

ASX RELEASE

29th January 2026

Appendix 4C & Quarterly Activities Report for the period ended 31st December 2025

Urbanise.com Limited (ASX: UBN) (“Urbanise” or “the Company”) today provides a business update and cash flow report for the quarter ended 31st December 2025 (Appendix 4C).

Highlights

Total revenue for Q2 FY2026 of \$3,687k¹ was \$670k (22.2%) higher than prior corresponding period (pcp), made up of licence revenue of \$3,214k (87.2% of total revenue) and professional fees revenue of \$473k (12.8% of total revenue). This revenue is reflective of growth from fees received under the National Australia Bank (NAB) Partnership², customer growth and the implementation of new contracts.

New contract wins for the quarter totalled \$136k of annual licence fees (Strata: \$45k and Facilities Management (FM): \$91k) and \$76k in professional fees (Strata: \$23k and FM: \$53k).

Urbanise progressed execution of its Data and Payments Integration Services (DPIS) initiative with its banking partner, advancing application build, banking integrations, and customer usability testing, while continuing work to confirm delivery milestones and timing.

Net operating cash outflows were \$211k in the quarter, driven by ongoing upfront investment in the NAB Partnership. In addition, there was a decrease in working capital of \$0.3m in Q2 FY2026, plus one-off costs including recruitment and other staff related expenses.

Urbanise expects continued net operating cash outflows for the remainder of the year as part of the DPIS rollout, although not at the levels recorded in Q1 FY2026, which included one-off pre-contract costs. Initial payments from the NAB partnership were received in mid-Q4 FY2025, with the majority of the build-and-delivery investment occurring in FY2026.

Accordingly, overall operating cash flow is expected to be negative in FY2026. As timing effects unwind, the NAB Partnership’s go-to-market gains traction, and the core business continues to grow, a return to positive operating cash flow is targeted in FY2027.

The closing cash balance was \$12.6m, compared with \$12.8m as at 30 September 2025. Urbanise has no material debt.³

Outlook

Urbanise’s CEO Simon Lee said:

“Urbanise continues to progress the development of its DPIS platform in collaboration with National Australia Bank Limited (NAB). During the quarter, the Company advanced the build of its application and integrations into NAB’s banking systems, with delivery workstreams continuing to mature.

¹ All Q2 FY2026 figures are unaudited.

² See 19 May 2025 ASX announcement: “Urbanise enters strategic partnership with National Australia Bank for Australian Strata customers”.

³ No debt other than lease liabilities.

"A selected group of customers has been actively participating in usability testing, providing direct feedback to validate workflows and ensure the solution aligns with real-world strata management and owner experiences.

"DPIS is intended to materially improve the experience for strata owners and managers by unifying payments and strata data within a single, integrated platform. Today, many strata customers rely on external payment solutions alongside separate strata management software, resulting in fragmented workflows where payments and the bills they relate to are handled as separate experiences. DPIS is designed to provide a compelling embedded alternative by integrating banking-grade payments directly within the strata platform, improving transparency and simplifying end-to-end financial workflows.

"While internally indicative timelines exist, DPIS operates within a regulated banking environment and must meet stringent compliance, security, and operational standards. The Company continues to target the launch of the integrated solution in CY2026 and will provide more detailed market guidance on external timelines once key dependencies are sufficiently confirmed.

"While DPIS remains the Company's primary strategic priority, Urbanise continued to drive sales activity across the business during the quarter.

"Annual recurring revenue (ARR) wins for the quarter totalled \$136k, compared with \$170k in the prior corresponding period. The Q2 results reflect typical seasonal slowing during December, rather than any change in underlying demand.

"Cash outcomes for the quarter were pleasing, reflecting disciplined cost control and careful cash management alongside continued investment in DPIS delivery.

"Looking ahead, the outlook remains positive across all markets. The Company's focus for the remainder of FY2026 is on converting pipeline opportunities into contracted revenue while continuing execution of the DPIS roadmap."

