
- Middle East success
- India Franchise breaking even – wait and see approach
- Focusing on the resilience of our business model

H1 2009 Operational Highlights

- New Virtual website available worldwide

- Sign up on-line
- Automatic set up
- Access to Hottdesk = access to Servcorp
- New Servcorp website and Hottdesk



H1 2009 Operational Highlights

- OFFICE 2 – Marcus Moufarrige
 - Tough conditions for relative “start-up”
 - Longer time to breakeven with slower take up
 - Slower sales plans...get the three exciting projects we have right
 - Supported by Servcorp Board
 - Ascendas is an exciting opportunity and a great partnership



Six Months Ended

31 December 2008

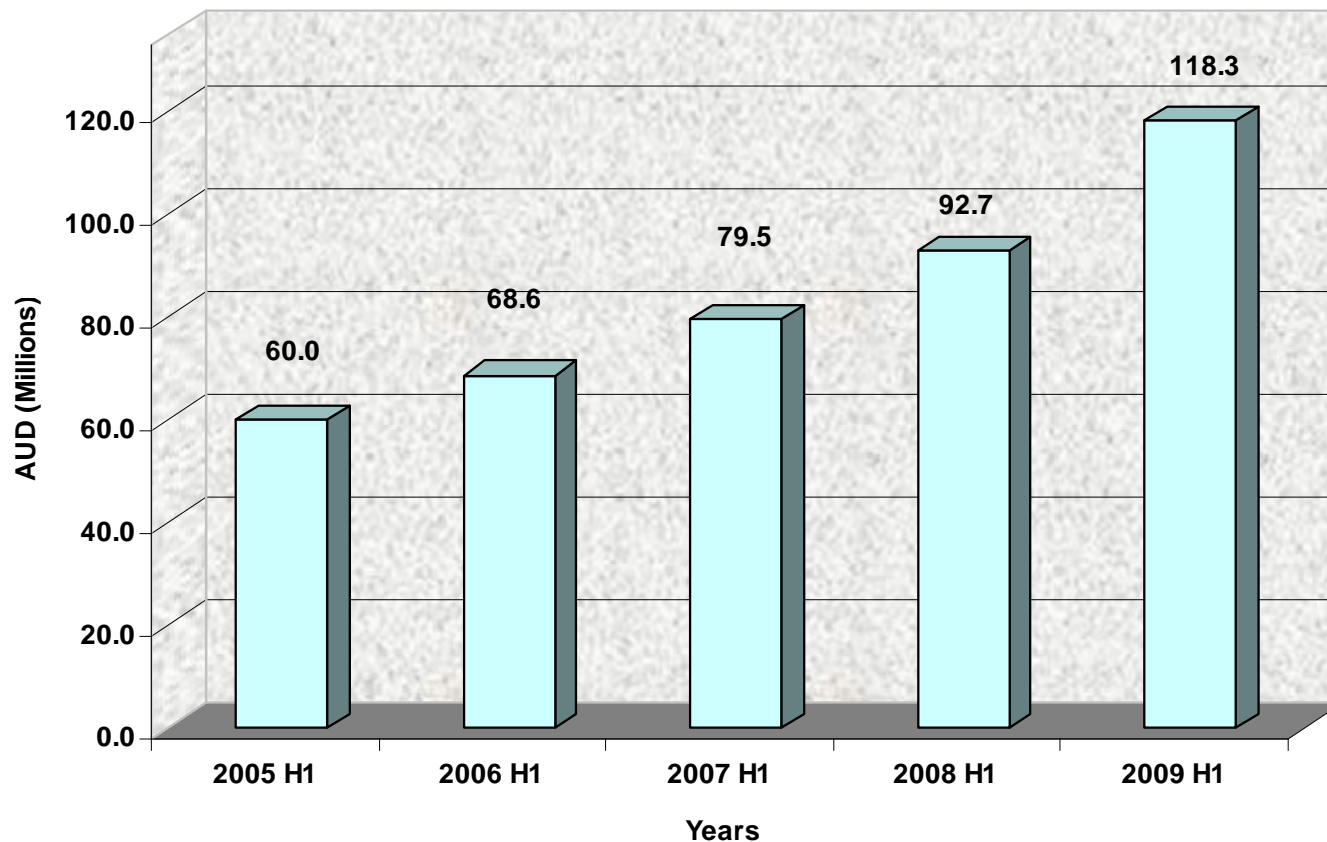
Financial Results

Thomas Wallace, CFO

Servcorp Consolidated Profit and Loss Highlights six months ended 31 December 2008

