

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	Urbanise.com Limited
ABN	70 095 768 086

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Simon Lee
Date of last notice	8 October 2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Mrs Rebecca Laurice Lee & Mr Simon Kuan Chieh Lee ATF the SL & RL Family Trust Mr Lee is a joint trustee and a beneficiary of the trust. Mrs Rebecca Laurice Lee Mr Lee is the spouse of Mrs Lee
Date of change	21 November 2025
No. of securities held prior to change	Simon Lee 266,043 Fully Paid Ordinary Shares Mrs Rebecca Laurice Lee & Mr Simon Kuan Chieh Lee ATF the SL & RL Family Trust 162,260 Fully Paid Ordinary Shares 798,654 Performance Rights 4,187,528 Share Appreciation Rights Mrs Rebecca Laurice Lee 7,000 Fully Paid Ordinary Shares
Class	Performance Rights

+ See chapter 19 for defined terms.

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Number acquired	Mrs Rebecca Laurice Lee & Mr Simon Kuan Chieh Lee ATF the SL & RL Family Trust 49,151 Performance Rights
Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil
No. of securities held after change	Simon Lee 266,043 Fully Paid Ordinary Shares Mrs Rebecca Laurice Lee & Mr Simon Kuan Chieh Lee ATF the SL & RL Family Trust 162,260 Fully Paid Ordinary Shares 847,805 Performance Rights 4,187,528 Share Appreciation Rights Mrs Rebecca Laurice Lee 7,000 Fully Paid Ordinary Shares
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Allocation of Performance Rights upon resolution passed at AGM

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – ⁺Closed period

⁺ See chapter 19 for defined terms.

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Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.