

ASX RELEASE

28th April 2026

Appendix 4C & Quarterly Activities Report for the period ended 31st March 2026

Urbanise.com Limited (ASX: UBN) (“Urbanise” or “the Company”) today provides a business update and cash flow report for the quarter ended 31st March 2026 (Appendix 4C).

Highlights

Total revenue for Q3 FY2026 of \$3,918k¹ was \$829k (26.8%) higher than prior corresponding period (pcp), made up of licence revenue of \$3,176k (81.1% of total revenue) and professional fees revenue of \$742k (18.9% 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 \$160k of annual licence fees (Strata: \$21k and Facilities Management (FM): \$139k) and \$110k in professional fees (Strata: \$14k and FM: \$96k).

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 \$160k in the quarter, driven by ongoing upfront investment in the NAB Partnership. In addition, there was an increase in working capital of \$0.6m in Q3 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 \$12.3m, compared with \$12.5m as at 31 December 2025. Urbanise has no material debt, other than minor equipment financing.³

Outlook

Urbanise’s CEO Simon Lee said:

“During the quarter, Urbanise and NAB completed key delivery milestones for DPIS, our integrated strata payments, banking and data platform. The platform has reached a critical stage, with staged customer releases planned to commence in CY2026.

“DPIS is a purpose-built, end-to-end solution integrating deep strata management capabilities with NAB’s banking and payments infrastructure. The platform delivers a Body Corporate Manger (BCM) branded owner payments and

¹ All Q3 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.

self-service portal, modern digital payment methods and fully automated bank reconciliation across operating accounts and Term Deposits.

“The response from the market has been very positive, with early feedback validating the platform’s integrated approach to replacing fragmented, manual payment processes. An estimated \$10–15 billion in strata funds are deposited annually in administration and capital works accounts, with more than \$20 billion in annual transactions, between body corporate accounts and various service providers, representing a significant market opportunity.

“With delivery milestones and the release schedule nearing finalisation, the Company’s focus is shifting to execution of the staged rollout and converting the strong pipeline of interested customers into live deployments.

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

“Total revenue for the quarter reached \$3.9m, up 26.8% on the prior corresponding period, underscoring the momentum across our core business and the growing contribution from the NAB Partnership.

“Within Strata, new business conversion was lower this quarter as the Company strengthened its sales leadership and shifted focus toward a number of larger opportunities targeted for closure in Q4 FY2026. This short-term timing impact is expected to normalise as the team matures. The tailwinds are encouraging - we are seeing genuine buying signals from prospects looking to move away from legacy on-premise systems, reinforced by the market interest in DPIS and the NAB Partnership with Urbanise. We are working closely with customers and prospects to minimise transition and migration efforts through detailed implementation planning, streamlined transition procedures and automation to reduce barriers and accelerate decision-making.

“Cash outcomes for the quarter were a result of careful cash management, with net operating outflows contained to \$160k despite continued DPIS investment, supported by the receipt of a \$445k R&D rebate and disciplined cost management across the business.

“In parallel, Urbanise continues to invest in artificial intelligence (AI) capabilities across its platform, with the goal of delivering smarter automation and deeper insights for strata managers and building owners. During the quarter, the Company showcased its AI capabilities to select customers and at the Strata Community Association National Event in Adelaide in April, receiving strong interest. AI-driven enhancements are expected to complement the DPIS initiative and further differentiate Urbanise’s offering in the market.

“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. With respect to the Company’s Middle East operations, our team remains safe and the business has not been materially impacted by the recent regional instability. We have, however, noted that some prospects paused certain activities during the quarter, and the Company continues to monitor the situation closely.”

Business Activity Update

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

\$'000s	Q3			
	FY2026	FY2025	Var	Var %
Strata licence fees	1,908	1,760	148	8.4%
FM licence fees	1,268	1,087	181	16.7%
Total licence fees	3,176	2,847	329	11.6%
Strata professional fees	673	94	579	616.0%
FM professional fees	69	148	(79)	(53.4%)
Total revenue	3,918	3,089	829	26.8%
Licence fees % total	81.1%	92.2%		

Revenue movements

Strata

Urbanise Strata’s licence fees for Q3 FY2026 were \$1.9m, representing a \$148k (8.4%) increase on pcp, primarily driven by the recognition of \$321k in licence fee revenue from the NAB Partnership Agreement (signed in May 2025). The reduction in Strata Licence fees from Q2 FY2026 to Q3 FY2026 was driven by billing catchups for customers processed in Q2 FY2026 of \$23k in November and \$27k in December, not repeated in Q3 FY2026, as well as customer churn across H1 FY2026.

