21 February 2008

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

Dear Sir

Servcorp Limited (SRV)
Half-Year Results Presentation

Enclosed is a copy of the half year update presented by Servcorp's Director, Taine Moufarrige, at Servcorp's half year results presentation held at Level 25, Chifley Tower, Sydney this evening.

Yours faithfully

Greg Pearce
Company Secretary

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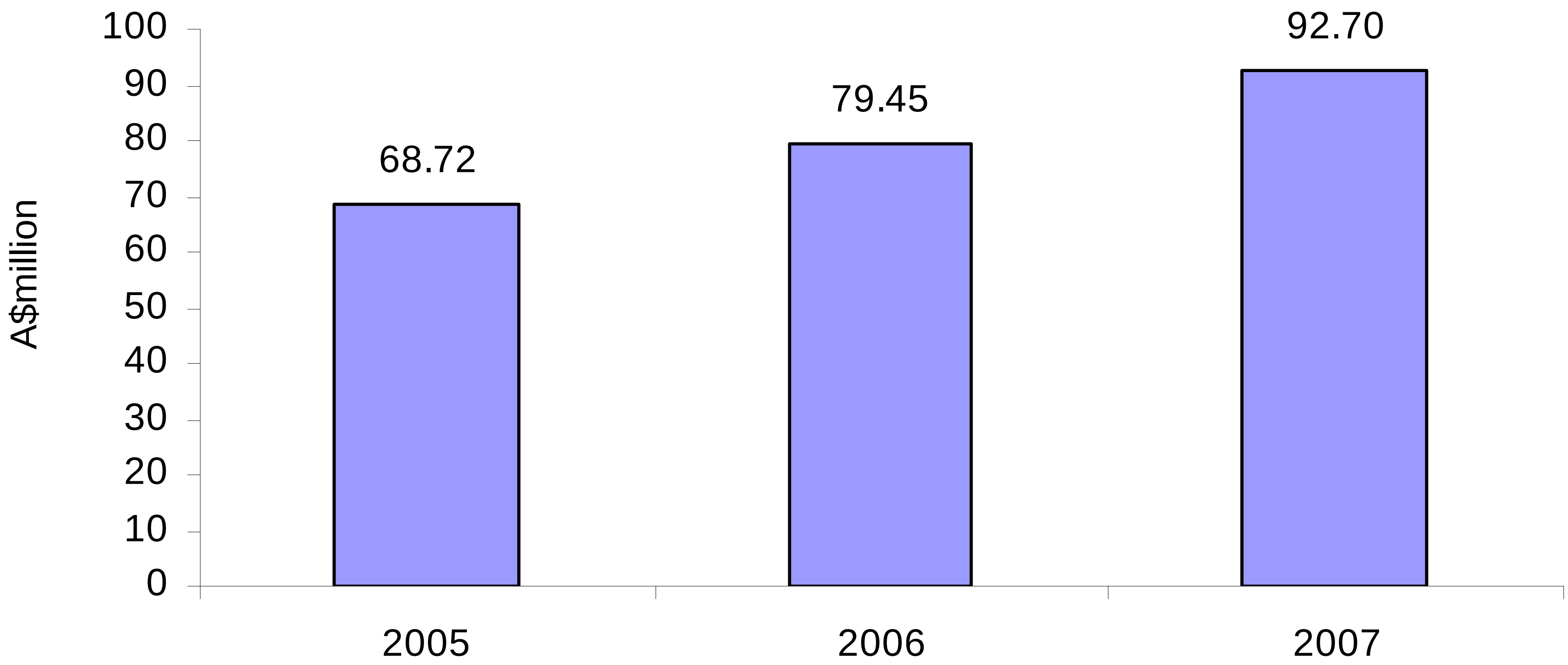
Analyst Presentation
Results – Half year ended 31 December 2007

