

SERVCORP

Smart Office®

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SERVCORP LIMITED
ABN: 97 089 222 506

19 February 2007

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 29, Chifley Tower, Sydney this evening.

Yours faithfully



Greg Pearce
Company Secretary



A Deloitte Technology Fast 50 winner – awarded for IT excellence

SYDNEY
NORTH RYDE
CANBERRA
BRISBANE
MELBOURNE
PERTH
ADELAIDE
AUCKLAND
DUBAI
KUALA LUMPUR

6 Top Locations
123 Epping Road
St. George Centre
2 Top Locations
2 Top Locations
2 Top Locations
2 Top Locations
2 Top Locations
2 Top Locations
2 Top Locations

(612) 9238 2100
(612) 8875 7700
(612) 6243 5151
(617) 3303 8400
(613) 9653 9444
(618) 9278 2700
(618) 8233 5888
(649) 363 2700
(9714) 330 3369
(603) 2169 6188

HONG KONG
SHANGHAI
BEIJING
SINGAPORE
BANGKOK
OSAKA
TOKYO
NAGOYA
PARIS
BRUSSELS

2 Top Locations
2 Top Locations
Oriental Plaza
3 Top Locations
3 Top Locations
2 Top Locations
11 Top Locations
Nikko Shoken Building
2 Top Locations
Bastion Tower

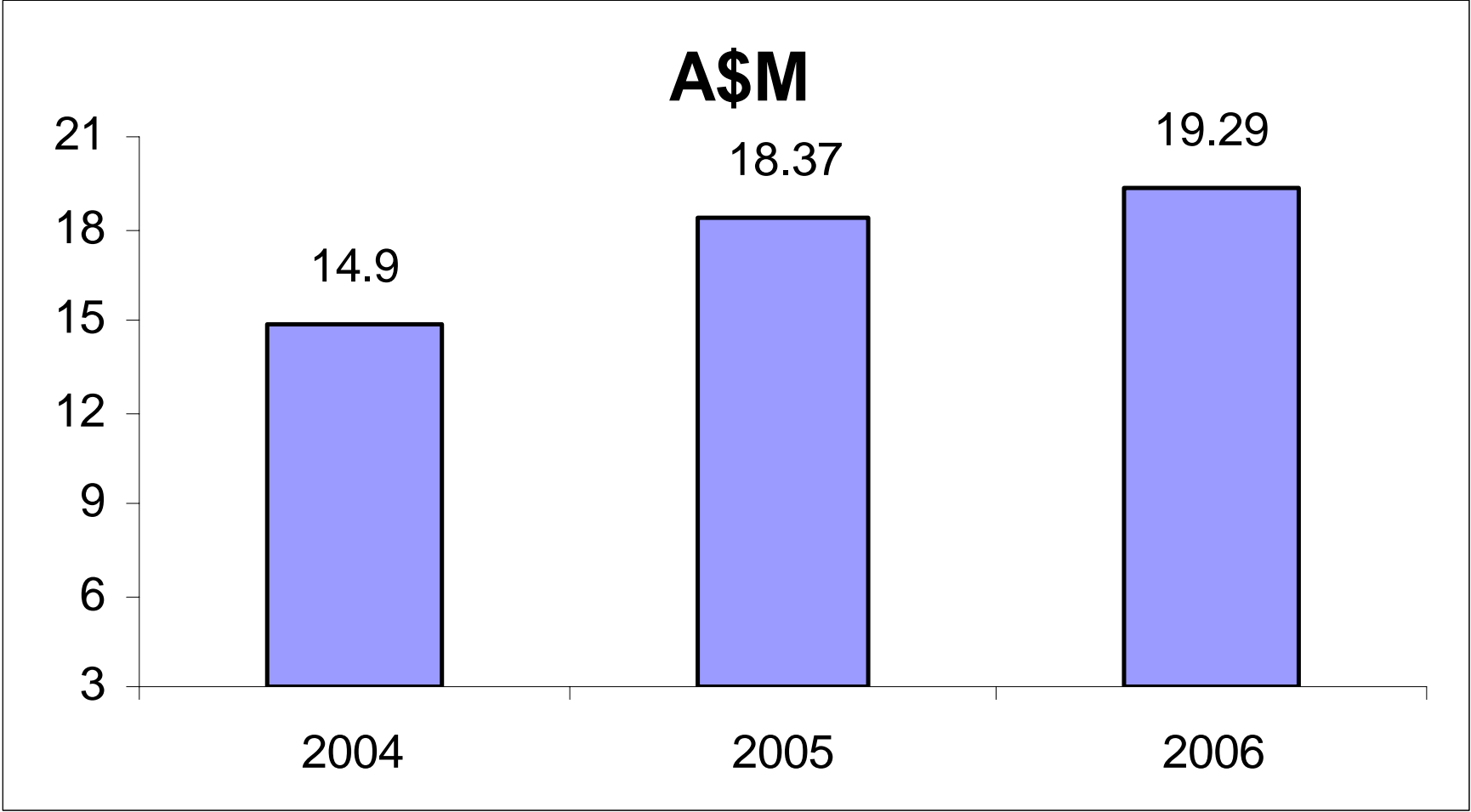
(852) 2251 1888
(8621) 2890 3000
(8610) 8520 0000
(65) 6550 9888
(662) 343 1888
(816) 6225 1000
(813) 5288 5100
(8152) 269 8200
(331) 5343 9000
(32) 2550 3500



