ASX RELEASE

23rd July 2026

Appendix 4C & Quarterly Activities Report for the period ended 30th June 2026

Urbanise.com Limited (ASX: UBN) ("Urbanise" or "the Company") today provides a business update and cash flow report for the quarter ended 30th June 2026 (Appendix 4C).

Highlights

Total revenue for Q4 FY2026 of $3.8m[1] was $81k (2.2%) higher than prior corresponding period (pcp), made up of licence revenue of $3.1m (3.9% lower than pcp) and professional fees revenue of $695k (43% higher than pcp). Licence fees were lower due to three non-recurring items in the FM business: a $353k one-time reallocation of Middle East contract revenue from Strata to FM in the pcp (as disclosed in the Q4 FY2025 4C), a $207k one-time Colliers' payment included in the pcp, and a one-off customer credit in APAC for a churned customer totalling $76k.

Total revenue for FY2026 of $15.0m was $1.9m (14.3%) higher than pcp. This total revenue is reflective of growth from fees received under the National Australia Bank (NAB) Partnership[2], customer growth and the implementation of new contracts.

New contract wins for the quarter totalled $288k of annual licence fees (Strata: $243k and Facilities Management (FM): $45k) and $94k in professional fees (Strata: $33k and FM: $61k).

ARR grew 8% on the prior corresponding period, from $12.3m to $13.3m, reflective of fees under the NAB Partnership and new contract wins. Contracted ARR (CARR) grew 7.6% on the prior corresponding period, from $13.1m to $14.1m. These metrics were achieved before the full launch of the Company's new integrated solutions and reinforcing confidence in the momentum building across the business.

Net operating cash outflows were $356k in the quarter (vs $4.0m cash inflow pcp), driven by ongoing upfront investment in the NAB Partnership, including contractors, recruitment and other staff related expenses, offset by licence fees received from NAB of $504k and interest from a term deposit of $168k. The prior corresponding period benefited from upfront fees paid under the NAB Partnership contract.

Urbanise progressed the Urbanise NAB Integration Service (previously referred to as Data and Payments Integration Services, or DPIS) with NAB from design into pilot delivery during the quarter. The service is designed to combine the deep strata capabilities of Urbanise Strata with NAB's banking and payments infrastructure. With key internal development delivery milestones completed during the quarter, a staged pilot commenced in July 2026[3].The staged pilot programme includes NAB products being delivered to Urbanise customers. Technology integration components will continue to be developed and implemented during the pilot.

Urbanise expects average monthly cash used in Q1 FY2027 to be in line with levels recorded in 2H FY2026 due to the Urbanise NAB Integration Service rollout. Initial payments from the NAB partnership were received in mid-Q4 FY2025, with licence fee payments continuing throughout FY2026, including payments received in Q4 FY2026 totalling $504k. The majority of the build-and-delivery investment has occurred in FY2026, with some ongoing cost to be incurred in Q1 FY2027.

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[1] All Q4 FY2026 figures are unaudited.
[2] See 19 May 2025 ASX announcement: "Urbanise enters strategic partnership with National Australia Bank for Australian Strata customers".
[3] See 4 June 2026 ASX announcement: "Urbanise Announces New Strata Payments, NAB Banking Integration and Owners Portal Capabilities"

Overall operating cash flow is expected to be negative in Q1 FY2027. As timing effects unwind, the NAB Partnership's go-to-market and the core business sales gain traction, a return to positive operating cash flow is expected in 2H FY2027.

The closing cash balance was $11.9m, compared with $12.3m as at 31 March 2026. Urbanise has no debt, other than minor equipment financing.[4]

Urbanise will report its 30 June 2026 closing ARR and EBITDA in its full year results, to be released in August 2026.

Outlook

Urbanise's CEO Simon Lee said:

"During the quarter, Urbanise and NAB progressed the strata payments and banking integration from design into pilot delivery bringing together the deep strata capabilities of Urbanise Strata with NAB's banking and payments infrastructure to deliver owner self-service, automated reconciliation and modern digital payments within a single platform. A core innovation is the new Body Corporate Manager (BCM)-branded Owners Portal, launching initially with Payments and Levies capabilities and supporting modern digital payment methods including PayID and PayTo. Together with highly automated reconciliation and enhanced supplier payment workflows, these capabilities are designed to reduce administrative overhead and allow strata managers to scale without a proportional increase in cost. In parallel, we continued to advance Urbanise AI including an embedded AI Assistant that helps managers automate routine administration and access faster operational insight.