Thursday 21 February 2008

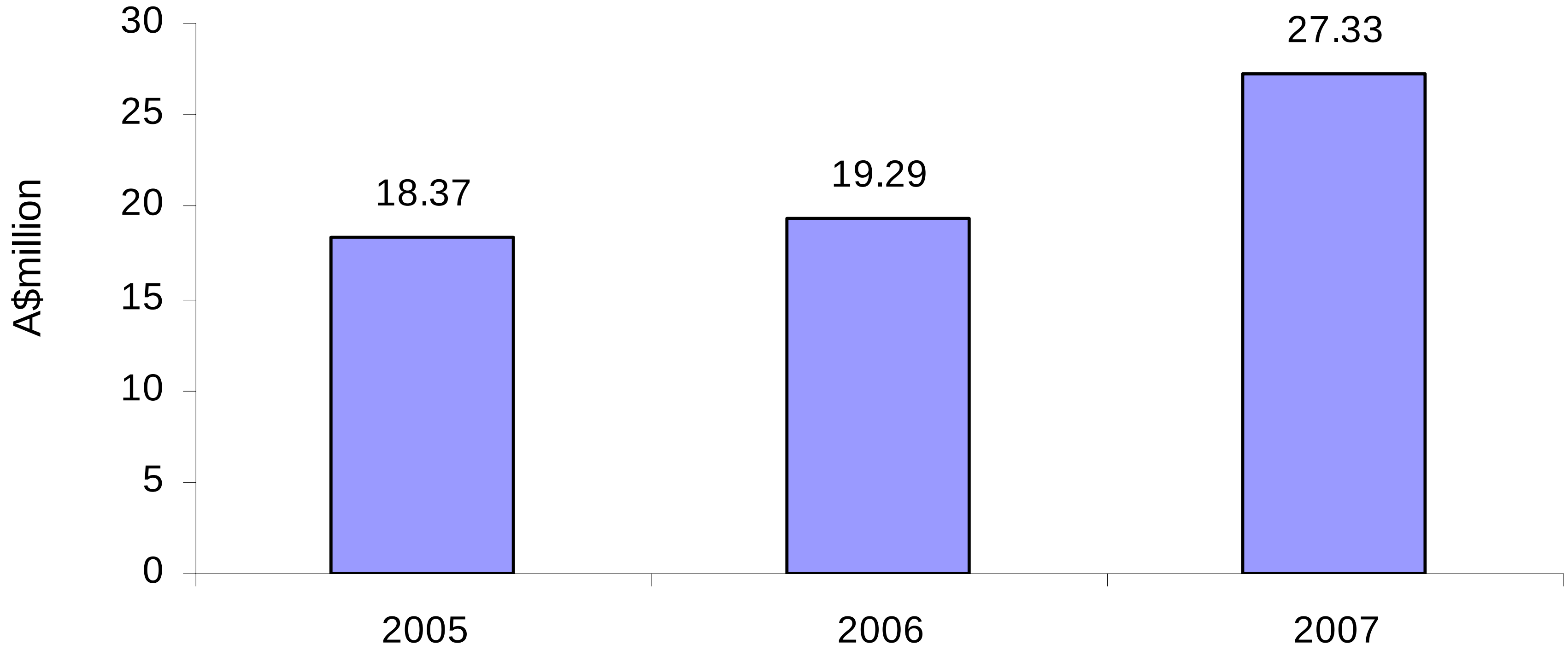
REVENUE

6 months ended 31 December 2007



MATURE FLOORS NPBT

6 months ended 31 December 2007



JULY – DEC 2007 HIGHLIGHTS

- NPBT up 66% to $23.59 million
- Cash from operations up 29% to $25.23 million
- Cash up to $74.00 million
- Immature floors losses down
- Strong occupancy of 85% across the group
- Net Tangible Asset backing is $1.29 per share – up 18%
- Dividend declared up 25% to 7.5 cents per share
- Growth on track