Analyst Presentation

Monday 19 February 2007

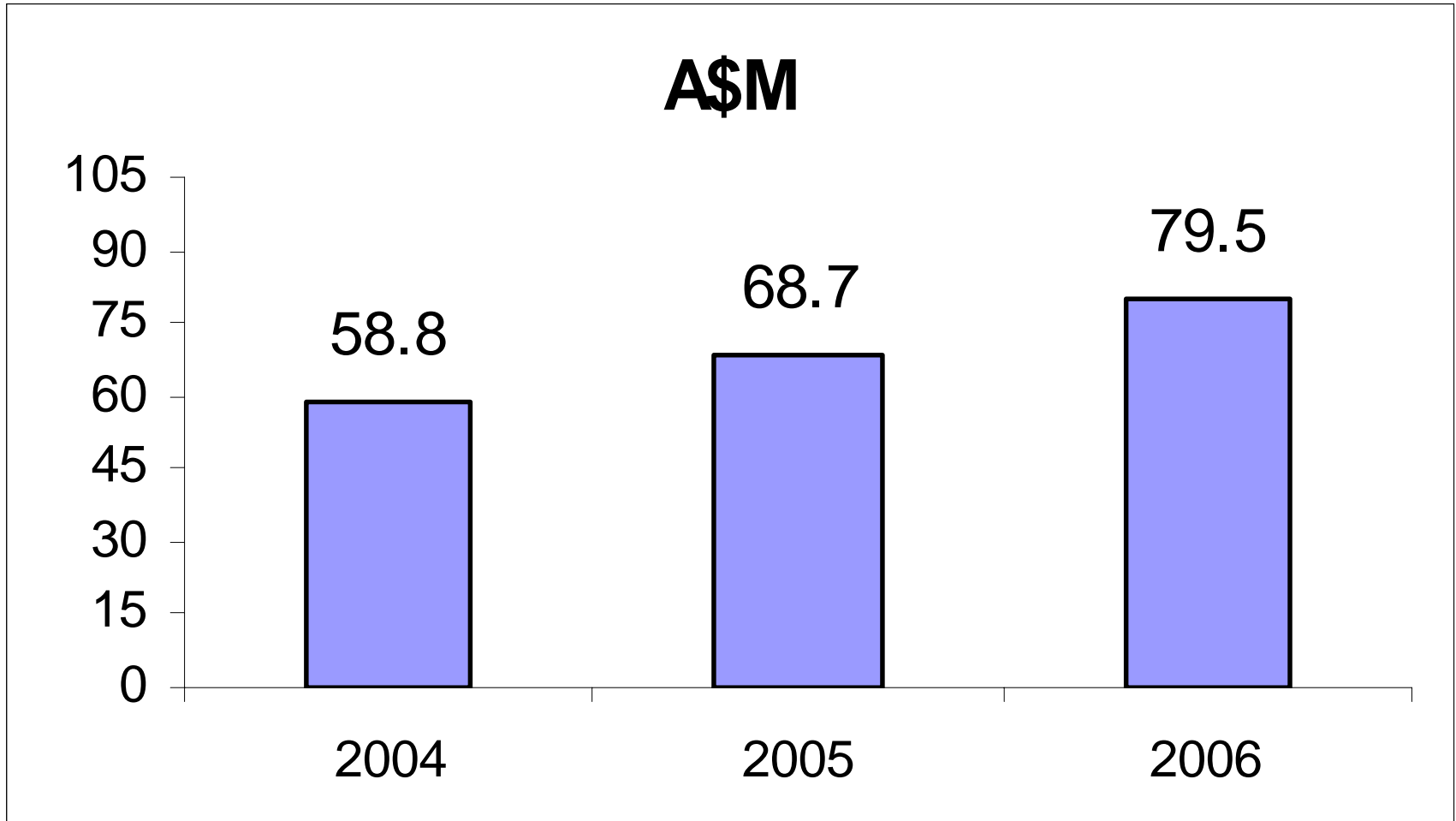
NPBT MATURE FLOORS GROWTH



June – December 2006

REVENUE GROWTH

JUNE - DECEMBER



June – December 2006

2006/2007

10 NEW CENTRES

- Perth – Central Park – July 2006
- Singapore – Prudential Tower – August 2006
- Paris – Louis Vuitton – August 2006
- Sydney - Market St – September 2006
- Beijing – Oriental Plaza – September 2006
- Singapore - L42 Suntec Tower - September 2006
- Tokyo – Shiodome – October 2006
- Nagoya – Lucent Tower – January 2007
- Tokyo – Sunshine City – January 2007
- Bahrain – BFH – May 2007

JANUARY-DECEMBER 2007 ROLL OUT NEW PRODUCTS

- IP Phones – 4 floors to go
- OTIIS – 9 floors to go
- Hottdesk Version 2 – rolling out – Singapore implemented

Our clients control their business

SERVCORP DIFFERENTIATES ITSELF IN THE MARKET PLACE WITH:

- Only the best locations and fit outs
- In house, built for business, IT solutions that give our clients control of their business
- In house, built for business systems that let us control our business
- Strong team and service culture
- We are the best in the industry in the world

2006/2007

FOCUS ON GROWTH

- Focus on retaining strong management
 - New remuneration plan for our top level executives
- Focus on maintaining margins on mature floors
 - Strong
- Focus on maintaining occupancy on mature floors
 - 84%
