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 SERVCORP LIMITED
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 Australian Stock Exchange Limited
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Servcorp advises stronger than expected first half

Servcorp Limited (SRV) advises that its mature floor first half net profit before tax (NPBT) is expected to be **ahead of forecast by 20% to 25%**.

Servcorp CEO, Mr Alf Moufarrige, advised that if current market conditions continue, NPBT on mature floors for the second half of the year is expected to mirror the first half.

Mature floor profits will be tempered by expected losses on new floors as Servcorp continues to expand. New floors are opening during 2006 in **Paris, Melbourne, Singapore and Tokyo**. These are in addition to the three new floors that have opened in **Hong Kong, Shanghai and Brisbane** in the first half.

Servcorp operates 56 floors in 18 cities and 11 countries and remains the leader in providing serviced offices and superior IT and business solutions.

Business conditions remain strong and demand continues to exceed expectations.

For more information contact
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AGM:ks:clannouncements/earningsupdates/market_announcement_profit_upgrade_250106



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SYDNEY	5 Top Locations	(612) 9238 2100	HONG KONG	2 Top Locations	(852) 2251 1888
NORTH RYDE	Avaya House	(612) 8875 7700	SHANGHAI	2 Top Locations	(8621) 2890 3000
ADELAIDE	Santos House	(618) 8233 5888	BEIJING	Oriental Plaza	(8610) 8520 0000
CANBERRA	St. George Centre	(612) 6243 5151	SINGAPORE	2 Top Locations	(65) 6550 9888
BRISBANE	AMP Place	(617) 3303 8400	BANGKOK	3 Top Locations	(662) 343 1888
MELBOURNE	3 Top Locations	(613) 9653 9444	OSAKA	2 Top Locations	(816) 6225 1000
PERTH	AMP Tower	(618) 9278 2700	TOKYO	10 Top Locations	(813) 5288 5100
AUCKLAND	2 Top Locations	(649) 363 2700	NAGOYA	Nikko Shoken Building	(8152) 269 8200
DUBAI	Emirates Towers	(9714) 330 3369	BRUSSELS	Bastion Tower	(32) 2550 3500
KUALA LUMPUR	2 Top Locations	(603) 2169 6188	PARIS	Square Edouard VII	(331) 5343 9000