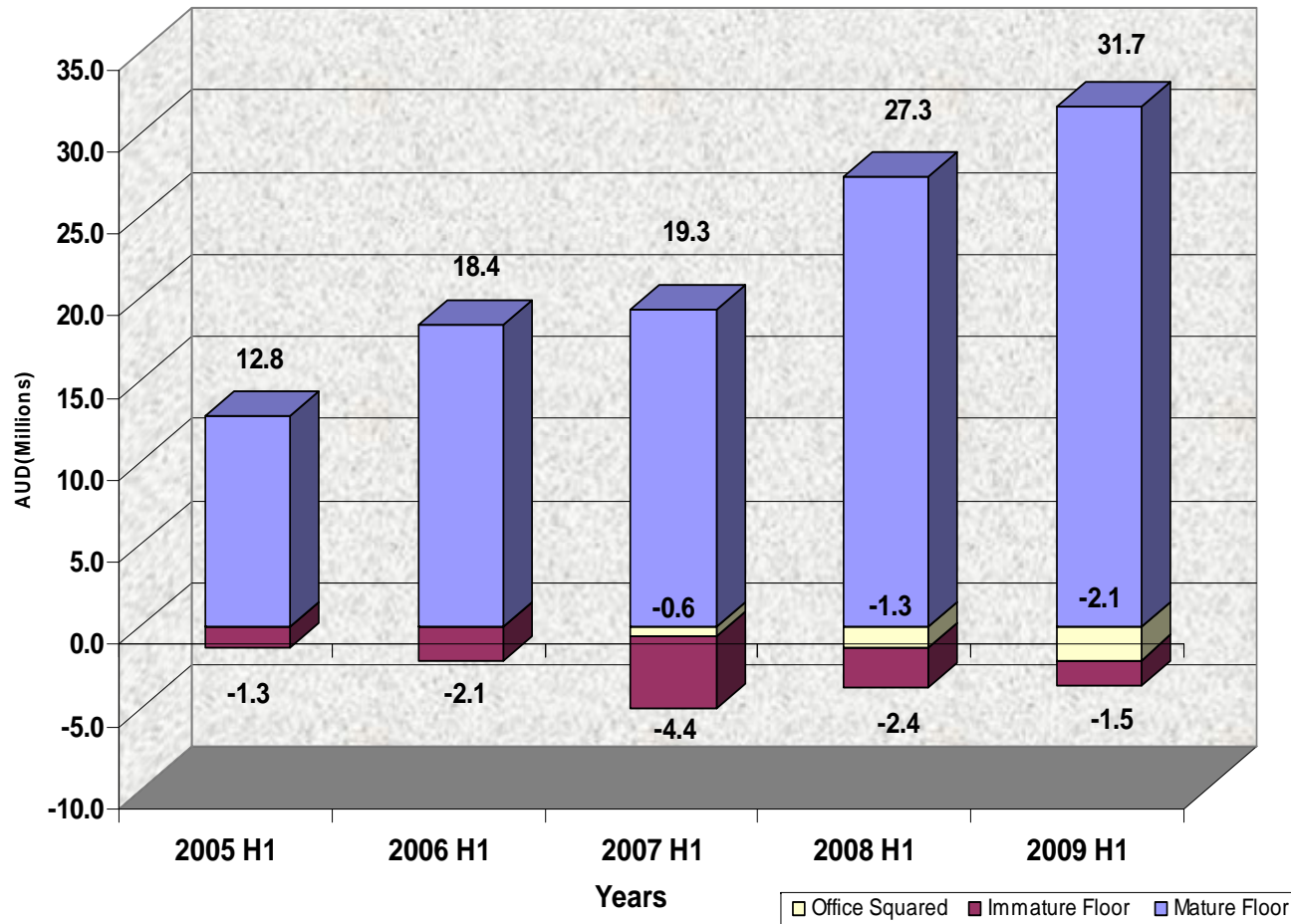
| | Six months ended 31 Dec 08 \$ 000's | | Six months ended 31 Dec 07 \$ 000's | | Growth |
|------------------------------|--|--|--|--|------------|
| Revenue | 118,298 | | 92,702 | | 28% |
| Mature Floor NPBT | 31,666 | | 27,327 | | 16% |
| Immature Floor NPBT | (1,515) | | (2,447) | | |
| Office Squared NPBT | (2,058) | | (1,286) | | |
| Net Profit Before Tax | 28,093 | | 23,594 | | 19% |
| Income Tax Expense | (7,765) | | (6,073) | | |
| Net Profit After Tax | 20,328 | | 17,521 | | 16% |
| Earnings Per Share | \$0.253 | | \$0.218 | | 16% |