Business Activity Update

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

\$'000s	Q2			
	FY2026	FY2025	Var	Var %
Strata licence fees	1,992	1,702	290	17.0%
FM licence fees	1,222	1,153	69	6.0%
Total licence fees	3,214	2,855	359	12.6%
Strata professional fees	355	38	317	834.2%
FM professional fees	118	124	(6)	(4.8%)
Total revenue	3,687	3,017	670	22.2%
Licence fees % total	87.2%	94.6%		

Revenue movements

Strata

Urbanise Strata's licence fees for Q2 FY2026 were \$2.0m, representing a \$290k (17.0%) increase on pcp, primarily driven by the recognition of \$328k in licence fee revenue from the NAB Partnership Agreement (signed in May 2025).

In Q2 FY2026, Urbanise Strata recognised a \$317k increase in professional fees compared to pcp, reflecting development services associated with the NAB Partnership and broader progress on the DPIS platform.

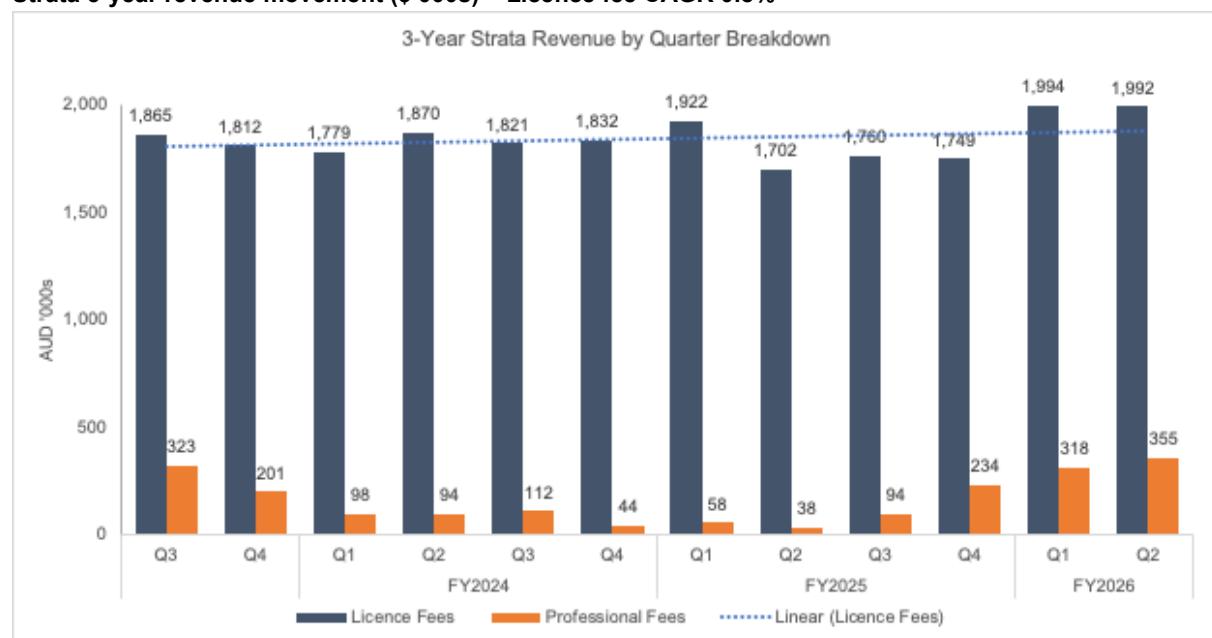
Facilities Management (FM)