"Pleasingly, Urbanise secured wins of $226k in contracted ARR (CARR) and ~17,000 lots from legacy competitors during the quarter, reflecting initial traction from the Company's investment in go-to-market, including the NAB Partnership's market appeal, the Company's new Chief Commercial Officer and expanded sales team, and enhanced marketing efforts

Business Activity Update

Table 1: Summary Results – Revenue (Unaudited financial information)

$000s	Q4				FULL YEAR			
	FY2026	FY2025	Var	Var %	FY2026	FY2025	Var	Var %
Strata licence fees	2,008	1,749	259	14.8%	7,904	7,134	770	10.8%
FM licence fees	1,113	1,500	(387)	(25.8%)	4,869	4,845	24	0.5%
Total licence fees	**3,121**	**3,249**	**(128)**	**(3.9%)**	**12,773**	**11,979**	**794**	**6.6%**
Strata professional fees	580	234	346	147.9%	1,814	424	1,389	327.6%
FM professional fees	115	252	(137)	(54.4%)	421	726	(305)	(42.0%)
Total revenue	**3,816**	**3,735**	**81**	**2.2%**	**15,008**	**13,129**	**1,878**	**14.3%**
Licence fees % total	**81.8%**	**87.0%**			**85.1%**	**91.2%**		

Revenue movements

Strata

Urbanise Strata's licence fees for Q4 FY2026 were $2.0m, representing a $259k (14.8%) increase on the pcp. This reflects a full quarter impact of NAB Partnership licence fees (+$171k), offset by a reallocation of Middle East contract revenue from Strata to FM of ($353k) occurring in the pcp.

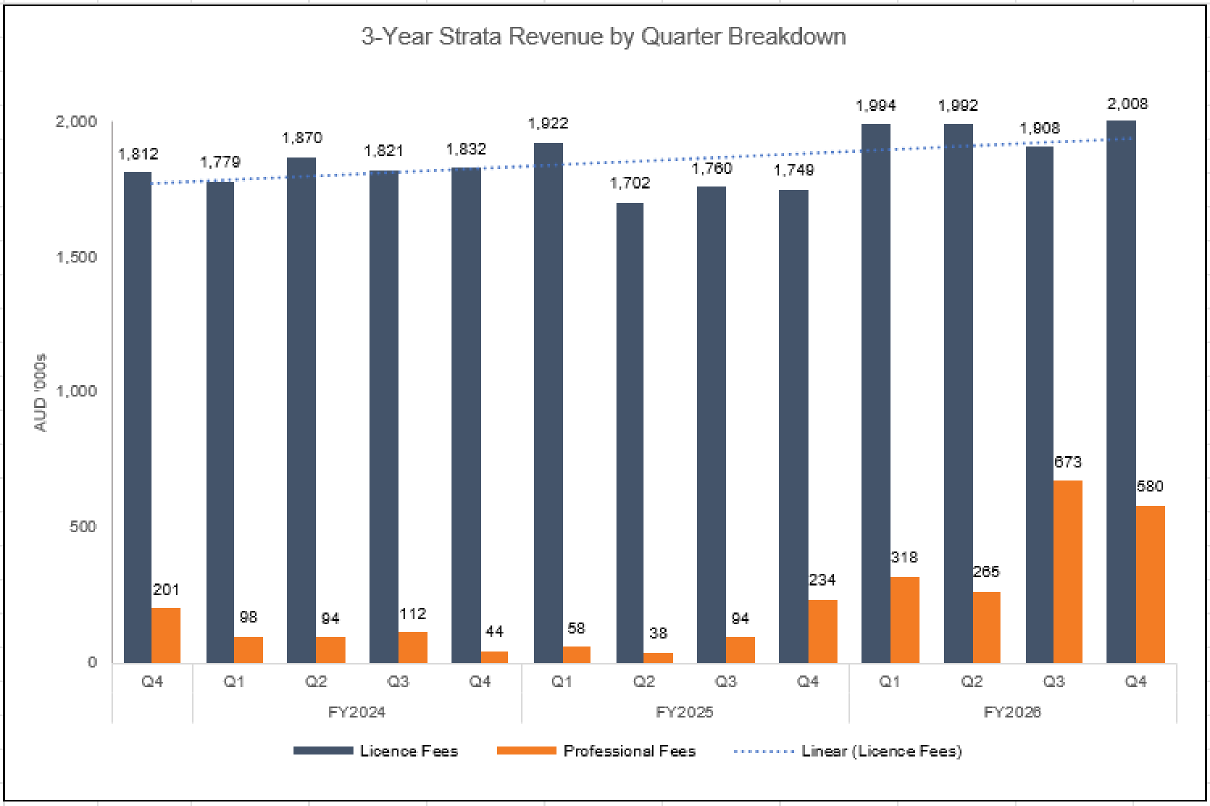
Normalising for the NAB Partnership contribution ($171k) and the impact of the Middle East reallocation on the pcp ($353k), underlying Strata licence fees declined by approximately $90k (5%) compared to pcp.

