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22 August 2024

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FY24 HIGHLIGHTS



FY24 UNDERLYING RESULTS

\$72.5M

UNDERLYING FREE CASH*

+18% ON PCP

\$295.7M

UNDERLYING
OPERATING REVENUE

+9% ON PCP

53.3 CPS

UNDERLYING EPS

+21% ON PCP

\$56.6M

UNDERLYING NPBIT**

+18% ON PCP

\$54.3M

UNDERLYING
OPERATING PROFIT

+25% ON PCP

25.0 CPS

DPS

+14% ON PCP

FY24 STATUTORY RESULTS

\$317.0M

STATUTORY REVENUE

+7% ON PCP

\$48.8M

STATUTORY
OPERATING PROFIT

+43% ON PCP

\$42.9M

STATUTORY NPBT

+153% ON PCP

\$39.0M

STATUTORY NPAT

+253% ON PCP

\$71.2M

FREE CASH*

+22% ON PCP

39.9 CPS

BASIC EPS

+249% ON PCP

 SERVCORP

* Cash inflow from Operating Activities adjusting for lease payments



BUSINESS UPDATE



CONTINUED INVESTMENT IN 2024

Smart Office Digital Ecosystem

After multiple years of investment, we have developed a new debtor system called the Wombat, a critical element of the Smart Office Platform.

- Global migration to Wombat was completed in December 2023.
- Smart Office Platform enhances our operating capabilities and provides instant updates on revenue generation and business performance.

Business Process Enhancement

- In addition to our marketplace initiative, we are also enhancing our setup and takedown systems for onboarding and offboarding clients.
- These improvements are designed to streamline our processes and provide a better experience for our clients.
- The automated onboarding and offboarding process will also achieve cost reduction and mitigation of any revenue leakage.



Community & Marketplace

- Our development team is currently working on creating a new marketplace tailored for our 50,000+ clients.
- This project is still in its formative stages, and we are not yet positioned to outline a monetization strategy.

Continued Investment

- This year, our budget for IT development will exceed AUD 4 million.
- Research and development is performed by a dedicated IT development team.
- Our dedicated in-house IT team of 100 professionals primarily focuses on servicing our current client base, maintaining our existing systems, and rolling out improved IT solutions to enhance client services.



MIDDLE EAST UPDATE

Completed reorganisation to establish Servcorp Middle East Group

Obtained Regional Headquarter license from the local authorities, enabling access to tax and commercial benefits

Appointment of key advisors required for the planned listing is completed

2024 projected profit target* successfully achieved, demonstrating strong momentum in business

All work streams are progressing on track. Further update to be provided at the Annual General Meeting.

Planned listing in 2025 is on schedule. Final decision is to be made in early 2025.

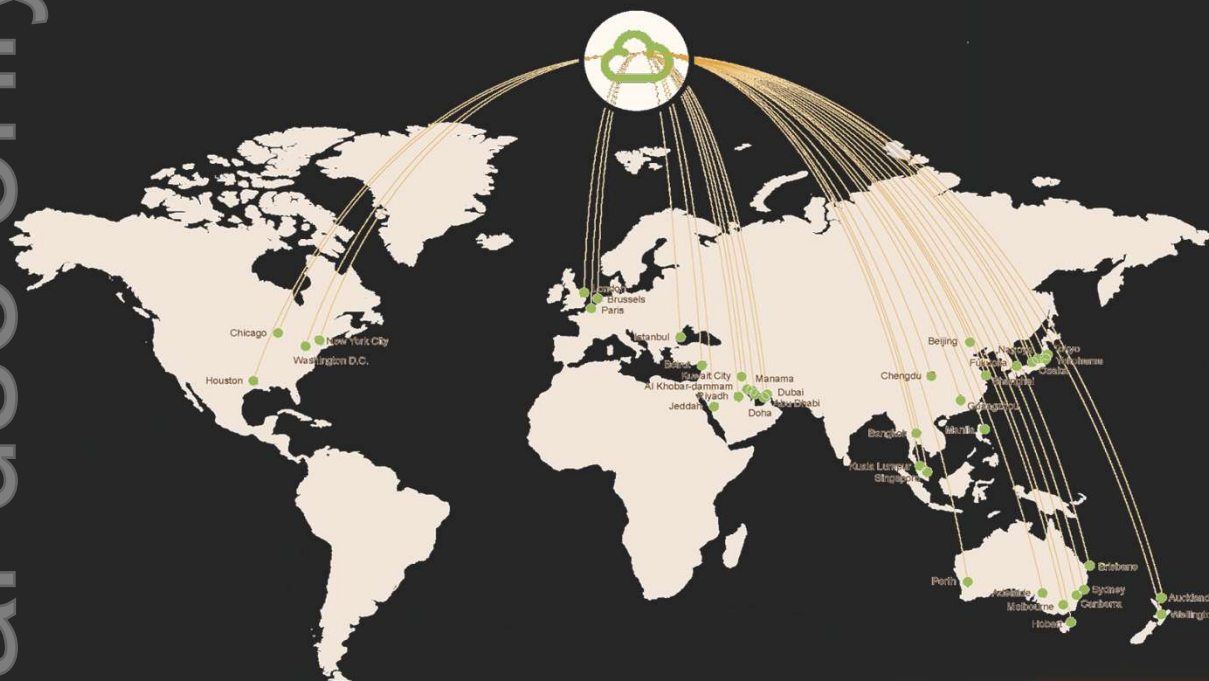




GLOBAL EXPANSION



GROWING GLOBAL PRESENCE



- During FY24, 9 new operations* were opened, including 4 in Australia & New Zealand, 2 in North Asia, 2 in the Middle East, and 1 in the USA.
- 4 locations were closed in FY24, including 1 in Australia & New Zealand, 1 in South East Asia, 1 in Europe and 1 in the USA. Capital resources from closed floors were redeployed to more prestigious locations opened in the same year.
- 4 more new floors are thus far scheduled to commence operations in FY25, spanning Australia & New Zealand, and the Middle East.

* Includes 2 acquired operations in Canberra



SERVcorp

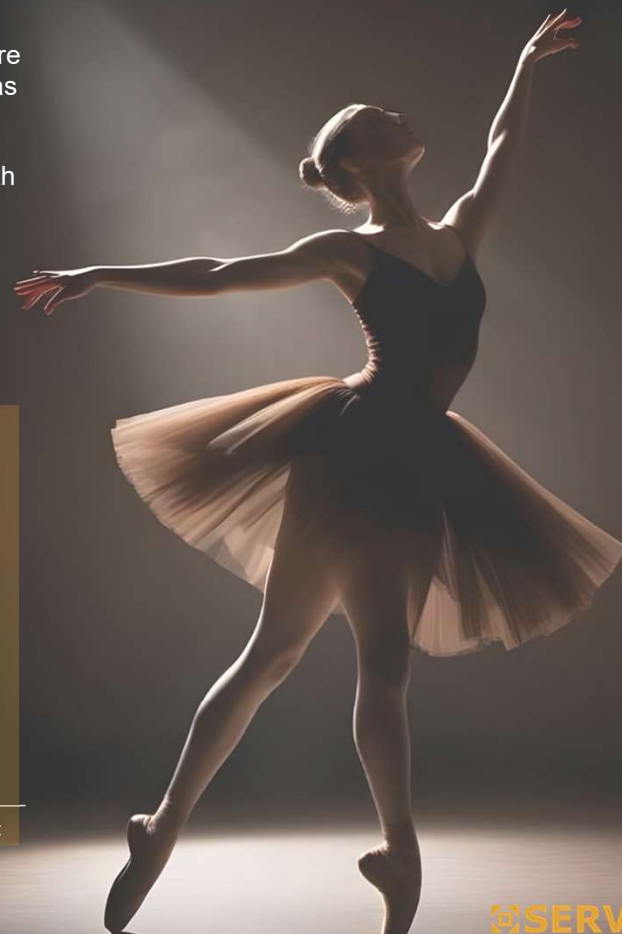
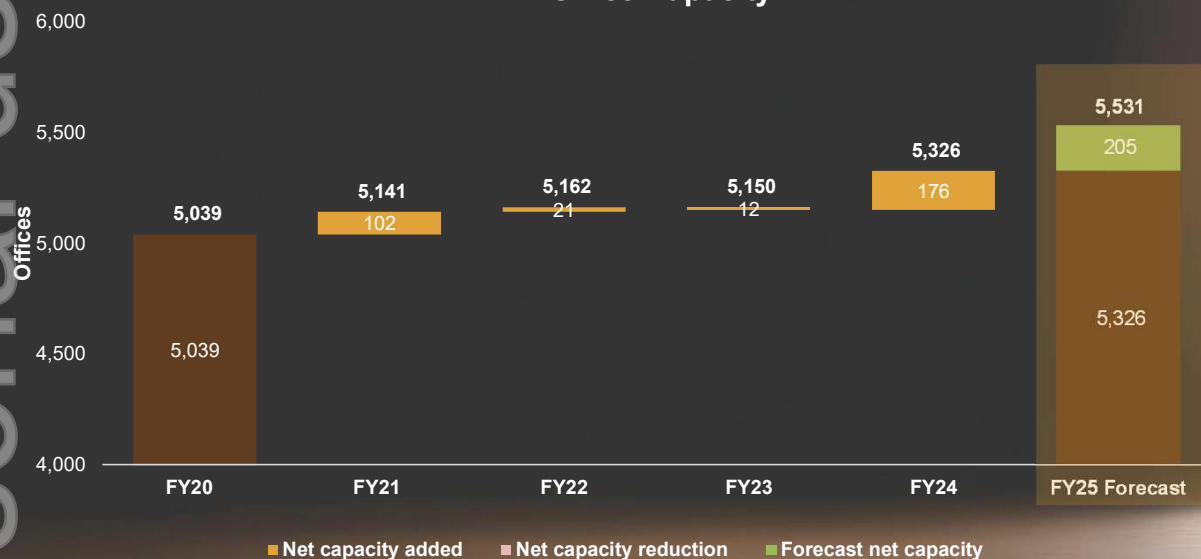
IMPROVED GLOBAL FOOTPRINT

