

CHAIRMAN'S ADDRESS

2025 ANNUAL GENERAL MEETING

ADDRESS BY THE HON. MARK VAILE AO
CHAIRMAN, SERVCORP LIMITED
13 NOVEMBER 2025

Ladies and Gentlemen,

As I shared in the annual report, the 2025 financial year was another record year for Servcorp.

We continued to benefit from improved trends in many of our markets, achieving our second record year in a row for underlying net profit before non-cash impairments and tax, and record operating cash flows.

Servcorp is a proven, innovative business and well positioned to capitalise on the evolution of flexible working. We maintained our steady floor growth and have seen continued like-for-like improvement in both our office and coworking revenue.

Results

Revenue for the year was \$352.1 million, up 11% on last year.

Statutory net profit before tax for the year was \$62.6 million, an increase of 46% on 2024; net profit after tax was \$53.1 million, with an earnings per share of 53.8 cents, up 35% on last year.

Our mature business result, before non-cash impairments and tax (NPBIT) was \$69.1 million, up 23% on 2024, and exceeding our 2025 financial year guidance.

During the 2025 financial year, the business generated underlying free cash of \$84.9 million, up 17% on 2024. Cash and investment balances at 30 June 2025 were \$144.4 million, an increase of 25%; 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 14.0 cents per share, 10% franked. This final dividend brings total dividends for the 2025 financial year to 28.0 cents per share, resulting in a payout to members of approximately \$27.7million, an increase of 12% on 2024.

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

Dividend amounts to be paid in the 2026 financial year are expected to not be below 30.0 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 2025. We have already committed to growth in the 2026 financial year, particularly in Japan and 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 2026 financial year with a positive mindset.

Share Price

It is very pleasing to see Servcorp's share price rise to a level which Directors believe is more reflective of the value of the business.

The share price at 30 June 2025 was \$5.73, up from \$4.09 at 30 June 2024.

Since we released our Full Year Results in August 2025, the share price has steadily increased, and has been trading above \$7.00 during the months of October and November. Currently, SRV is trading around \$7.35.

This is due reward for our loyal members.

Board renewal

It is an opportune time to address Board succession planning.

Wallis Graham and I have been Directors for 8 years and 14 years respectively and, in the interests of good corporate governance, consider it is timely for Board renewal to be undertaken.

In the new calendar year, the Board will commence the process of searching for suitable candidates to become our successors.

It is my intention to serve my current term, which has 12 months to run, and if the renewal process goes to plan, I will not seek re-election at next year's annual general meeting. Tony McGrath, the Chair of the Audit and Risk Committee, who has been a Servcorp Independent Non-executive Director since August 2019, will succeed me as Chair. Wallis is standing for re-election at this meeting, and we are both committed to ensuring the succession is progressed in a timely and orderly manner.

We will undertake the process in a responsible and well thought out fashion to ensure the right people are selected to serve this unique Company and its members.

Outlook

This takes me to the outlook for the 2026 financial year.

Our view is that, subject to no worsening near-term economic conditions globally, we are tracking to the higher end of our guidance of mature net profit before non-cash impairment of assets and tax of between \$72.0 million and \$76.0 million. In line with this guidance and performance, we expect to produce more than \$90.0 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.

Close

On behalf of the Board, I would like to extend my congratulations to CEO, Alf Moufarrige and his leadership group for the outstanding results they have achieved in the 2025 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.