Servcorp Consolidated Total Revenue 5 years H1 2005 – H1 2009



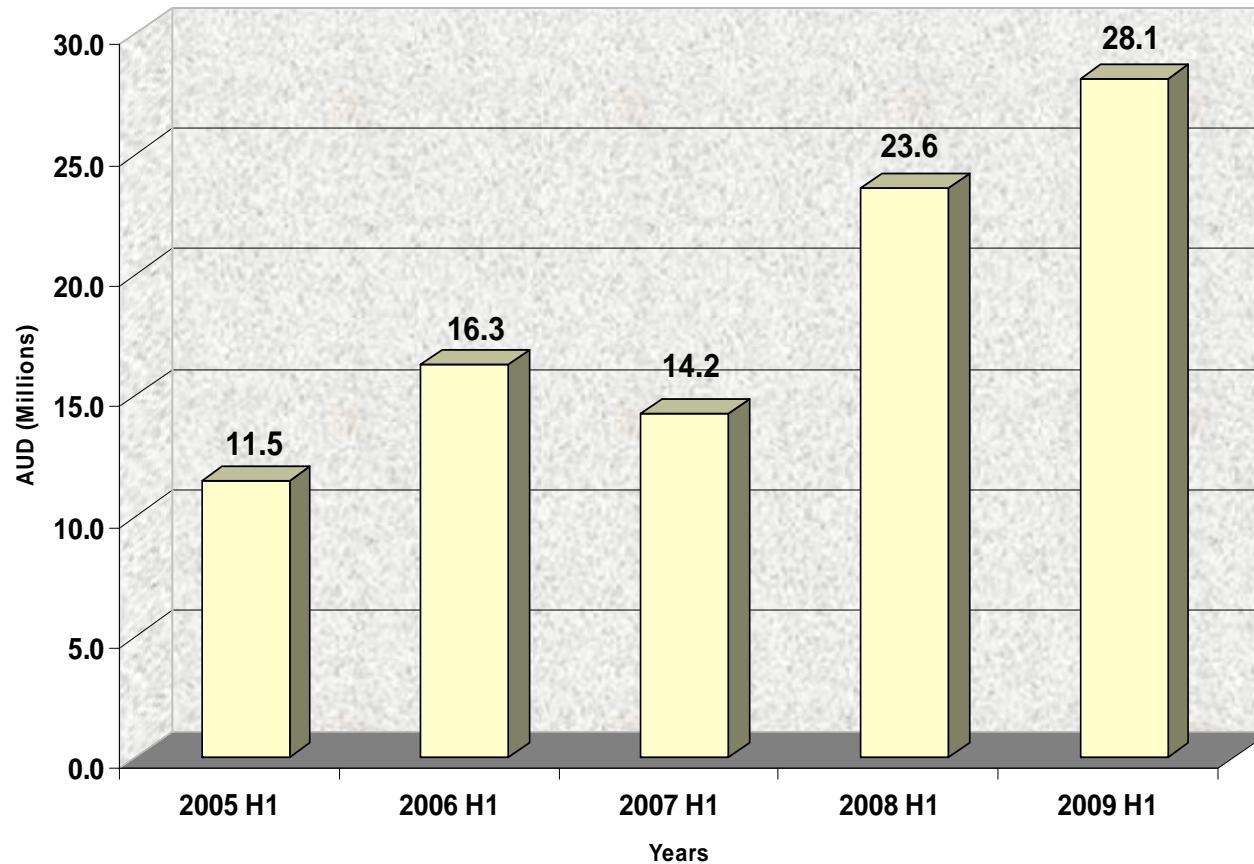
- Record Revenue in H1 2009
- Revenue up 28% on PCP
- Revenue up 97% in last 5 years
- Strong operational growth over the last 5 years