In February 2023, Servcorp stated its intention to recommence expansion of its global footprint where suitable opportunities and management depth are present. The plan discussed in February 2023 was to spend ~\$60m on building 15 more floors over the next 18 months*.

By 30 June 2024, Servcorp has spent \$60.9m. 16 new operations have opened by August 2024, with another 2 scheduled to commence trading in 1H25 and more in the pipeline under negotiation.

Net capacity is anticipated to increase to 5,531 by June 2025.

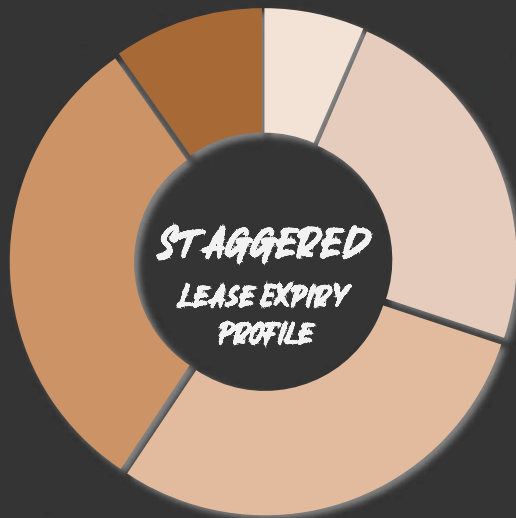
Office Capacity



SERVCORP

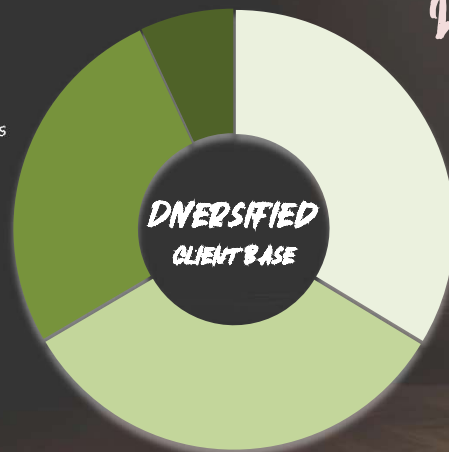
* Includes the amounts spent on floors opened in 1H23
** Includes 2 operations acquired from Canberra franchisee

PORTFOLIO OVERVIEW



■ Less than 1 Year ■ 1 to 3 years ■ 3 to 5 years ■ 5 to 10 years ■ Over 10 years

**OPERATIONS ACROSS
141,000 SQM GLOBALLY**



■ ANZ & SEA ■ North Asia ■ Europe & Middle East ■ USA

20 COUNTRIES

40 CITIES



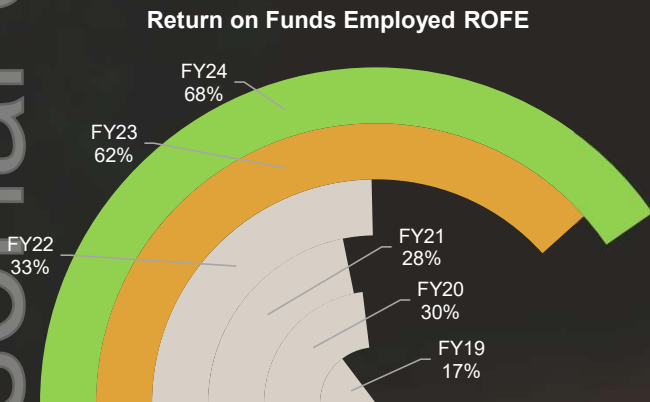
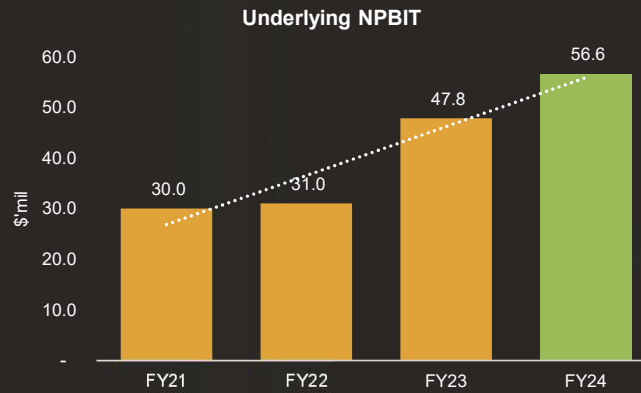
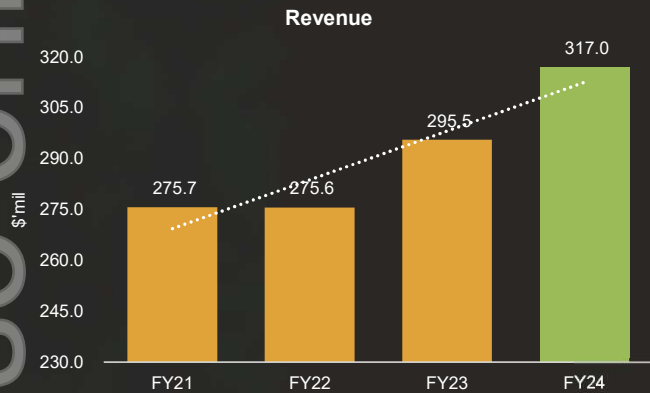
SERVICORP



FINANCIAL RESULTS



FINANCIAL PERFORMANCE



**FY24 UNDERLYING
FREE CASH UP
\$10.9M ON PCP**

**FY25 COMMENCED
WITH A ROBUST START**



SERV CORP

REVENUE

Underlying Operating Revenue* achieved a growth of 9% year-on-year

- Underpinned by continued improvement in both effective pricing and new business development, FY24 Underlying Operating Revenue increased by \$23.7m on pcp.
- Premium services at prestigious locations enabled materialisation of strong price growth across all products through FY24.
- The addition of new locations gathered substantial momentum, contributing strong revenue stream.