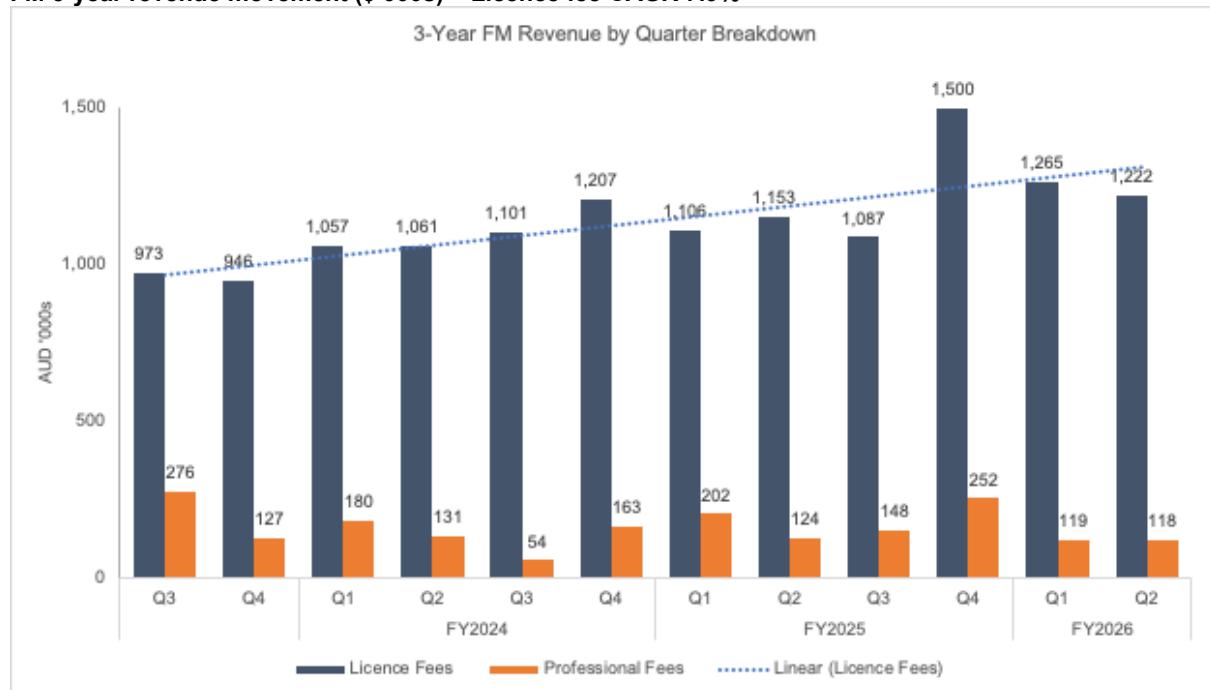
Q2 FY2026 Urbanise FM licence fees were \$1.2m, an increase of \$69k (6.0%) on pcp, driven by new sales wins in the year and strong customer retention.

FM professional fees were \$118k, reflecting a small \$6k (4.8%) reduction on pcp.

New Contract Wins

New contract wins in Q2 FY2026 totalled \$136k in annual licence fees (Strata: \$45k | FM: \$91k) and \$76k in professional fees (Strata: \$23k | FM: \$53k).

Strata 3-year revenue movement (\$'000s) – Licence fee CAGR 0.8%

FM 3-year revenue movement (\$'000s) – Licence fee CAGR 7.9%

*FM licence revenue for Q4 FY2025 included a \$207k one-time payment related to Colliers.

Cashflow Summary

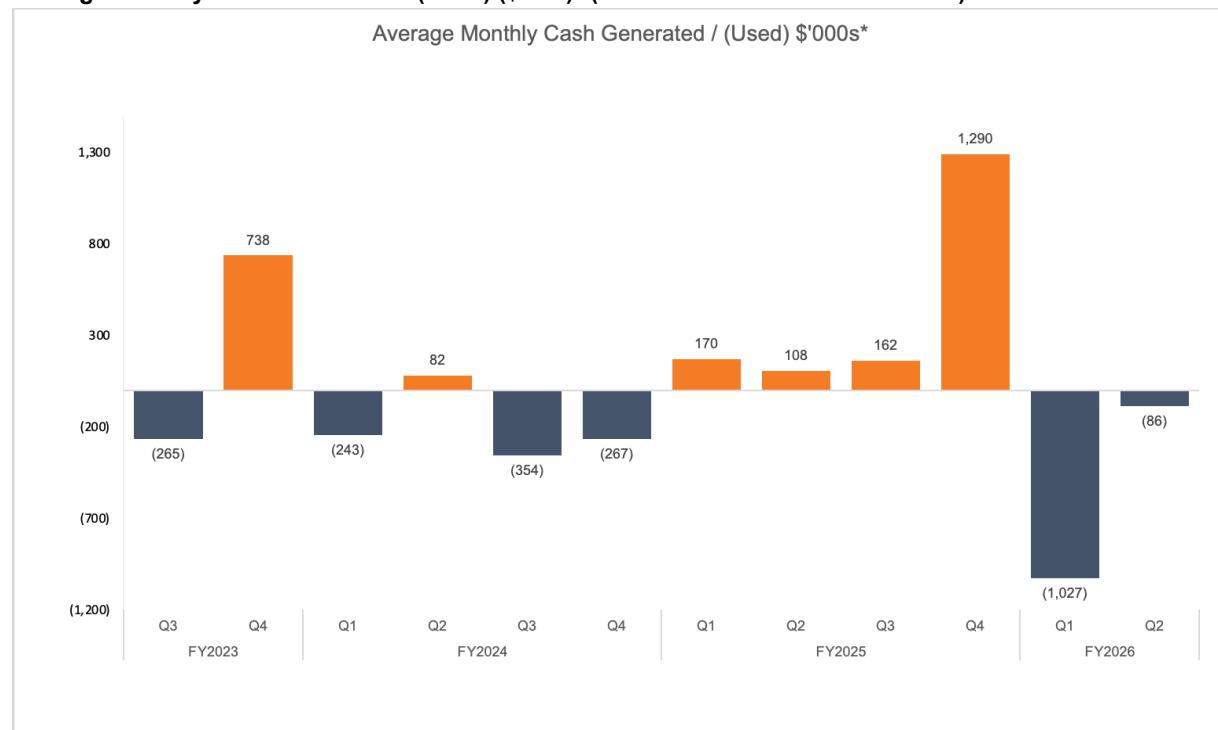
Urbanise recorded net operating cash outflows of \$0.2m in Q2 FY2026, compared to net inflows of \$0.3m in the pcp. This result reflects planned investment relating to the development of the DPIS, as part of the NAB Partnership, offset by a decrease in working capital of \$0.3m. Consistent with previous years, the Company continues to expense all Research & Development costs.