Servcorp Mature / Immature Floors & Office² NPBT – 5 years H1 2005 – H1 2009



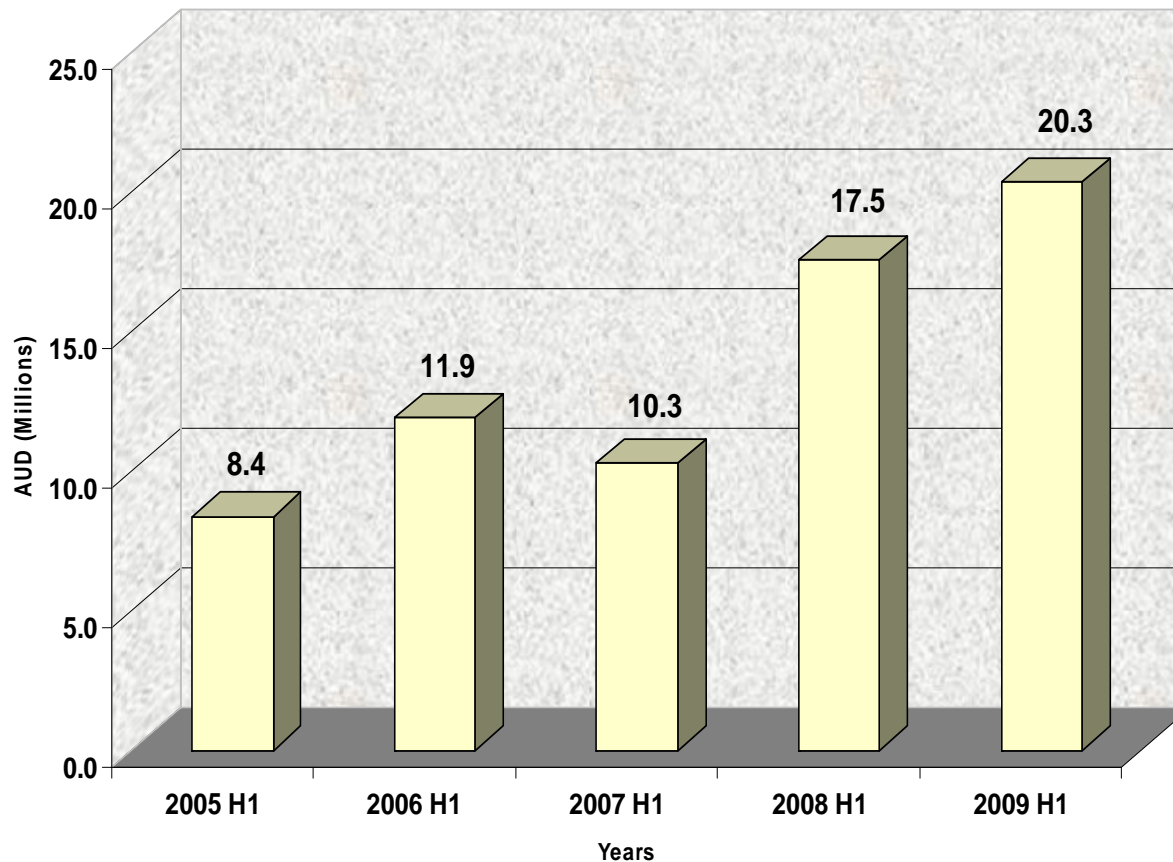
- Record Mature floor result in H1 2009
- Mature floor profit up 16% compared to H1 2008
- Strong organic growth for the last 5 years.
- 7 floors immature as at 31 Dec 2008