\$295.7M
UNDERLYING
OPERATING
REVENUE
+9%

\$317.0M
STATUTORY
REVENUE
+7%

Overall Subscriber Growth



* Underlying Operating Revenue refers to revenue generated by Mature floors from operating activities

REVENUE

Underlying Operating Revenue* achieved a growth of 9% year-on-year

\$295.7M
UNDERLYING OPERATING REVENUE
+9% ON PCP

+\$12.1M
GROWTH

+\$11.6M
PRICING

~50%
CONVERSION RATE
TO PROFIT

OFFICES
+
COWORKING

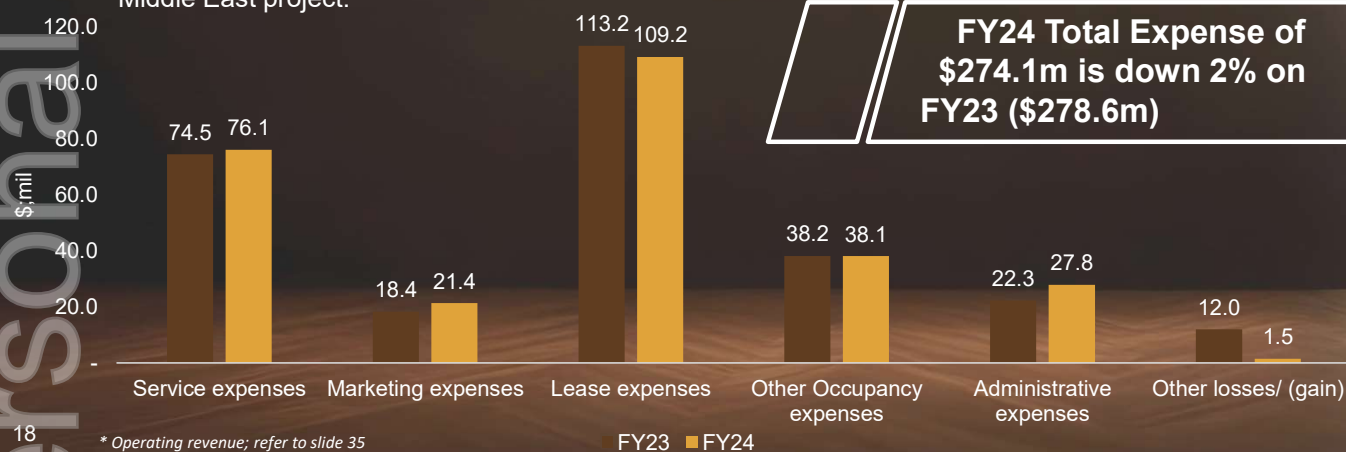


 **SERVCORP**

EXPENSES

Overall expenses decreased 2% on FY23, while revenue* was up 8%

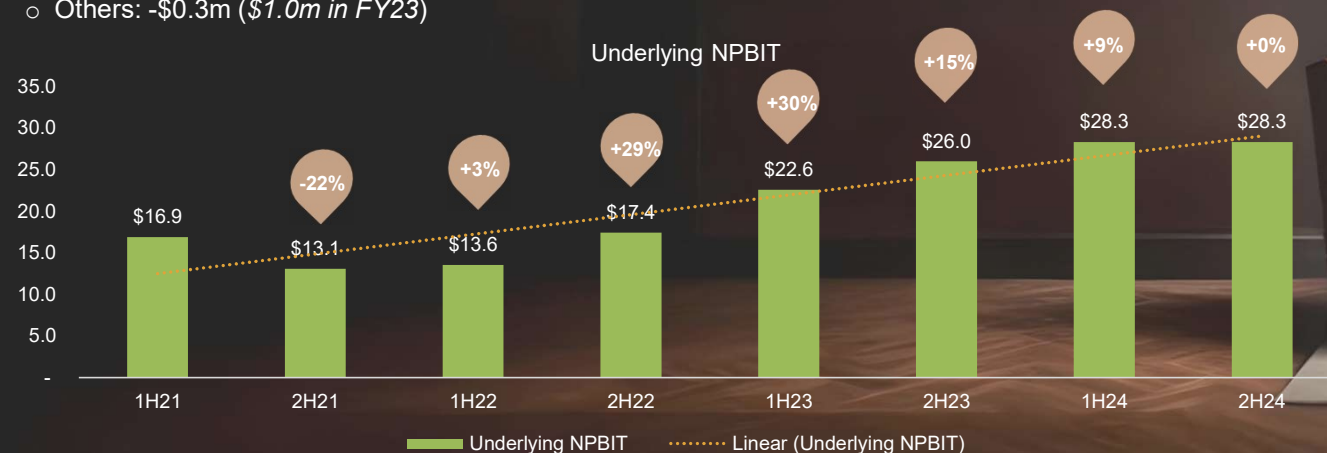
- Service expenses increased marginally by \$1.6m or 2%, reflecting effective cost disciplinary measures implemented to counter-effect the persistent inflationary pressure.
- Servcorp continued its strategic investment in marketing initiatives and raised the marketing and advertising spending by an additional \$3.0m or 16% on pcp. The investment returned a pleasing growth in sustainable revenue stream by \$23.7mon pcp and a healthy business development pipeline to drive further revenue growth.
- Lease & Occupancy expenses remain the largest component of the cost profile. Costs year-on-year decreased by \$4.0m, attributable to the additional incentive obtained through lease negotiation as well as the natural decline of lease interest expense throughout the life cycle of leases under IFRS16. More than half of the active lease portfolio has more than 3 years residual life at 30 June 2024.
- Administrative expenses were \$5.5m higher on pcp, largely driven by the one-off spending incurred on the Middle East project.



PROFITABILITY

Underlying Operating Profit up 25%*; Statutory Operating Profit up 43%*

- Underlying NPBIT \$56.6m, exceeding the revised profit guidance of \$50.0m - \$55.0m, up \$8.8m or 18% on pc^p**.
- 2H24 Underlying NPBIT was adversely affected by a weak Japanese Yen (JPY), particular in the last quarter of the year when JPY depreciated to a decade-low level.
- Statutory NPBT includes non-recurring costs totalling \$8.2m (\$21.4m in FY23):
 - Impairment losses in North Asia and Europe of \$2.5m (\$15.1m in FY23)
 - Closure & termination costs: \$0.8m (\$5.3m in FY23)
 - Reorganisation costs: \$4.6m (nil in FY23)
 - Amortisation of acquired contract value: \$0.6m (nil in FY23)
 - Others: -\$0.3m (\$1.0m in FY23)



* On pc^p

** 1H23 & 2H23 Underlying NPBIT are adjusted to reflect the latest operational status of the floors that are mature operations in 1H24, for full comparability. Refer to slide 36 for reconciliation

CASH FLOW

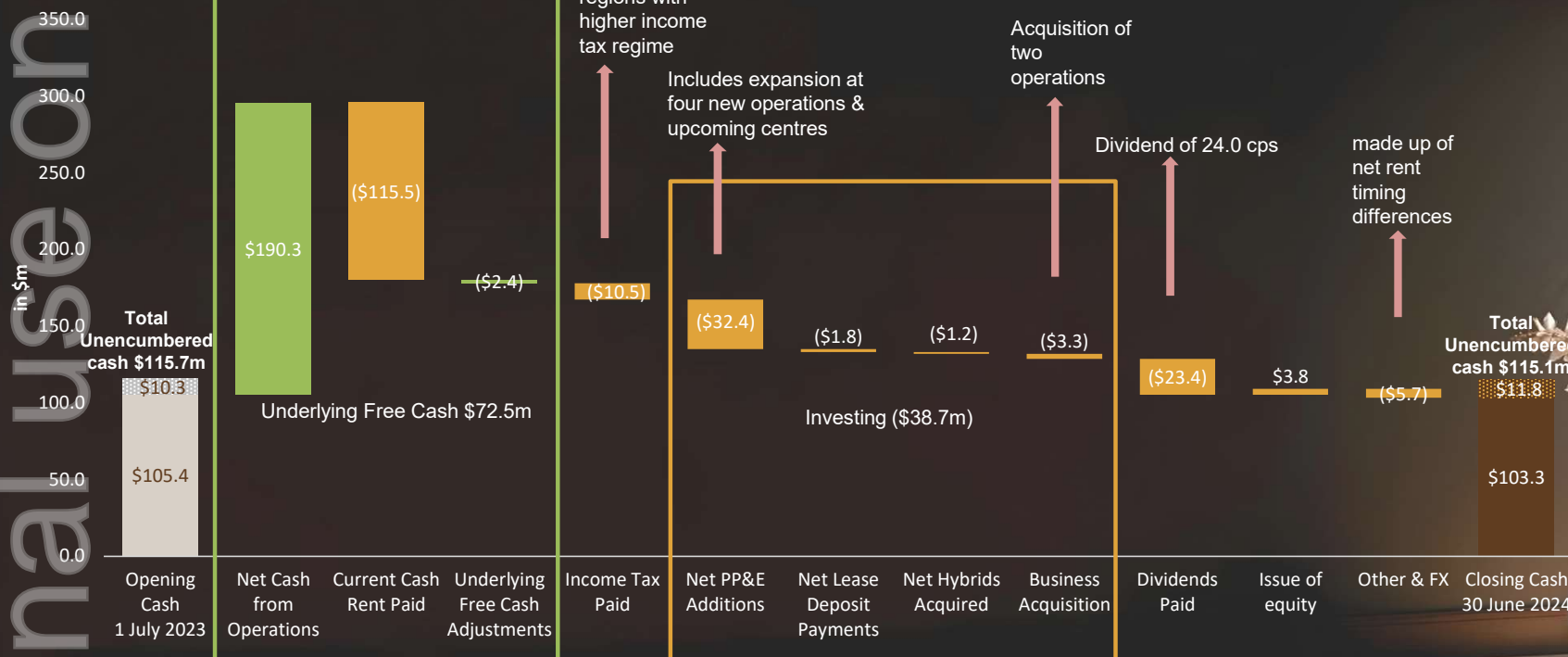
Large cash reserve to support organic growth and continued global expansion

