

ASX AND MEDIA RELEASE

SERVCORP UPDATES MARKET GUIDANCE FOR FY 2013

Servcorp Limited ABN 97 089 222 506 (SRV) now expects net profit before tax to exceed \$27 million for the full 2013 Financial Year (previous net profit before tax guidance was \$33 million).

Whilst our mature business as a whole continues to perform in line with expectations, immature business revenue growth is lower than originally anticipated. In particular, management notes that performance in Australia, Singapore and Hong Kong has disappointed.

We now expect net profit before tax to exceed \$14.5 million in the second half of FY 2013, which represents growth of at least 16% compared to the first half of FY 2013 (first half net profit before tax was \$12.5 million).

Office sales for the first 4 months of the 2013 calendar year were robust, and are in line with our stated objective of increasing mature occupancy to 85% - 90% in the 2013 calendar year.

Management confirms that cash balances remain strong at \$99 million, after paying dividends of 15 cents per share so far this financial year. We expect to continue to pay fully franked dividends at this level for FY 2014.

Servcorp, the world's leading provider of executive serviced offices, virtual offices and superior IT and business infrastructure solutions, operates 132 floors in 52 cities across 21 countries.

For more information contact

Mr Alf Moufarrige	Mr Marcus Moufarrige	Mr Thomas Wallace
Chief Executive Officer	Chief Operating Officer	Chief Financial Officer
+61 2 9238 2262	+61 2 9231 7633	+61 2 9231 7668

World's Finest Serviced Offices, Virtual Offices and Meeting Rooms

Level 12 MLC Centre, 19-29 Martin Place, Sydney NSW 2000 Australia

T +61 2 9231 7616 F +61 2 9231 7665 ABN 97 089 222 506 SERVCORP.COM.AU