Servcorp Consolidated Net Profit Before Tax 5 years H1 2005 – H1 2009



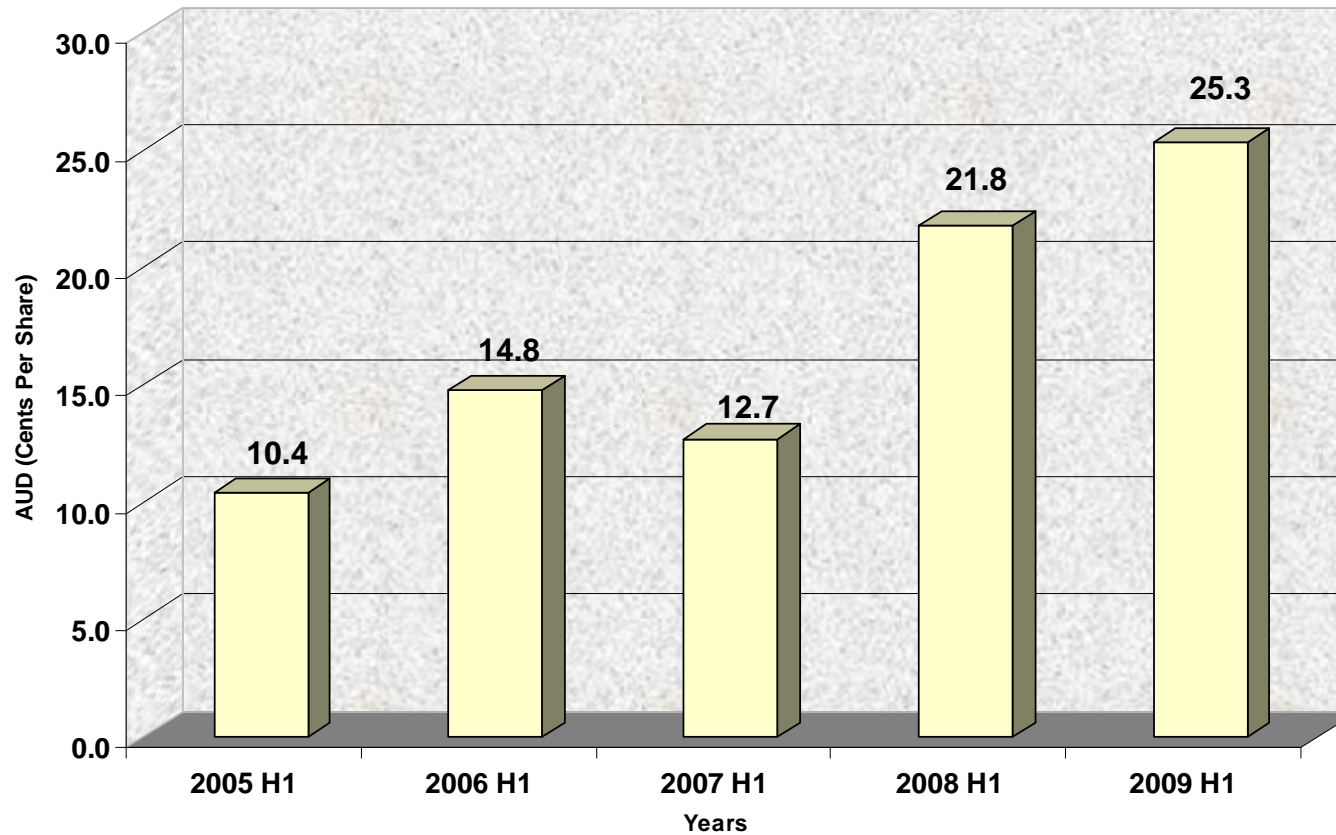
- Strong H1 2009 growth of 19% on PCP
- Closure provision of \$2,898,000 included in H1 2009

Servcorp Consolidated Net Profit After Tax 5 years H1 2005 – H1 2009



- Strong NPAT growth in H1 2009 of 16% compared to H1 2008

Servcorp Consolidated Earnings Per Share 5 years H1 2005 – H1 2009



Servcorp Consolidated Balance Sheet as at 31 December 2008

| | At 31 Dec 08 \$ 000's | At 30 June 08 \$ 000's | Growth |
|-----------------------------|--------------------------|---------------------------|------------|
| Cash assets | 91,685 | 73,716 | 24% |
| Other current assets | 35,983 | 24,087 | |
| Total Current Assets | 127,668 | 97,803 | |
| Non Current Assets | 118,033 | 92,692 | |
| Total Assets | 245,701 | 190,495 | 29% |
| Current liabilities | 77,712 | 53,961 | |
| Non current liabilities | 14,344 | 8,882 | |
| Total Liabilities | 92,056 | 62,843 | 46% |
| Net Assets | 153,645 | 127,652 | 20% |
| NTA per share | \$1.71 | \$1.39 | 23% |

Servcorp Consolidated Cash Flow from Operations six months ended 31 December 2008