[4] No debt other than lease liabilities.

The decline reflects customer losses during FY2025, together with reduced lot volumes across the retained portfolio. Compared to Q1-Q3 FY2026, licence fee revenue was broadly consistent.

In Q4 FY2026, Urbanise Strata recognised $580k in professional fees, which was a $346k increase compared to the pcp, an increase of 148%. This reflected development services associated with the NAB Partnership and broader progress on the Urbanise Integration Service. This professional services revenue is recognised on a percentage of completion basis and is expected to normalise as the project matures.

Strata 3-year revenue movement ($'000s)



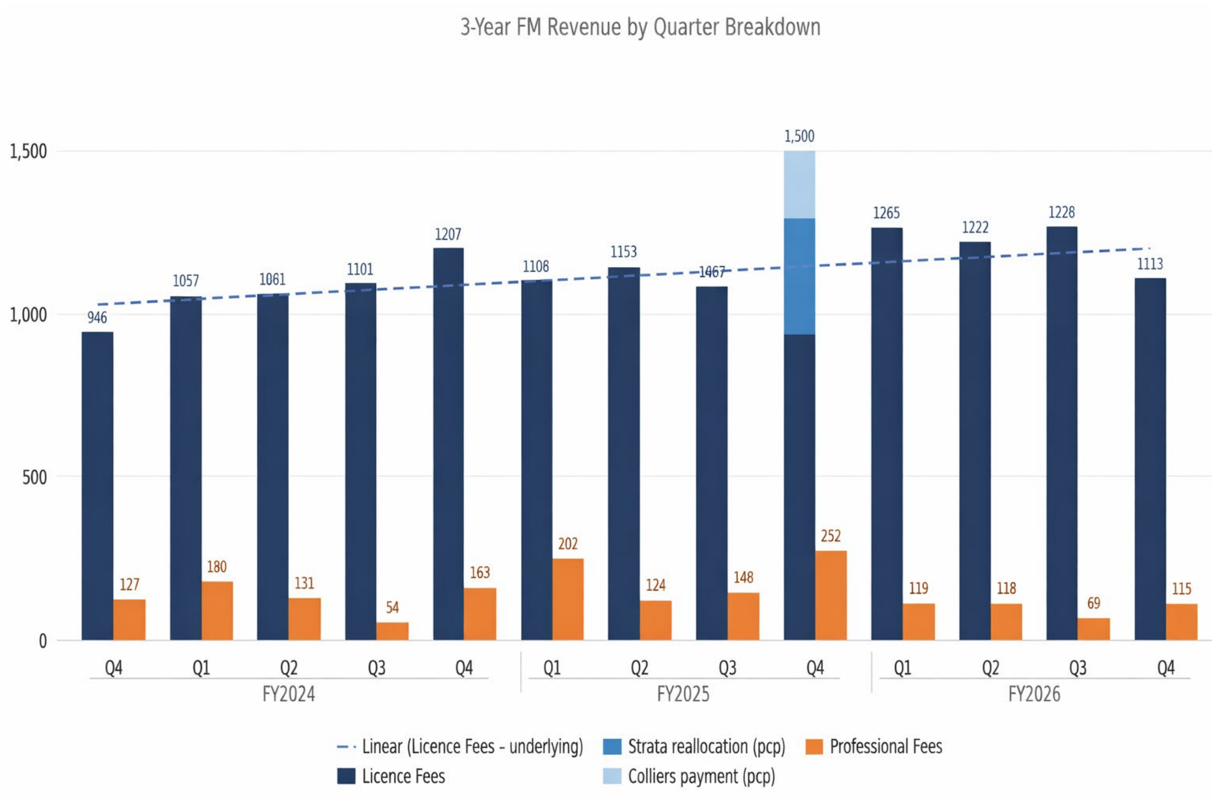
Facilities Management (FM)