	FY24	FY23	Var	Var
	\$'m	\$'m	\$'m	%
Net Operating Cash flow	165.8	155.5	10.3	7%
Add:				
Tax paid	10.5	2.1	8.4	410%
Less:				
Lease liability Cash Rent for related period paid in related period	101.4	98.0	3.4	4%
Cash Rent timing differences	3.7	1.2	2.5	213%
Free Cash	71.2	58.4	12.8	22%
Add:				
Cash Rent previously withheld now paid	0.6	1.0	(0.4)	(43%)
Less:				
Cash Rent relating to current period withheld	3.1	1.5	1.7	(114%)
Other timing differences & write-off	(3.8)	(3.7)	(0.1)	(3%)
Underlying Free Cash	72.5	61.7	10.9	18%

- Underlying free cash generated in FY24 of \$72.5m, attributed to the strong operating performance driven by continued growth in revenue despite increase in expenditures
- Unencumbered cash balance decreased by \$0.6m from June 2023 due to elevated capital spending to expand operations in growth areas
- Net cash position remains robust as at 30 June 2024, with \$115.3m cash and cash equivalents

UNDERLYING FREE
CASH IS 126% OF
UNDERLYING
NPBIT

CASH FLOW



Balance at FY23

\$107.6m	\$168.8m	(\$109.3m)	\$2.1m	(\$2.1m)	(\$19.8m)	(\$1.3m)	(\$3.5m)	-	(\$19.4m)	-	(\$11.0m)	\$115.7m
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BALANCE SHEET

Balance Sheet	Jun-24 \$'m	Jun-23 \$'m
Cash	103.3	105.4
Trade Receivables ¹	32.7	27.8
PP&E & ROUA	406.1	385.7
Software & Intangible	2.7	2.4
Goodwill ²	17.3	13.8
Deferred Tax Asset	44.2	42.3
Lease Deposit	36.7	37.8
Other Assets	28.2	25.9
Total Assets	671.2	641.0

Trade Payables	59.7	43.5
Provisions	14.4	14.6
Lease Liabilities	372.0	367.8
Other Liabilities	30.5	27.2
Total Liabilities	476.6	453.2

Net Assets	194.6	187.8
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NTA per share (\$)	1.77	1.77
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	Jun-24 \$'m	Jun-23 \$'m
Total Current Liabilities	197.9	189.8
Adjust for:		
Short-term lease liability under IFRS16	(94.4)	(106.0)
Adjusted Current Liabilities	103.6	83.8

Total Current Assets	164.2	159.0
Adjusted Current Liabilities	(103.6)	(83.8)
Net Surplus in Current Assets	60.6	75.2
Current Ratio	1.6	1.9

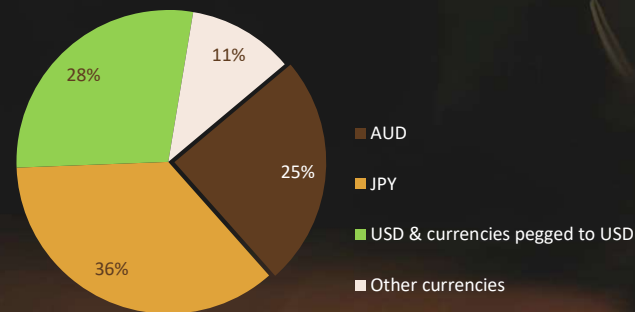
PP&E & ROUA	PP&E \$'m	ROUA \$'m	Total \$'m
Opening balance	80.4	305.3	385.7
Addition ³	34.9	117.3	152.2
Disposal ⁴	(4.7)	(0.6)	(5.4)
Depreciation	(18.2)	(95.2)	(113.4)
Impairment	-	(2.5)	(2.5)
FX movement	(2.7)	(7.9)	(10.6)
Movement	9.3	11.1	20.3
Closing balance	89.6	316.4	406.1

¹ Trade receivables balance increases as business size and therefore revenue base increases

² Additional Goodwill recognized from Canberra acquisition

³ new leases signed, and capital investment carried out in ANZ & South East Asia, North Asia, Europe & Middle East

⁴ floor closure in ANZ & South East Asia



Cash and cash equivalents



OTHER PERFORMANCE MATRIX



+22%
ON PCP
REVENUE
EFFICIENCY



+40%
ADDITIONAL
SPACE
UTILISATION



+15%
ON PCP
BUSINESS
EFFICIENCY



+12%
ON PCP
REVENUE
PER SQM



+25%
ON PCP
SERVICE
CONVERSION



+10%
ON PCP
CLIENT
BASE





SEGMENT OVERVIEW



SEGMENT OVERVIEW

ANZ & SOUTH EAST ASIA

- Segment Profit from mature operations improved to \$16.7m
- Trading performance continues to improve
- Profit margin increased to 24%, up 4% on pcp

NORTH ASIA

- While remained profitable, the overall performance was lower than expected as profit slipped \$3.1m year-on-year, largely attributed to a decline in revenue
- \$2.2m impairment losses were recognized in FY24

EUROPE & MIDDLE EAST

- Profit margin grew to 24% from 18% in pcp, supported by strong market demand throughout the region
- Operating expense increased by 18% as the segment accelerates strategic expansion

USA

- Off a lower base, revenue growth was steady but below expectations
- Additional marketing investment was committed to stimulate sales. The increased spending commenced materializing, evident in expanding sales pipeline

	Mature Revenue		Mature Segment Profit		Mature Cash Earnings	
	FY24	FY23	FY24	FY23	FY24	FY23
	\$'m	\$'m	\$'m	\$'m	\$'m	\$'m
ANZ & SEA	70.9	62.7	16.7	12.7	21.4	17.9
North Asia	85.4	94.5	12.7	15.9	16.6	20.5
Europe & Middle East	119.8	94.5	28.3	16.8	34.6	23.2
USA	18.9	17.7	(1.3)	(0.1)	0.0	0.1
Total	294.9	269.3	56.4	45.3	72.5	61.7
Others	0.8	2.7	(2.1)	(1.8)	(0.1)	(0.0)
Grand Total	295.7	272.0	54.3	43.5	72.5	61.7



ALL MATURE OPERATIONS

Strong FY24

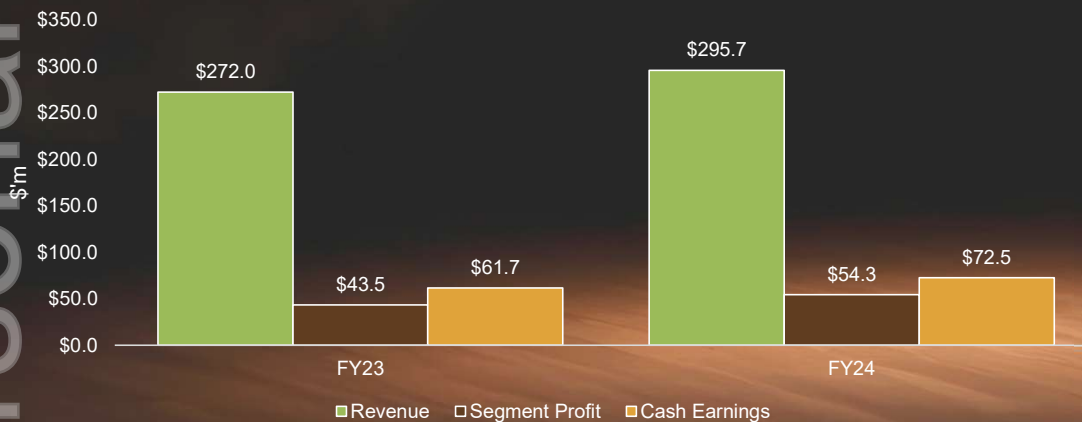
Our mature global operations have demonstrated a robust performance this fiscal year, showcasing commendable growth in revenue, profit, and sustainable cash earnings.