- Focus on growing immature floors as fast as we can
 - On track
- Focus on maximising return from new products
 - Efficiencies improving

AROUND THE WORLD

JANUARY-DECEMBER 2007



AROUND THE WORLD

January-December 2007

EUROPE/MIDDLE EAST

- Dubai - booming
- Bahrain - opening mid May
- Middle East - opportunities
- Europe - stable but tough
- Brussels – Making money from February

AROUND THE WORLD

JANUARY-DECEMBER 2007

JAPAN

- Profit stabilised
- More competitive market
- Weak Yen hurts
- Immature floors perform well
- South performing strongly

AROUND THE WORLD JANUARY-DECEMBER 2007

ASIA/CHINA

- On track – will continue to improve
- Will do better as management matures
- Immature floors are on or ahead of target

AROUND THE WORLD JANUARY-DECEMBER 2007

AUSTRALIA AND NEW ZEALAND

- Boom markets booming
- Target markets tough
- Sydney – strengthening
- Auckland – erratic but consistent

AROUND THE WORLD

JANUARY-DECEMBER 2007

INDIA

- Franchise Agreement with the K Raheja Group
 - Strong company
 - Good fit
- No compromise on standards
- Product protected
- 6 centres in 3 years
- Franchise model – “in a box”

2006/2007 FORECAST

- Mature floor profit forecast remains at \$41 million
 - \$22 million for the half
- Immature floors are in good shape
- The forecast is subject to economic conditions remaining as they are and currencies having little impact
- 2007/2008 should be strong
- Office²