Urbanise FM licence fees for Q4 FY2026 were $1.1m, a $387k (25.8%) decrease on the pcp. This decrease is primarily attributable to three non-recurring items: the $353k one-time reallocation of Middle East contract revenue from Strata to FM in the pcp (as disclosed in the Q4 FY2025 4C), a $207k one-time Colliers' payment included in the pcp, and a one-off customer credit in APAC for a churned customer totalling $76k.

Excluding these items, underlying FM licence fees grew approximately $283k on pcp, driven by strong FM sales and implementations completed across FY26.

FM professional fees were $115k, reflecting an $80k (41%) reduction on the pcp, driven by fewer new sales closed during the quarter.

FM 3-year revenue movement ($'000s)



*FM licence revenue for Q4 FY2025 included a $207k one-time payment related to Colliers and a $353k one-time reallocation of Middle East contract revenue from Strata to FM.

New Contract Wins

New contract wins in Q4 FY2026 totalled $288k in annual licence fees (Strata: $243k and FM: $45k) and $94k in professional fees (Strata: $33k and FM: $61k). These contract wins include strata managers who have been using legacy systems and a high-profile sport centre trust in FM.

Cashflow Summary

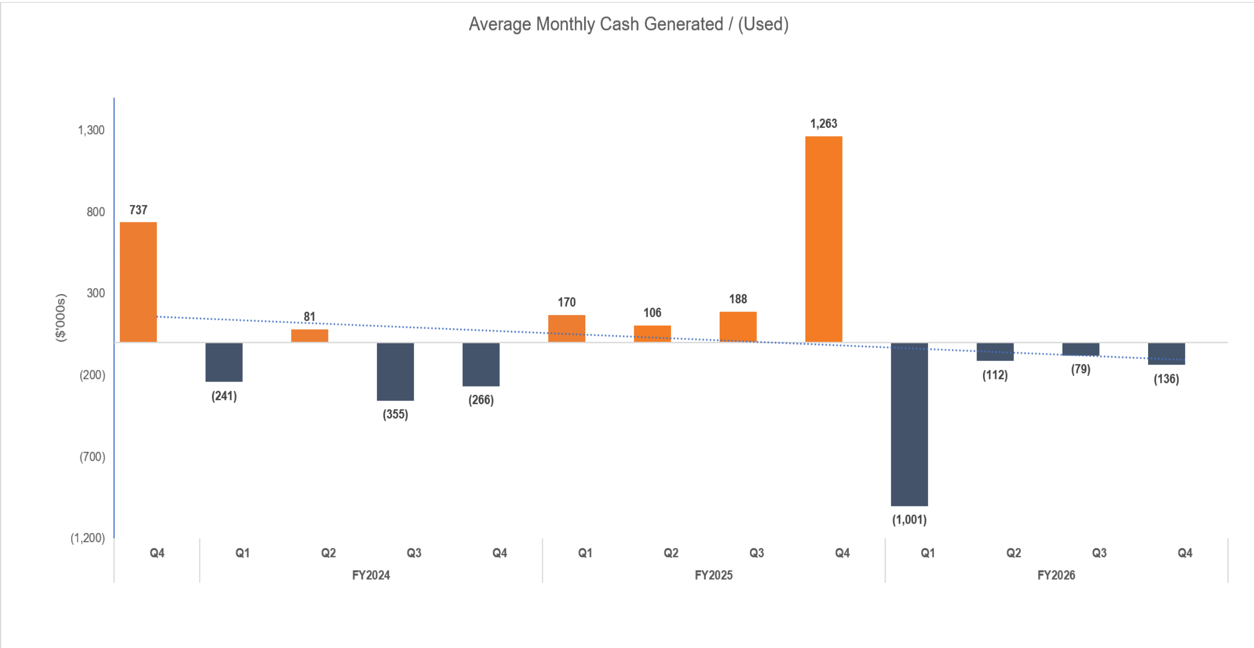
Urbanise recorded net operating cash outflows of $356k in Q4 FY2026, compared to net inflows of $4.0m in the pcp, which included $4.3m of upfront NAB partnership fees as part of the National Australia Bank (NAB) Partnership signed in May 2025. This result reflects planned investment relating to the development of the Urbanise Integration Service, as part of the NAB Partnership, in addition to contractor expenses and other staff related expenses, offset by the receipt of Licence fees from NAB of $0.5m and interest received from Term Deposits of $0.2m. Consistent with previous years, the Company continues to expense all Research & Development costs.