Underlying NPBIT achieved a record level of \$56.6m in FY24, outperforming the upgraded profit guidance of \$50.0m - \$55.0m. Underlying Free Cash also delivered a pleasing result of \$72.5m, exceeding the revised target of a minimum \$70.0m.

Improved Business Efficiency

Underpinned by both improvement in effective pricing and continued business development, strong revenue growth was achieved across all income streams. A balanced approach was followed to implement cost discipline and strategic investment to support ongoing growth. As a result, profit margin continues to expand, evident in more than one-third of the incremental revenue being converted into profit. This reflects enhanced business efficiency and substantial potential for further profit upside.

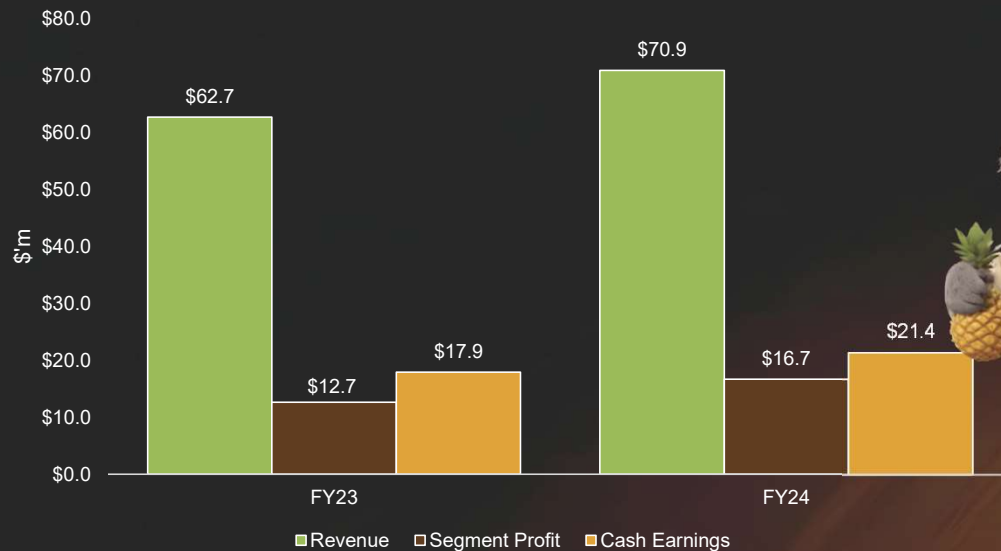
MATURE: REVENUE, SEGMENT PROFIT & CASH EARNINGS



ANZ AND SOUTH EAST ASIA

- Australia, New Zealand and South East Asia continues to strengthen and elevate its market position.
- Mature Revenue is up \$8.2m or 13.0% year-on-year, with enhanced management focus on improving occupancy and service conversion.
- Approximately half of the revenue increase was successfully translated into the profit line. FY24 Margin was 24% (FY23: 20%).

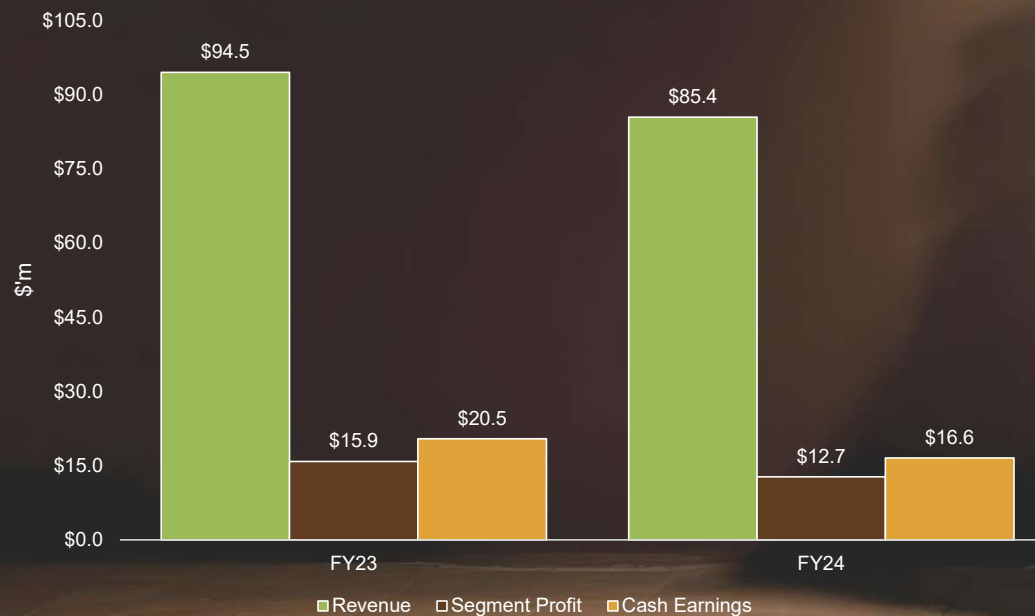
MATURE: REVENUE, SEGMENT PROFIT & CASH EARNINGS



NORTH ASIA

- North Asia overall maintained solid results. Mature Revenue declined as a result of ongoing challenges in Greater China, coupled with a decade-week Japanese Yen (JPY).
- A further \$2.2m impairment was recognised for China in FY24.

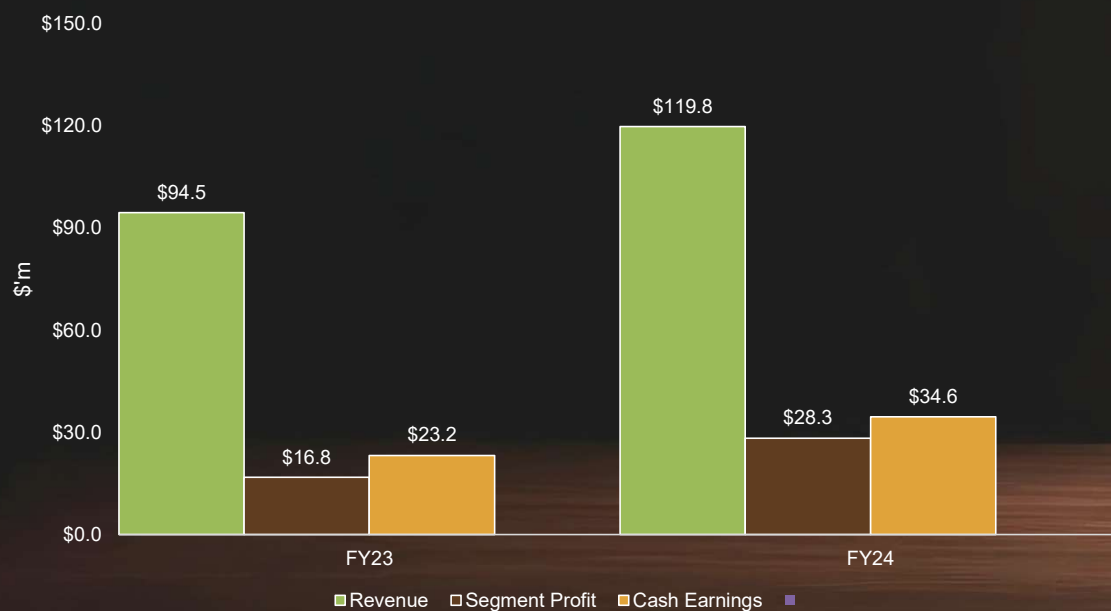
MATURE: REVENUE, SEGMENT PROFIT & CASH EARNINGS



EUROPE AND MIDDLE EAST

- Mature Revenue is up by \$25.3m on pcp.
- 2 new operations were added to the portfolio in FY24, with another 2 opened in July 2024.
- Segment Profit and Cash Earnings for the region were up \$11.5m and \$11.4m respectively on pcp. FY24 margin was 24% (FY23: 18%).