In Q3 FY2026, Urbanise Strata recognised a \$579k increase in professional fees compared to pcp, reducing Licence Fees as a % of total revenue to 81.1%, reflecting development services associated with the NAB Partnership and broader progress on the DPIS platform. This professional services revenue is recognised on a % of completion basis and is expected to normalise as the project matures.

Facilities Management (FM)

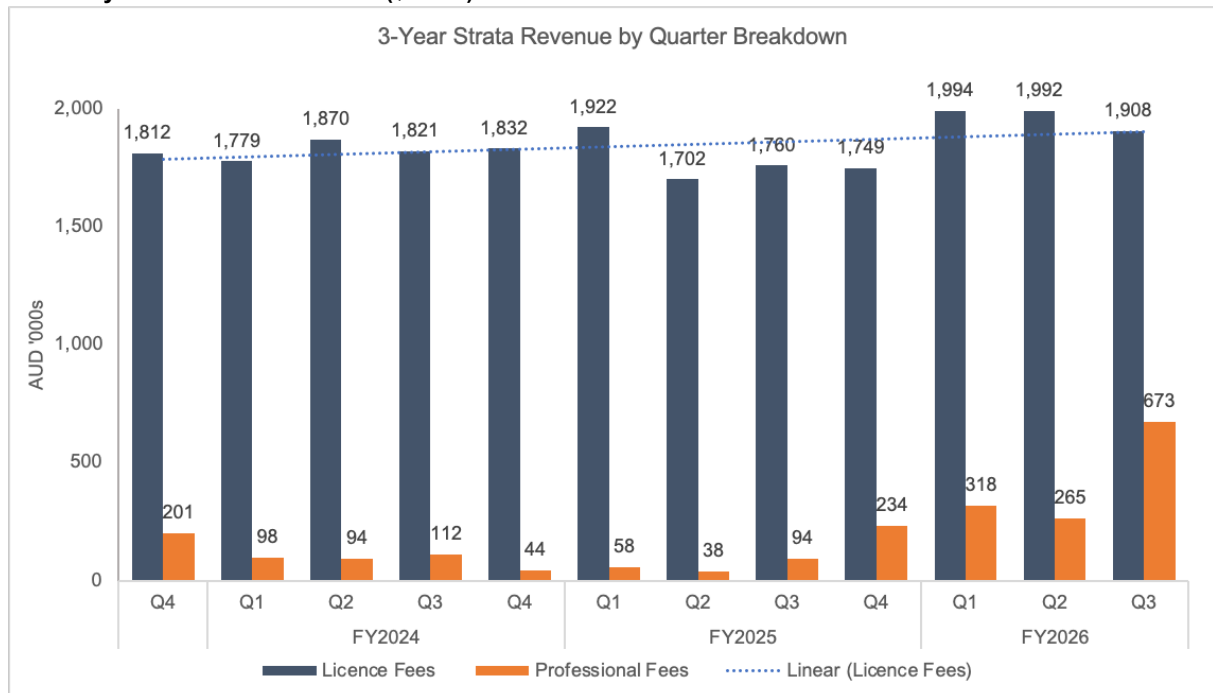
Q3 FY2026 Urbanise FM licence fees were \$1.3m, an increase of \$181k (16.7%) on pcp, driven by new sales wins in the year and strong customer retention.

