



18 February 2009

The Manager
Company Announcements Office
Australian Stock Exchange Limited
By electronic lodgement

Servcorp announces record half year results On target for NPBT growth of 5% for financial year 2009

Servcorp Limited (SRV) is the world leader in providing executive serviced offices and integrated IT and communication solutions for over 10,000 privileged clients worldwide.

SRV today announced a record net profit after tax of \$20.33 million for the six months ended 31 December 2008, an increase of 16% on December 2007.

	Six months to December 2008	Six months 2008 v 2007
Revenue	\$118.30 million	28% ↑
Net profit after tax	\$20.33 million	16% ↑
Mature floor net profit before tax	\$31.67 million	16% ↑
Cash from operating activities	\$29.80 million	15% ↑
Earnings per share	25.3 cents	16% ↑
Net tangible asset backing per share	\$1.71	32% ↑
Cash and investment balances (compared to June 2008)	\$91.68 million	24% ↑



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www.servcorp.net

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

SERVCORP LIMITED ABN 97 089 222 506



Dividends

- A fully franked interim dividend of 10.0 cents per share has been declared, payable on 2 April 2009.
- Inclusive of the interim dividend referred to in the above paragraph, the directors confirm their intention to pay ordinary fully franked dividends of 20 cents per share in total in respect of the financial year ending 30 June 2009.
- The declaration of dividends by directors will always be subject to current market conditions, and the availability of sufficient retained earnings and franking credits.
- Given the extreme uncertainty of the economic conditions worldwide, while it would be premature to forecast results and dividends for the 2010 financial year, shareholders should not expect ordinary dividends to remain at the 2009 financial year levels.

Outlook for 2009

- Directors confirm SRV is on target to meet its forecast 5% growth in net profit before tax for the 2009 financial year.
- Steady controlled expansion to continue – anticipated new floors in 2009 and 2010 in the Middle East and Japan. Directors continue to assess opportunities in the UK and USA.
- SRV is in a position of financial and managerial strength to take advantage of opportunities that exist and will be forthcoming in the market place.

Servcorp operates 71 floors in 22 cities across 13 countries.

For more information contact:

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Results Presentation
Thursday 19 February 2009 at 4.30pm
Level 12, MLC Centre
19 Martin Place, Sydney



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