MATURE: REVENUE, SEGMENT PROFIT & CASH EARNINGS

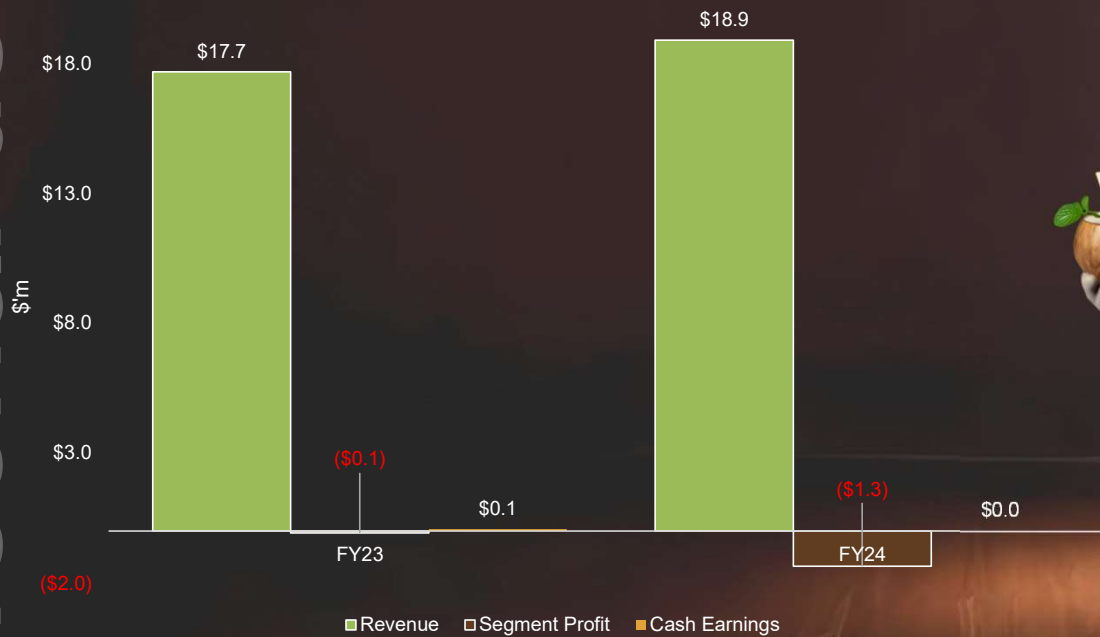


SERVCORP

USA

- FY24 Segment Loss was \$1.3m. The Segment remained cash breakeven in FY24.
- FY24 margin was -7% (FY23: 0%).

MATURE: REVENUE, SEGMENT PROFIT & CASH EARNINGS



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OUTLOOK & DIVIDEND



 **SERVCORP**

DIVIDENDS

Final FY24 Dividend

- Final dividend payable of 13.0 cps, 20% franked, payable on 5 October 2024
- Total FY24 dividend of 25.0 cps (up 14%)

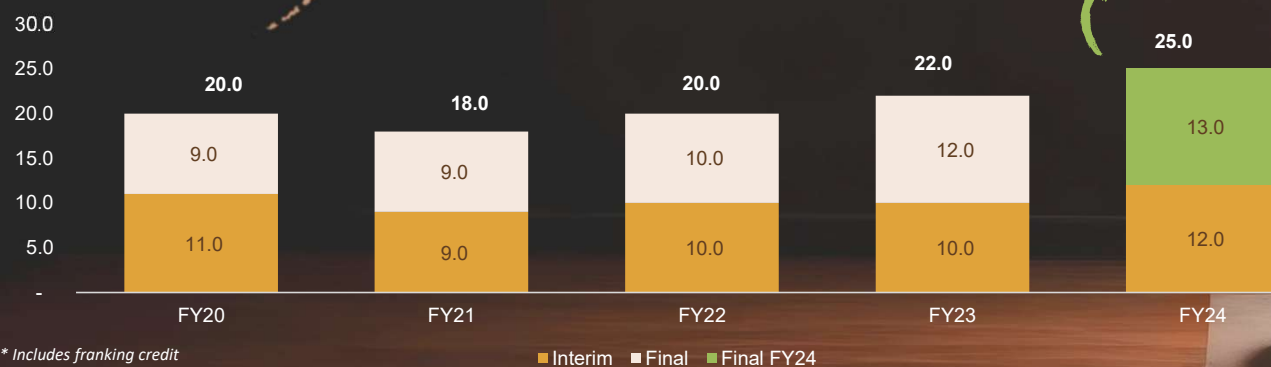
FY25 Dividend

- Guidance for FY25 dividends will be announced at the Annual General Meeting in November; our dividend payment will not be below 26.0 cps. Servcorp would expect to make dividend payments consistent with our long-term history and commitment to shareholders.

154% TSR*
SINCE AUG-20

DIVIDENDS PAID ESTIMATE (CENTS PER SHARE)

7.9% EST
DIVIDEND
YIELD*



OUTLOOK & GUIDANCE

Outlook

FY24 marked a year of significant progress, with Servcorp delivering record Underlying NPBIT and achieved substantial improvement across a majority of performance indicators, particularly in revenue growth from sustainable income sources. Most countries experienced positive progress year on year.

As FY25 begins, strong momentum in business continues.

Servcorp remains cautiously optimistic about business outlook in FY25.

With a strong balance sheet and no geographic constraints, Servcorp is confident about the future.

FY25 Guidance

Another record projected:

- **Underlying NPBIT:** \$61.0m - \$65.0m
- **Underlying Free Cash:** more than \$75.0m





APPENDICES



REVENUE

\$'m	FY24	FY23*	Var	%
Statutory Total Revenue	317.0	295.5	21.5	7%
Add				
Revenue from JV operation	1.9	1.5	0.4	27%
Less				
Royalty Income**	-	(0.2)	0.2	(100%)
Other revenue and income***	(2.9)	(3.1)	0.2	(5%)
Operating Revenue	316.0	293.8	22.3	8%
Less				
Pre-maturity revenue	(20.3)	(7.0)	(13.3)	192%
Post-closure revenue	(0.0)	(14.8)	14.8	(100%)
Underlying Operating Revenue	295.7	272.0	23.7	9%
Revenue from pre-existing contracts	272.0			
Total Growth drives	12.1			
Total Price drives	11.6			
Underlying Operating Revenue	295.7			

* FY23 results were adjusted to reflect the latest status of operations in FY24

** No more royal income was collected following the acquisition of Canberra franchise on 3 July 2023

*** Other revenue and income includes interest income, franchise income, etc.

PROFIT

	FY24 \$'m	FY23* \$'m	Var \$'m	Var %
Statutory NPBT	42.9	17.0	26.0	153%
Add				
Operating loss from pre-mature or post-closure floors	5.5	9.4	(3.9)	(41%)
Impairment losses, closure costs and other non-recurring costs	8.2	21.4	(13.3)	(62%)
Underlying NPBIT	56.6	47.8	8.8	18%
Less				
Interest & franchise income	(2.8)	(3.6)	0.8	22%
Forex gain	(0.9)	(3.1)	2.2	72%
Other non-operating items	1.3	2.3	(1.0)	(44%)
Underlying Operating Profit	54.3	43.5	10.8	25%
Less				
Operating loss from pre-mature or post-closure floors	(5.5)	(9.4)	3.9	41%
Total Operating Profit	48.8	34.1	14.7	43%
	FY24	FY23	Var	Var
	\$'m	\$'m	\$'m	%
Return on Net Funds Employed				
Net Asset	194.6	187.8	6.8	4%
Unencumbered cash	(115.1)	(115.7)	0.6	0%
Net funds employed	79.5	72.1	7.4	10%
Underlying NPBIT	56.6	47.8	8.8	18%
Interest income	(2.6)	(2.8)	0.2	8%
Underlying NPBIT excluding interest income	54.0	45.0	9.1	20%
Return on net funds employed	68%	62%	6%	9%