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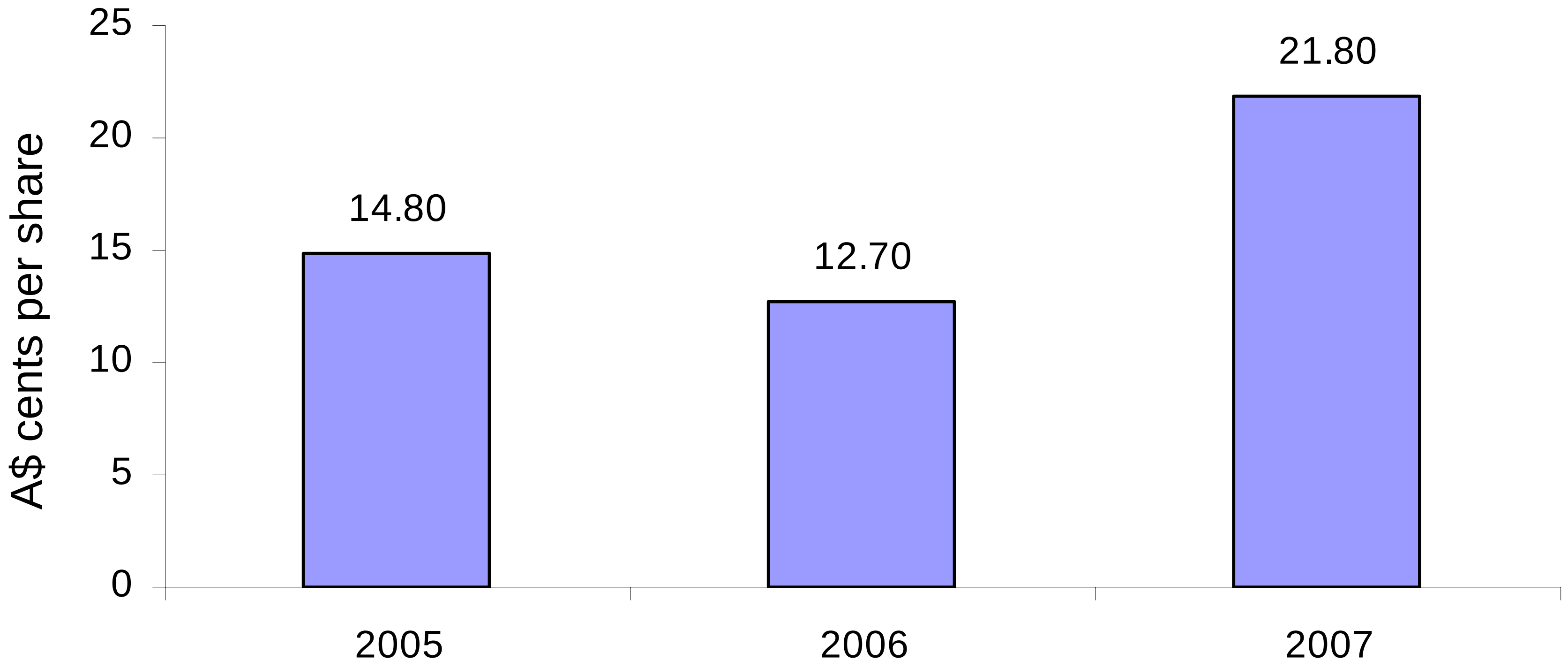
EARNINGS PER SHARE

6 months ended 31 December 2007



2007/2008
9 NEW FLOORS

- CHENGDU, The Office Tower – September 2007
- SYDNEY, MLC 56 – January 2008
- PARIS, Haussmann – January 2008
- WELLINGTON, Vodafone Building – February 2008
- BAHRAIN, BFH (2nd floor) – March 2008
- SYDNEY, Nexus Building Norwest – May 2008
- QATAR, CB Building (2 floors) – June 2008
- BEIJING, China Central Place – June 2008

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2007/2008
3 NEW FRANCHISE FLOORS

- INDIA, Mumbai – February 2008
- CANBERRA, Barton – March 2008
- INDIA, Hyderabad – April 2008

SERVCORP DIFFERENTIATES ITSELF IN THE MARKET PLACE WITH:

- LOCATIONS
- TECHNOLOGY
- PEOPLE

2007/2008
FOCUS ON CONTROLLED GROWTH

- Focus on retaining strong management
- Focus on maintaining strong margins on mature floors
- Focus on maintaining occupancy on mature floors
- Focus on filling immature floors as fast as we can
- Focus on maximising, rolling out and getting return from new products

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AROUND THE WORLD
JANUARY - DECEMBER 2007

EUROPE & MIDDLE EAST

- Dubai - booming
- Bahrain - booming – new floor
- Middle East – looking at opportunities
- Europe - Losing Edouard VII

  - New spectacular floor

AROUND THE WORLD
JANUARY - DECEMBER 2007

JAPAN

- Profit stabilised
- Great locations performing well but ....
- Competitive markets – particularly in Tokyo
- Weak Yen hurts
- Tough in the South

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AROUND THE WORLD
JANUARY-DECEMBER 2007

ASIA & CHINA

- Booming
- Rents up, low vacancies
- Hong Kong and Singapore particularly tight
- Thailand still uncertain
- China – take opportunities as they come

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AROUND THE WORLD
JANUARY-DECEMBER 2007

AUSTRALIA & NEW ZEALAND

- Booming almost everywhere in Australia
- Sydney and Melbourne are tightening
- Lost Chifley Level 25
- New Zealand – New floor in Wellington

AROUND THE WORLD
JANUARY-DECEMBER 2007

INDIA

- Franchise Agreement with the K Raheja Corporation
  - Mumbai - open
  - Hyderabad – open in March
- Revenue slowly coming in
- No compromise on standards
- Product protected
- 6 centres in 3 years
- Franchise model – “in a box”

2007/2008
FORECAST

- Mature floor profit forecast of not less than A$48.00 million for the 2007/2008 year
- Currency risk with the strong $A
- Proceeding carefully and cautiously
- Looking for opportunities
- Office² - performing as expected

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