

SERVCORP

ASX announcement

21 January 2026

The Manager
Company Announcements Office
Australian Securities Exchange

SERVCORP OPERATING UPDATE

Servcorp Limited ABN 97 089 222 506 (SRV) provides the following update in respect of its current operations and 2026 Financial Year profit guidance, reflecting continued operational momentum, improved revenue efficiency and sustained cash generation across its global portfolio.

We previously provided guidance for the 2026 Financial Year of Underlying NPBIT between \$72.0 million and \$76.0 million and Underlying Free Cash of no less than \$90.0 million. Dividends were not expected to be below 30.0 cents per share.

Based on performance to date, and provided current trading conditions continue, subject to any continued impacts of global economic uncertainties on operations, Servcorp now upgrades its 2026 Financial Year guidance as follows:

- Underlying NPBIT is expected to be between \$80.0 million and \$84.0 million (previously between \$72.0 million and \$76.0 million)
- Underlying Free Cash is expected to be no less than \$100.0 million (previously no less than \$90.0 million)
- Dividend payment is not expected to be below 32.0 cents per share (previously not below 30.0 cents per share)

The upgraded guidance reflects continued operating momentum, with performance supported by stronger contributions from mature locations as operating leverage is realised across a largely fixed cost base. Improved occupancy, pricing discipline, revenue structure and service conversion have driven higher revenue efficiency across key regions, while the gradual recovery in other markets continues. These revenue gains have been complemented by ongoing operational efficiencies, including disciplined cost control, investment in growing team depth and capability through comprehensive training programs, Servcorp's unique business model and value proposition, and continued development of its proprietary IT platform and cybersecurity ecosystem. Cash generation has remained strong, supported by stable and organic revenue growth, effective working capital management and sustained focus on lease management, resulting in improved cash conversion across the global portfolio.

Servcorp continues to benefit from the scale and quality of its market-leading global portfolio, with 136 floors across 38 cities and 19 countries, providing diversification and resilience in a mixed macroeconomic environment.

Servcorp enters the 2026 calendar year with a strong balance sheet, unencumbered cash in excess of historical levels, and a highly scalable operating model. We remain focused on driving occupancy, maximising revenue efficiency in mature locations, and selectively expanding where supported by management depth and operational readiness.

Servcorp will continue to monitor market conditions and will update the market in accordance with its continuous disclosure obligations.

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

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