	FY23 \$'m
FY23 Underlying NPBIT reported in FY23	42.3
Floors closed in the last 12 months on FY23**	5.9
Floors turned mature in the last 12 months on FY23	(0.4)
Adjusted FY23 Underlying NPBIT	47.8

PROFIT

	Statutory Profit			
	FY24	FY23*	Var	Var
	\$'m	\$'m	\$'m	%
Revenue and other income	317.0	295.5	21.5	7%
Total expenses	(274.1)	(278.6)	4.5	2%
Net profit before tax	42.9	17.0	26.0	153%
Income tax expense	(3.9)	(5.9)	2.0	34%
Net profit after tax	39.0	11.1	28.0	253%

	Statutory Cash Flow			
	FY24	FY23*	Var	Var
	\$'m	\$'m	\$'m	%
Net profit after tax	39.0	11.1	28.0	253%
Working capital movement	148.5	154.7	(6.1)	(4%)
Franchise & interest income	2.7	3.1	(0.4)	(15%)
Interest paid	(14.0)	(11.2)	(2.8)	(25%)
Tax paid	(10.5)	(2.1)	(8.4)	(410%)
Net operating cash inflows	165.8	155.5	10.3	7%
Net investing cash outflows	(38.7)	(24.7)	(14.0)	(57%)
Net financing outflows	(125.2)	(122.8)	(2.4)	(2%)
Foreign exchange movement	(3.9)	(3.5)	(0.4)	13%
Net cash movement	(2.0)	4.6	(6.6)	nmf
Opening cash 1 July	105.4	100.8	4.6	5%
Net cash movement	(2.0)	4.6	(6.6)	nmf
Closing cash 30 June	103.4	105.4	(2.0)	(2%)

	Underlying			
	FY24	FY23*	Var	Var
	\$'m	\$'m	\$'m	%
Statutory Revenue and other income	317.0	295.5	21.5	7%
Revenue from JV	1.9	1.5	0.4	27%
Non-operating revenue	(2.9)	(3.3)	0.4	12%
Operating Revenue	316.0	293.8	22.3	8%
Revenue from operations pre-maturity	(20.3)	(7.0)	(13.3)	192%
Revenue from operations closed since FY23	-	(14.8)	14.8	nmf
Underlying Operating Revenue	295.7	272.0	23.7	9%
Total expenses	(274.1)	(278.6)	4.5	2%
Operating expenses from pre-mature/ post-closure sites	25.8	31.1	(5.3)	(17%)
Impairment, closure & termination costs	3.2	20.4	(17.0)	100%
Restructure costs	4.3	-	4.3	nmf
Other expenses	1.6	2.8	(1.2)	(42%)
Net profit before tax	56.6	47.8	8.8	18%
Income tax expense	(4.5)	(5.2)	0.7	13%
Net profit after tax	52.1	42.6	9.5	22%

	Underlying Free Cash			
	FY24	FY23*	Var	Var
	\$'m	\$'m	\$'m	%
Net operating cash inflows	165.8	155.5	10.3	7%
Add: tax paid	10.5	2.1	8.4	410%
Net Cash Rent adjustments	(107.6)	(99.6)	(8.0)	(8%)
Other timing differences	3.8	3.7	0.1	(3%)
Underlying Free Cash	72.5	61.7	10.9	18%

* FY23 Underlying results are restated to reflect the pre-mature/ post-closure floors in FY24

SEGMENT

	FY24 Total Revenue from Continuing Operations	Revenue from new floors pre- maturity	Other adjustments	FY24 Mature Revenue
	FY24 in \$'m			
ANZ & SEA	79.5	(9.2)	0.6	70.9
North Asia	88.3	(3.7)	0.8	85.4
Europe & Middle East	124.5	(6.6)	1.9	119.8
USA	20.5	(0.8)	(0.8)	18.9
Total - operating segments	312.8	(20.3)	2.4	294.9
Other	0.8			0.8
Grand Total	313.6			295.7

	FY24 Segment Profit from Continuing Operations	Loss from new floors pre- maturity	Other adjustments	FY24 Mature Segment Profit
	FY24 in \$'m			
ANZ & SEA	16.3	1.7	(1.3)	16.7
North Asia	11.3	3.1	(1.7)	12.7
Europe & Middle East	27.1	0.0	1.2	28.3
USA	(0.9)	0.1	(0.5)	(1.3)
Total - operating segments	53.7	4.9	(2.3)	56.4
Other	(4.4)		2.3	(2.1)
Grand Total	49.3	4.9	0.0	54.3

	FY24 Mature Segment Profit	Depreciation	Other Non-cash adjustments	FY24 Mature Cash Earnings
	FY24 in \$'m			
ANZ & SEA	16.7	4.7	-	21.4
North Asia	12.7	3.8	-	16.6
Europe & Middle East	28.3	6.3	-	34.6
USA	(1.3)	1.6	(0.2)	0.0
Total - operating segments	56.4	16.4	(0.2)	72.5

	FY23 Total Revenue from Continuing Operations	Adj. from status changes since FY23*	Adj. Total Revenue from Continuing Operations	Revenue from new floors pre- maturity	Other adjustments	FY23 Mature Revenue
	FY23 in \$'m					
	67.7	(1.7)	66.0	(3.3)	-	62.7
	94.9	0.9	95.8	(1.3)	(0.0)	94.5
	95.9	1.0	96.8	(2.3)	(0.0)	94.5
	19.1	(1.5)	17.7	-	-	17.7
	277.6	(1.4)	276.3	(7.0)	(0.0)	269.3
	2.7	(0.0)	2.7			2.7
	280.4	(1.4)	279.0			272.0

	FY23 Segment Profit from Continuing Operations	Adj. from status changes since FY23*	Adj. Segment Profit from Continuing Operations	Loss from new floors pre- maturity	Other adjustments	FY23 Mature Segment Profit
	FY23 in \$'m					
	9.8	1.3	11.1	1.5	-	12.7
	14.6	(0.1)	14.4	1.4	-	15.9
	10.6	5.5	16.2	0.6	0.0	16.8
	0.8	(0.8)	(0.1)	-	-	(0.1)
	35.8	5.9	41.7	3.6	0.0	45.3
	(0.3)	(1.5)	(1.7)		(0.0)	(1.8)
	35.5	4.5	39.9	3.6	(0.0)	43.5

	FY23 Mature Segment Profit	Depreciation	Other Non-cash adjustments	FY23 Mature Cash Earnings
	FY23 in \$'m			
	12.7	5.2	-	17.9
	15.9	4.6	-	20.5
	16.8	6.4	-	23.2
	(0.1)	1.7	(1.6)	0.1
	45.3	18.0	(1.6)	61.7

* FY23 Underlying results are restated to reflect the pre-mature/ post-closure floors in FY24

