SERVCORP LIMITED
ABN 97 089 222 506

CHAIRMAN'S ADDRESS
2026 ANNUAL GENERAL MEETING

ADDRESS BY THE HON. MARK VAILE AO
CHAIRMAN, SERVCORP LIMITED
12 NOVEMBER 2026

Ladies and Gentlemen,

As I shared in the annual report, the 2026 financial year was the third successive record year for Servcorp.

We continued to benefit from improved trends in many of our markets, achieving our third record year in a row for underlying net profit before non-cash impairments and tax [NPBIT] and free cash, and a record year for revenue, net profit before tax and net profit after tax.

Servcorp is a proven, innovative business and well positioned to capitalise on the evolution of flexible working. We maintained our floor numbers, opening five new floors while closing four older floors, and have seen continued like-for-like improvement in both our office and coworking revenue.

Results

Revenue for the year was $367.5 million, up 4% on last year.

Statutory net profit before tax for the year was $80.9 million, an increase of 29% on 2025; net profit after tax was $65.6 million, with earnings per share of 66.0 cents, up 23% on last year.

Our mature business result, before non-cash impairments and tax (NPBIT) was $87.0 million, up 24% on 2025, and exceeding our 2026 financial year guidance.

During the 2026 financial year, the business generated underlying free cash of $101.9 million, up 20% on 2025. Cash and investment balances at 30 June 2026 were $153.1 million, an increase of 6%; the Company has no external debt. Having strong cash balances positions Servcorp very well to capitalise on our growth strategy.

Dividends

In October, the Company paid a final dividend of 16.0 cents per share, 10% franked. This final dividend brings total dividends for the 2026 financial year to 32.0 cents per share, resulting in a payout to members of over $32.2 million, an increase of 16% on 2025.

Directors expect to maintain future dividend payments consistent with our long-term history and commitment to members.

Dividend amounts to be paid in the 2027 financial year are expected to not be below 34.0 cents per share. Whilst always ensuring we retain strong net cash balances, we will continue to reward members with a healthy dividend flow when prudently possible.

Payment of future dividends is subject to currencies remaining constant, global financial markets remaining stable and no unforeseen circumstances.

Operations

Due to our strong balance sheet, cash reserves and global presence, we were able to expand our footprint in select markets in 2026. We have already committed to growth in the 2027 financial year, particularly in Saudi Arabia, and continue to look for further opportunities for growth, in mature markets with proven management performance.

While we are still seeing the impacts of an inflationary environment and uncertainty about the global economy, we have entered the 2027 financial year with a positive mindset.

Share price

It was very pleasing to see Servcorp's share price trade during the year at a level which Director's believe is more reflective of the value of the business.

The share price at 30 June 2026 was $6.56, up from $5.73 at 30 June 2025.

Since the 2025 annual general meeting the share price consistently traded in the mid $6 to mid $7 range, reaching $8 on occasions. This was due reward for our loyal members.

Unfortunately, the conflict in the Middle East has had a negative impact on the markets, and currently SRV is trading around $5.50.

Board renewal

As advised at last year's annual general meeting, in the interests of good corporate governance, it was considered time for Board renewal to be undertaken.

Following a diligent and well thought out process, John Wigglesworth was appointed to the Board as an independent Non-executive Director, effective 1 September 2026. We are certain that John will be the right person to serve this unique Company and its members.

John is standing for election at this annual general meeting, and will tell you more about himself and his experience prior to members voting on his election.

As previously announced, I am not standing for re-election at this annual general meeting.

Tony McGrath, the current Chair of the Audit and Risk Committee, who has been a Servcorp Independent Non-executive Director since August 2019, has been elected by the Directors to succeed me as Chair, effective the end of this meeting.

Outlook

This takes me to the outlook for the 2027 financial year.

Our view is that, subject to no worsening near-term economic conditions globally, we are tracking to our guidance of mature net profit before non-cash impairment of assets and tax of between $85.0 million and $90.0 million. In line with this guidance and performance, we expect to produce more than $105.0 million in underlying free cash.

These forecasts are subject to currencies remaining constant, global financial markets remaining stable and the continued impacts of global economic uncertainties on our operations.

Demand for Coworking has surged as businesses evolve to adopt flexible workspace capability. Servcorp has provided this capability for four decades and is determined to stay ahead in this changing competitive landscape utilising our unparalleled technology platform, which provides the capability to adapt to the requirements for flexibility.

Servcorp has the leading products in the industry, a unique value proposition that truly differentiates, global reach, strong cash generation and healthy net cash position; all of which reinforce our confidence in Servcorp's potential to continue to drive healthy returns for our shareholders and maintain our position as the world's premium provider of Workspace Solutions.

Farewell

As mentioned above, I am not standing for re-election at this annual general meeting. I have been a Servcorp independent Non-executive Director since June 2011 and Chairman since 2019 and have been privileged to be a part of this Company's growth and success.

I want to thank my fellow Directors, both past & present, for their support and guidance during my tenure as a Director and Chairman, the leadership team and all the Servcorp Team Members for their dedication and commitment over those years.

That brings me to our Founder and CEO Alf Moufarrige; I would like to put on record my sincere appreciation for the incredibly energetic and determined leadership Alf has given to Servcorp, not just during my time here but indeed from the time he established Servcorp almost 50 years ago.

Close

Finally, on behalf of the Board, I would like to extend my congratulations to CEO, Alf Moufarrige and his leadership group for another outstanding result they have achieved in the 2026 financial year; and to all the Servcorp team members for their hard work and dedication during the past year.

We look to the future with optimism, and thank you, our members, for your continuing support.

This ASX announcement is approved and authorised by the Board of Directors of Servcorp Limited.