Urbanise had a closing cash balance of $11.9m in Q4 FY2026, down from $12.3m at the beginning of the period. The Company remains focused on disciplined cash flow management and is targeting a return to positive operating cash flow in 2H FY2027.

Key drivers of the cash flow movement include:

- Customer receipts excluding NAB Licence Fee: $2.965m;
- NAB licence fees: $504k;
- Interest received from Term Deposit: $168k;
- Contractor expenses and non-executive service fees: $263k
- Other staff related expenses, including recruitment: $297k;

Average Monthly Cash Generated / (Used) ($'000)* (Unaudited financial information)



** Excludes proceeds from capital raises / placements*

Payments to related parties in Item 6.1 of Appendix 4C include director and consulting fees, salaries and superannuation paid to, or on behalf of, the Board of Directors and Key Management Personnel.

This announcement has been authorised for release by the UBN Board of Directors.

Investor enquiries

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About Urbanise

Urbanise.com Limited (ASX:UBN) is a cloud-based property technology company providing Software-as-a-Service platforms for strata management and facilities management. Urbanise Strata helps strata managers improve the experience for owners, committees and communities while operating more efficiently and scaling profitably. The platform connects core accounting, levy management, communications, owner engagement, workflow automation, reporting and reconciliation within a single cloud-based environment. Urbanise is expanding its strata platform through AI-enabled automation, owner self-service, payments and banking integration capabilities that reduce legacy integration barriers, support greater banking choice and make strata management more profitable, scalable, easier, faster and more transparent. Urbanise FM supports facilities, asset and workforce management for large and complex property portfolios. www.urbanise.com

Forward-looking statements

This announcement may contain forward-looking statements regarding the Company's financial position, business strategy and objectives (rather than being based on historical or current facts). Any forward-looking statements are based on the current beliefs of the Company's management as well as assumptions made by, and information currently available to, the Company's management. Forward-looking statements are inherently uncertain and must be read accordingly. There can be no assurance that some or all of the underlying assumptions will prove to be valid.

All data presented in this announcement reflects the current views of the Company with respect to future events. Forward-looking statements are subject to risk, uncertainties and assumptions relating to the operations, results of operations, growth strategy and liquidity of the Company. To the maximum extent permitted by law, the Company, its officers, employees and agents do not accept any obligation to release any updates or revisions to the information (including any forward-looking statements) in this announcement to reflect any change to expectations or assumptions; and disclaim all responsibility and liability for any loss arising from reliance on this announcement or its contents.

Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

Urbanise.com Limited

ABN	**Quarter ended ("current quarter")**
70 095 768 086	30 June 2026

Consolidated statement of cash flows			Current quarter $A'000	Year to date (12 months) $A'000
1.	**Cash flows from operating activities**			
1.1	Receipts from customers		3,469	12,771
1.2	Payments for			
	(a)	research and development	0	0
	(b)	product manufacturing and operating costs	(675)	(3,063)
	(c)	advertising and marketing	(5)	(51)
	(d)	leased assets		
	(e)	staff costs	(2,114)	(8,030)
	(f)	administration and corporate costs	(1,190)	(6,091)
1.3	Dividends received (see note 3)		0	0
1.4	Interest received		168	278
1.5	Interest and other costs of finance paid		(9)	(17)
1.6	Income taxes paid		0	0
1.7	Government grants and tax incentives		0	445
1.8	Other (provide details if material)		0	0
1.9	**Net cash from / (used in) operating activities**		**(356)**	**(3,758)**