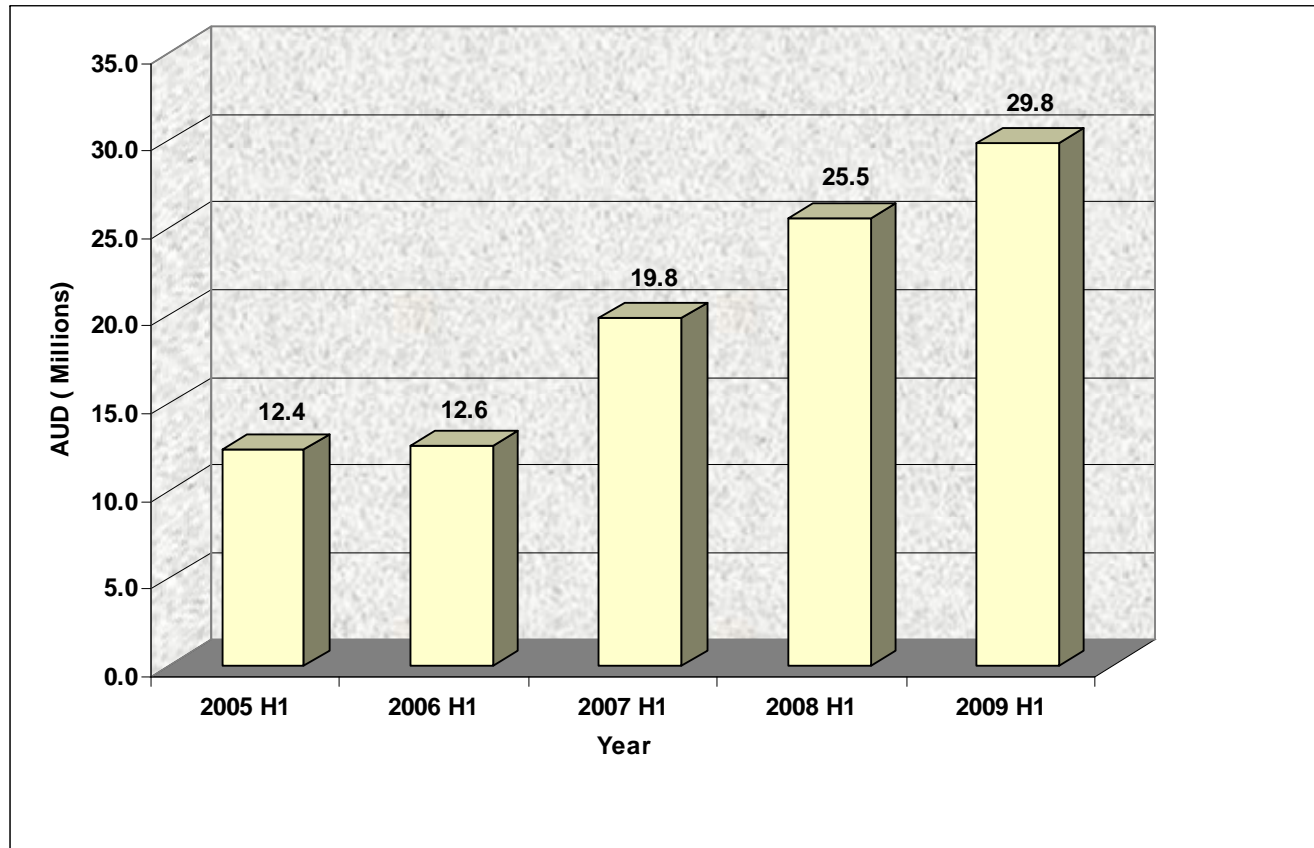
| | \$ 000's |
|---|---------------|
| Cash Balance at 30 June 2008 | 73,449 |
| Operating cash flow after tax payments | 29,799 |
| Payments for PPE | (5,559) |
| Payments for lease deposits | (478) |
| Payments of dividends | (10,058) |
| Proceeds from refund of lease deposits | 533 |
| Repayment of borrowings | (261) |
| Proceeds from sale of PPE | 2 |
| Increase in cash balance in H1 2009 | 13,978 |
| FX on opening cash balance | 3,896 |
| | |
| Cash balance at 31 Dec 2008 | 91,323 |

Strong conversion of NPAT to cash flow

2 floors constructed in H1 2009

12.5 cps paid in H1 2009

Servcorp Consolidated Cash Flow from Operations 5 years H1 2005 – H1 2009



- Strong cash flows in H1 2009
- Growth of 15% compared to H1 2008
- Steady growth for last 5 years