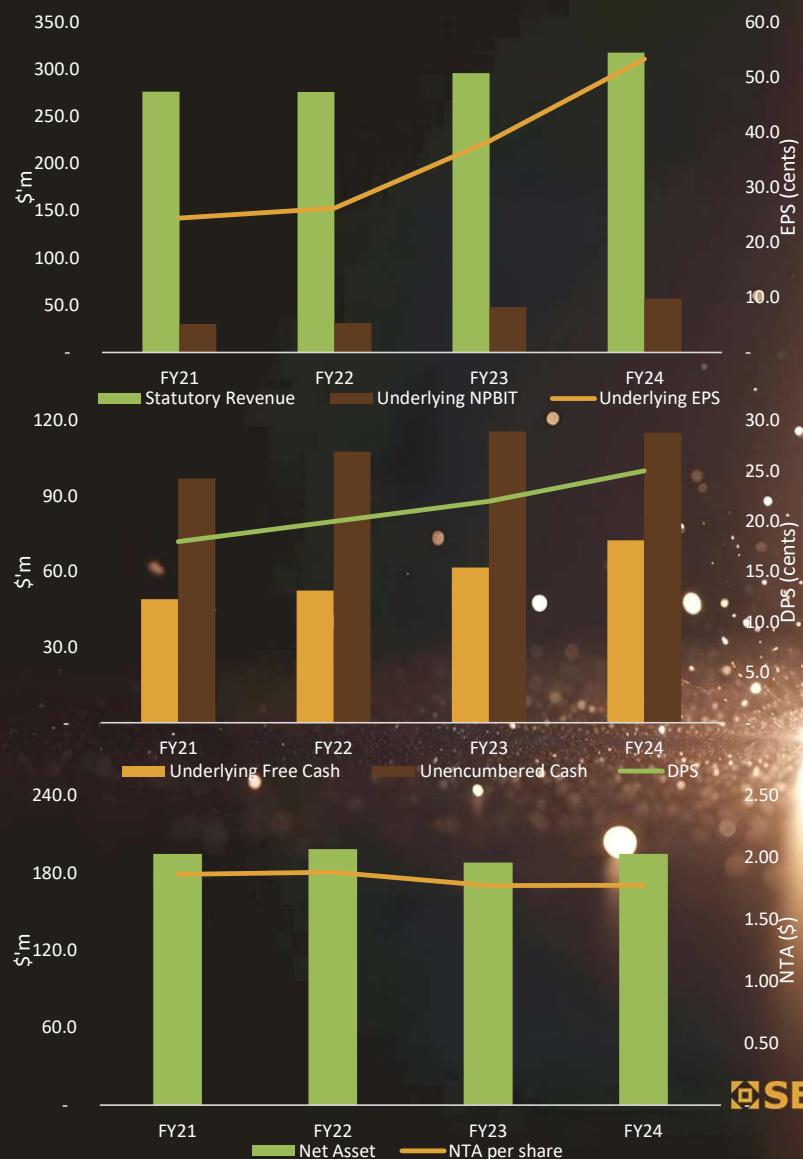
KPI TRACKER

	Statutory Revenue	Underlying NPBIT	Underlying EPS
	\$'m	\$'m	cents
FY21	275.7	30.0	24.4
FY22	275.6	31.0	26.1
FY23	295.5	47.8	38.4
FY24	317.0	56.6	53.3

	Underlying Free Cash	Unencumbered Cash	DPS
	\$'m	\$'m	cents
FY21	49.1	97.0	18.0
FY22	52.5	107.6	20.0
FY23	61.7	115.7	22.0
FY24	72.5	115.1	25.0

	Net Asset	NTA per share
	\$'m	\$
FY21	194.6	1.86
FY22	198.3	1.88
FY23	187.8	1.77
FY24	194.6	1.77

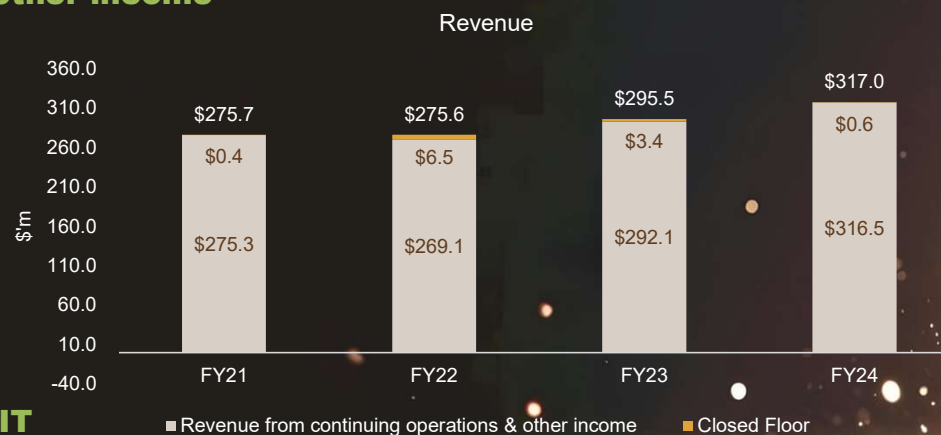
	Stock Capacity	Number of Floors
FY21	5,141	125
FY22	5,162	129
FY23	5,150	129
FY24	5,326	132



STATS vs UNDERLYING TRACKER

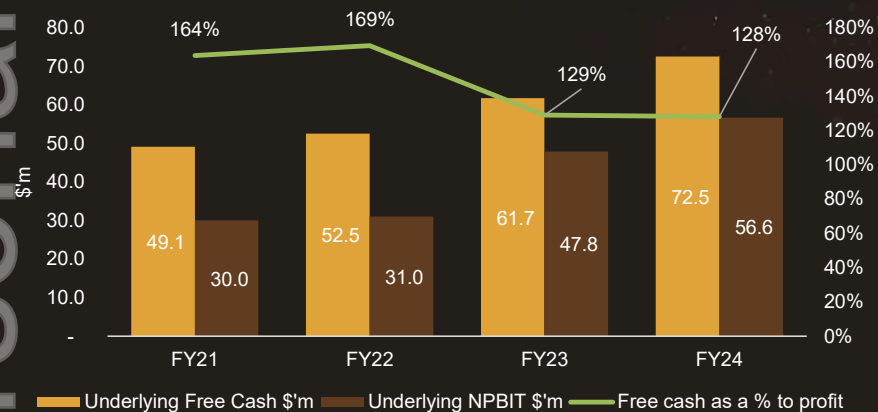
Statutory Revenue vs. Revenue from continuing operations and other income*

	Statutory Revenue	Revenue from continuing operations & other income
	\$'m	\$'m
FY21	275.7	275.3
FY22	275.6	269.1
FY23	295.5	292.1
FY24	317.0	316.5



Underlying Cash Flow vs. Underlying NPBIT

Underlying Results



	Underlying Free Cash	Underlying NPBIT
	\$'m	\$'m
FY21	49.1	30.0
FY22	52.5	31.0
FY23	61.7	47.8
FY24	72.5	56.6

* FY23 Underlying results are restated to reflect the pre-mature/ post-closure floors in FY24

STATS vs UNDERLYING TRACKER

ANZ	Australia and New Zealand
Cash Earnings	Is EBITDA minus Cash Rent paid
Cash Rent	Cash Rent is the amount paid to a landlord (or lessor) by Servcorp as a lessee under the terms of a signed lease agreement
cps	Cents per share
DPS	Dividend per share
EME	Europe & the Middle East
EPS	Earnings per share
Free Cash	Is the Net Operating Cash Flows before tax as reported in the Consolidated Statement of Cash Flows contained in the Servcorp Consolidated Financial Report minus Cash Rent paid
FY/ HY	Financial Year/ Half Year
Immature	Immature means floors that are not mature, excluding closed floors
Mature	Mature means floors that were open in both the current and comparative reporting periods. A floor is categorized as Mature at the earlier of 24 months from the date it becomes operational or 3 months consecutive operating profit, excluding closed floors
SEA	South East Asia
Segment Profit	Calculated in accordance with Australian Accounting Standards as reported in the Servcorp Consolidated Financial Report
Statutory NPAT	Calculated in accordance with Australian Accounting Standards as reported in the Servcorp Consolidated Financial Report
Statutory NPBT	Calculated in accordance with Australian Accounting Standards as reported in the Servcorp Consolidated Financial Report
Subscriber	User who subscribes to serviced office(s) or coworking package(s)
Underlying Free Cash	Is Free Cash adjusted for significant items (before tax) which relate to the reported financial year however, because of timing, either occurred in the preceding financial year or will occur in the subsequent financial year
Underlying NPAT	Is the Statutory NPAT adjusted for significant items (net of tax) that are one-off in nature and that do not reflect the underlying performance of our business, and includes Mature floors only
Underlying NPBIT	Is the Statutory NPBT adjusted for significant items (before tax) that are one-off in nature and that do not reflect the underlying performance of our business, and includes Mature floors only
Statutory Operating Profit	Is the total profit generated from operating activities. Is also known as Total Operating Profit
Underlying Operating Profit	Is the profit generated from operating activities from Mature floors
NTA	Net tangible asset per share
\$'m	Million in Australian dollars