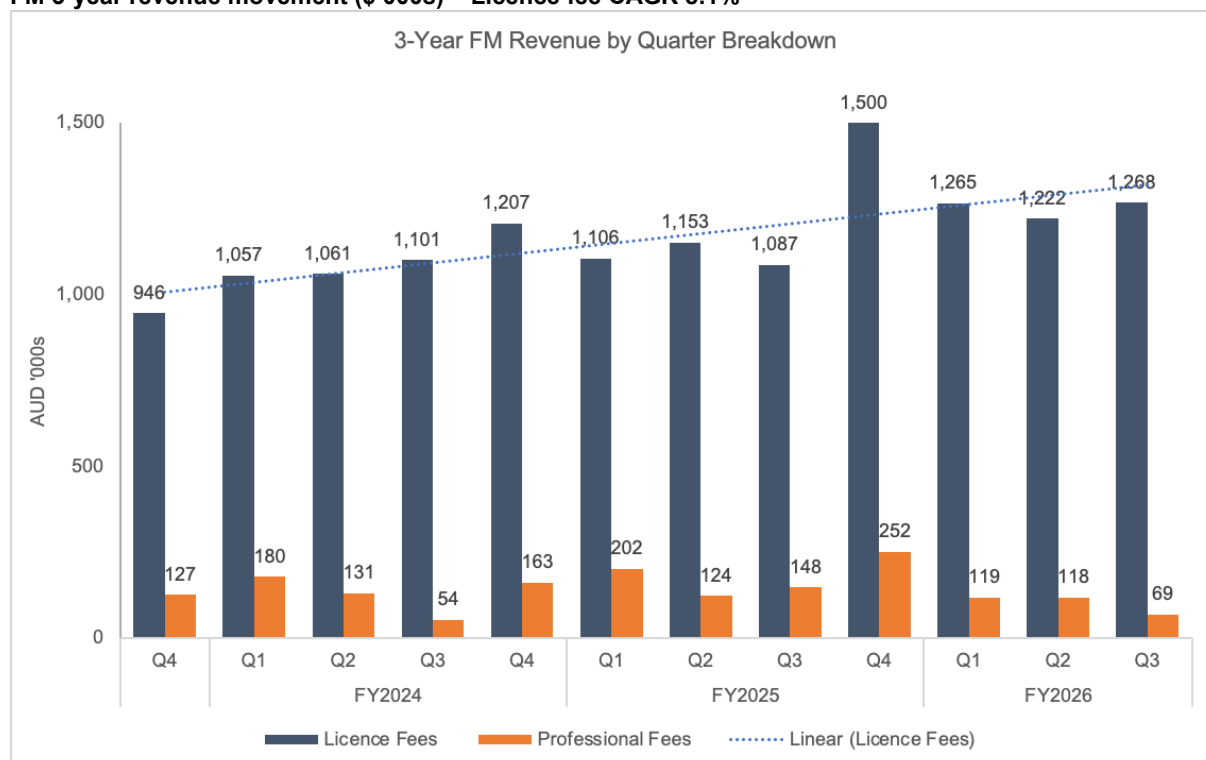
FM professional fees were \$69k, reflecting a \$79k (53.4%) reduction on pcp, driven by a one-off credit in March 2026 of \$23k for a customer in MENA, as well as the timing of new sales that closed in Q3 FY2026. Even with some significant integration work to be completed, the business will return to Q1 and Q2 level fees in Q4 FY2026.

New Contract Wins

New contract wins in Q3 FY2026 totalled \$160k in annual licence fees (Strata: \$21k | FM: \$139k) and \$110k in professional fees (Strata: \$14k | FM: \$96k).

Strata 3-year revenue movement (\$'000s) – Licence fee CAGR 1.6%



FM 3-year revenue movement (\$'000s) – Licence fee CAGR 8.1%

*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 Q3 FY2026, compared to net inflows of \$0.5m in the pcp. This result reflects planned investment relating to the development of the DPIS, as part of the NAB Partnership, an increase in working capital of \$0.6m, offset by the receipt of the 2025 R&D rebate of \$0.4m and interest received from Term Deposits of \$0.1m. Consistent with previous years, the Company continues to expense all Research & Development costs.