Urbanise had a closing cash balance of \$12.6m in Q2 FY2026, down from \$12.8m 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 FY2027.

Key drivers of the cash flow movement include:

- Customer receipts: \$3.86m;
- Non-executive service fees and contractor expenses: \$127k;
- Other staff related expenses, including recruitment: \$416k;
- Annual insurance: \$167k; and,

Working capital decreased by \$288k, as a \$593k reduction in receivables was partly offset by a \$305k reduction in payables from 30-Sep-2025 to 31-Dec-2025. The business will continue to focus on the collection of debtors and management of payables across H2 FY2026.

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 is a leading provider of cloud-based Software as a Service (SaaS) platforms for property management, specifically strata and facilities management. The Strata platform manages the communications and accounting functions for apartment buildings, strata commercial towers and large housing communities. The Facilities Management platform manages the repair and maintenance for infrastructure, buildings, residential and commercial properties. Urbanise technology is used in some of the tallest towers and most prestigious communities around the globe. 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

70 095 768 086

Quarter ended (“current quarter”)

31 December 2025

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (6 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	3,864	6,548
1.2 Payments for		
(a) research and development	0	0
(b) product manufacturing and operating costs	(783)	(1,899)
(c) advertising and marketing	(18)	(37)
(d) leased assets		
(e) staff costs	(2,234)	(4,224)
(f) administration and corporate costs	(1,038)	(3,625)
1.3 Dividends received (see note 3)	0	0
1.4 Interest received	0	0
1.5 Interest and other costs of finance paid	(2)	(5)
1.6 Income taxes paid	0	0
1.7 Government grants and tax incentives	0	0
1.8 Other (provide details if material)	0	0
1.9 Net cash from / (used in) operating activities	(211)	(3,242)

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (6 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	(7)	(32)
(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	(7)	(32)

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	(28)	(52)
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 (6 months) \$A'000
3.9	Other (provide details if material)	0	0
3.10	Net cash from / (used in) financing activities	(28)	(52)
4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	12,805	15,887
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(211)	(3,242)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(7)	(32)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(28)	(52)
4.5	Effect of movement in exchange rates on cash held	(12)	(14)
4.6	Cash and cash equivalents at end of period	12,547	12,547
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	12,547	12,805
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)	12,547	12,805

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	329
6.2	Aggregate amount of payments to related parties and their associates included in item 2	0
<i>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.</i>		

7. Financing facilities <i>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.</i>		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)	(211)
8.2	Cash and cash equivalents at quarter end (item 4.6)	12,547
8.3	Unused finance facilities available at quarter end (item 7.5)	0
8.4	Total available funding (item 8.2 + item 8.3)	12,547
8.5	Estimated quarters of funding available (item 8.4 divided by item 8.1)	59

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: 29th January 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.