2008 – 2009 FOCUS

- Management focus rather than expansion
- Focus on sales, revenue, margins and controlling costs
- Focus on customer service and retention
- Focus on providing our clients with IT and Communications infrastructure that helps their businesses succeed.
- Focus on differentiating our business model
- Getting immature floors to maturity ASAP – looking good so far
- Stopped everything other than Middle East expansion
- Cautious look at opportunities both east and west



Around The World 2008 – 2009

EUROPE & MIDDLE EAST

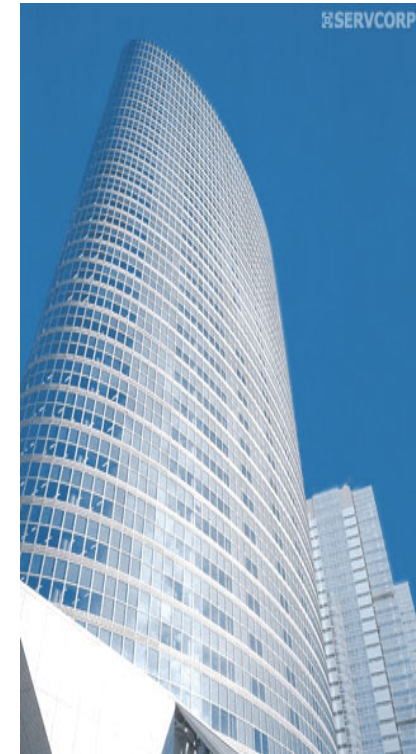
- Dubai – performing strongly (for now)
- Bahrain – strong performance
- Qatar – performing ahead of expectation
- Paris – improved performance but looking tough
- Brussels – surprised to the upside in H1 2009



Around The World 2008 – 2009

JAPAN

- Great locations performing well but
- Extremely competitive markets – particularly in Tokyo
- Economic slow down – softening results
- Weak AUD helps



Around The World 2008 – 2009

ASIA & CHINA

- Rents high, low vacancies – but the market is changing quickly
- Hong Kong and Singapore particularly tight but adjustment is imminent
- Shanghai has a massive over supply of space
- Beijing rents are dropping
- Strong USD helps



Around The World 2008 – 2009

AUSTRALIA & NEW ZEALAND

- Landlords are talking it up but.....
- Financial centres softening
- Mining cities – seeing increased vacancy
- New Zealand in recession
- Australia will be tough
- Adelaide and North Sydney – new floors



Around The World 2008 – 2009

IT CLIENT SERVICES AND SOLUTIONS

- No longer just a serviced office
- Real integrated business
- Complete Hottdesk v3 rollout
- Delivery of sophisticated client services online to improve return
- Maximise return from global converged network – real IT infrastructure
- Quality VOIP to clients – cheaper calls
- Massive competitive advantage
- Move towards all products on-line

The logo for Webex, featuring the word "webex" in a green, lowercase, sans-serif font.The logo for FileTransfer, featuring a blue icon of a folder with an arrow pointing out, above the text "FileTransfer" in a blue, sans-serif font.The logo for Microsoft Office, featuring the word "Microsoft" in a small font above the word "Office" in a larger, bold, sans-serif font, with a colorful icon of four overlapping squares (red, green, blue, yellow) to the right.The logo for Thru., featuring a blue icon of a shield with a white arrow pointing down, above the text "Thru." in a blue, sans-serif font.

2009 Outlook

- Cautious approach in existing markets - Focus on sales / revenues / margins / cost control
- Only 1 new floor planned to open in H2 FY 2009
- Expand operations in Middle East in the medium term



2009 Outlook

- Marketing focus on helping businesses through the GEC – “corporate presence and sophisticated IT and communications infrastructure at a fraction of the cost”
- Complete rollout of Hottdesk and maximize returns from our IT and Communications platforms and infrastructure
- Looking for opportunities for Servcorp
- Develop Office² business model



2009 Outlook

- Confirm our forecast of 5% increase in NPBT in FY 2009
- NPBT 2007/2008 - \$44.5 million
- Forecast NPBT 2008/2009 - \$46.7 million
- Margins squeezed, occupancy decrease, profit reduction but...
- Best product in the market
- Best business model in the industry
- Best team in the industry
- In great shape, cashed up and ready to take opportunities as they come
- Opportunities will be in USA, UK and existing markets

2008/09 Dividend

- April 2009 10 cents fully franked ordinary dividend
- October 2009 10 cents fully franked ordinary dividend



Questions and Answers