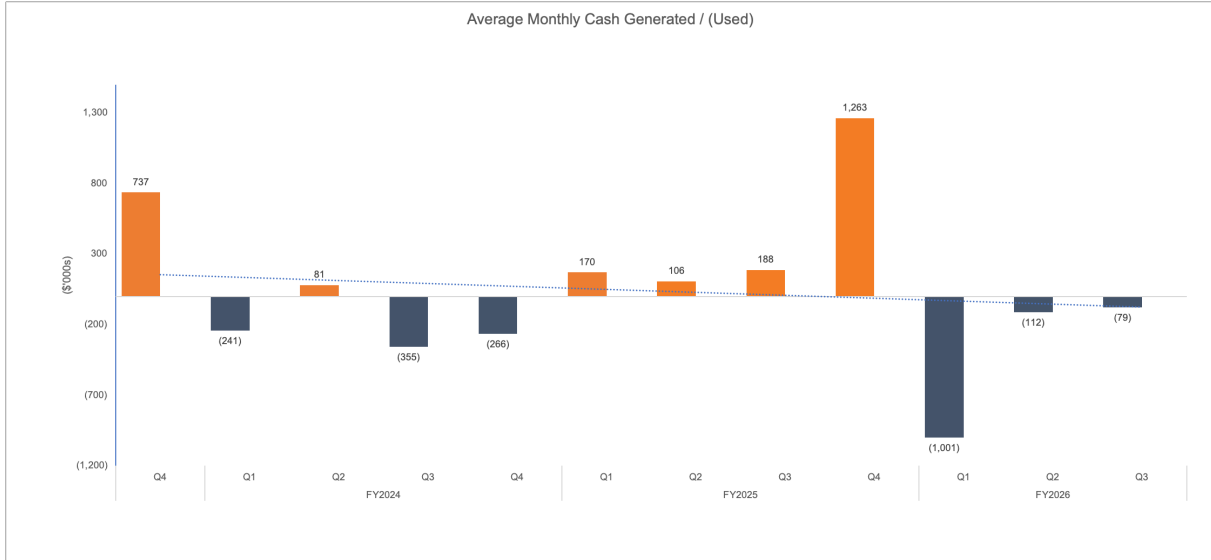
Urbanise had a closing cash balance of \$12.3m in Q3 FY2026, down from \$12.5m at the beginning of the period. The Company remains focused on disciplined cash flow management and is targeting a return to positive operating cash flow in FY2027.

Key drivers of the cash flow movement include:

- Customer receipts: \$2.76m;
- 2025 R&D rebate received: \$445k;
- Interest received from Term Deposit: \$110k;
- Other staff related expenses, including recruitment: \$91k;
- Non-executive service fees and contractor expenses: \$41k

Working capital increased by \$595k, as a \$754k increase in receivables, driven by billing for several large Middle East customers and a Strata customer in Australia, partly offset by a \$159k increase in payables from 31-Dec-2025 to 31-Mar-2026. The business will continue to focus on the collection of debtors and management of payables across Q4 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 March 2026

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (9 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	2,755	9,303
1.2 Payments for		
(a) research and development	0	0
(b) product manufacturing and operating costs	(489)	(2,388)
(c) advertising and marketing	(9)	(46)
(d) leased assets		
(e) staff costs	(1,692)	(5,916)
(f) administration and corporate costs	(1,277)	(4,901)
1.3 Dividends received (see note 3)	0	0
1.4 Interest received	110	110
1.5 Interest and other costs of finance paid	(3)	(8)
1.6 Income taxes paid	0	0
1.7 Government grants and tax incentives	445	445
1.8 Other (provide details if material)	0	0
1.9 Net cash from / (used in) operating activities	(160)	(3,401)

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (9 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	(17)	(49)
(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	(17)	(49)

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	(33)	(85)
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 (9 months) \$A'000
3.9	Other (provide details if material)	0	0
3.10	Net cash from / (used in) financing activities	(33)	(85)

4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of period	12,547	15,887
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(160)	(3,401)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	(17)	(49)
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(33)	(85)
4.5	Effect of movement in exchange rates on cash held	(25)	(40)
4.6	Cash and cash equivalents at end of period	12,312	12,312

5.	Reconciliation of cash and cash equivalents	Current quarter \$A'000	Previous quarter \$A'000
	at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts		
5.1	Bank balances	12,312	12,547
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)	12,312	12,547

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	299
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 <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)	(160)
8.2 Cash and cash equivalents at quarter end (item 4.6)	12,312
8.3 Unused finance facilities available at quarter end (item 7.5)	0
8.4 Total available funding (item 8.2 + item 8.3)	12,312
8.5 Estimated quarters of funding available (item 8.4 divided by item 8.1)	77

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: 28th April 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.