Consolidated statement of cash flows		Current quarter $A'000	Year to date (12 months) $A'000
2.	**Cash flows from investing activities**		
2.1	Payments to acquire or for:		
	(a) entities	0	0
	(b) businesses	0	0
	(c) property, plant and equipment	(10)	(59)
	(d) investments	0	0
	(e) intellectual property	0	0
	(f) other non-current assets	0	0
2.2	Proceeds from disposal of:		
	(g) entities	0	0
	(h) businesses	0	0
	(i) property, plant and equipment	0	0
	(j) investments	0	0
	(k) intellectual property	0	0
	(l) other non-current assets	0	0
2.3	Cash flows from loans to other entities	0	0
2.4	Dividends received (see note 3)	0	0
2.5	Other (provide details if material)	0	0
2.6	**Net cash from / (used in) investing activities**	**(10)**	**(59)**

3.	**Cash flows from financing activities**		
3.1	Proceeds from issues of equity securities (excluding convertible debt securities)	0	0
3.2	Proceeds from issue of convertible debt securities	0	0
3.3	Proceeds from exercise of options	0	0
3.4	Transaction costs related to issues of equity securities or convertible debt securities	0	0
3.5	Proceeds from borrowings	0	0
3.6	Repayment of borrowings	(31)	(116)
3.7	Transaction costs related to loans and borrowings	0	0
3.8	Dividends paid	0	0

Consolidated statement of cash flows		Current quarter $A'000	Year to date (12 months) $A'000
3.9	Other (provide details if material)	0	0
3.10	**Net cash from / (used in) financing activities**	**(31)**	**(116)**

4.	**Net increase / (decrease) in cash and cash equivalents for the period**		
4.1	Cash and cash equivalents at beginning of period	12,312	15,887
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(356)	(3,758)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(10)	(59)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(31)	(116)
4.5	Effect of movement in exchange rates on cash held	(13)	(52)
4.6	**Cash and cash equivalents at end of period**	**11,902**	**11,902**

5.	**Reconciliation of cash and cash equivalents** at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	**Current quarter $A'000**	**Previous quarter $A'000**
5.1	Bank balances	11,902	12,312
5.2	Call deposits	0	0
5.3	Bank overdrafts	0	0
5.4	Other (provide details)	0	0
5.5	**Cash and cash equivalents at end of quarter (should equal item 4.6 above)**	**11,902**	**12,312**

6.	Payments to related parties of the entity and their associates	Current quarter $A'000
6.1	Aggregate amount of payments to related parties and their associates included in item 1	282
6.2	Aggregate amount of payments to related parties and their associates included in item 2	0

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.

7.	Financing facilities *Note: the term "facility' includes all forms of financing arrangements available to the entity.* *Add notes as necessary for an understanding of the sources of finance available to the entity.*	Total facility amount at quarter end $A'000	Amount drawn at quarter end $A'000
7.1	Loan facilities	0	0
7.2	Credit standby arrangements	0	0
7.3	Other (please specify)	0	0
7.4	**Total financing facilities**	**0**	**0**

7.5	**Unused financing facilities available at quarter end**	0

7.6 Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.

8.	Estimated cash available for future operating activities	$A'000
8.1	Net cash from / (used in) operating activities (item 1.9)	(356)
8.2	Cash and cash equivalents at quarter end (item 4.6)	11,902
8.3	Unused finance facilities available at quarter end (item 7.5)	0
8.4	Total available funding (item 8.2 + item 8.3)	11,902
8.5	**Estimated quarters of funding available (item 8.4 divided by item 8.1)**	33

Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.

8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:

8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?

Answer: Yes

8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?

Answer: No

8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: Yes, based on current forecasted operations.

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

Compliance statement

1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.

2 This statement gives a true and fair view of the matters disclosed.

Date: 23rd July 2026

Authorised by: The Board
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [*name of board committee – eg Audit and Risk Committee*]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.