



11 April 2025

**Philippine Dealing & Exchange Corp.**

29th Floor, BDO Equitable Tower  
8751 Paseo de Roxas  
Makati City 1226

Attention: **Atty. Suzy Claire R. Selleza**  
*Head - Issuer Compliance and Disclosure Department*

**Securities and Exchange Commission**

The SEC Headquarters, 7907 Makati Avenue  
Salcedo Village, Bel-Air, Makati City 1209

Attention: **Atty. Oliver O. Leonardo**  
*Director - Markets and Securities Regulation Department*

**Dear Mesdames and Gentlemen:**

In compliance with PDEX Rule 7.9.3 and the Implementing Rules and Regulations of the Securities and Regulation Code, we enclose a copy of Cebu Landmasters, Inc.'s ("CLI" or the "Company") disclosure filing to The Philippine Stock Exchange, Inc.

We trust that this submission meets your requirements. If you have questions and/or clarifications, please feel free to contact the undersigned. Thank you.

Very truly yours,

**CEBU LANDMASTERS, INC.**

By:

  
**ATTY. JOHN EDMAR G. GARDE**  
Legal Counsel and Compliance Senior Manager



# SECURITIES AND EXCHANGE COMMISSION

## SEC FORM 17-C

### CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)

Apr 11, 2025

2. SEC Identification Number

CS200321240

3. BIR Tax Identification No.

227-599-320-000

4. Exact name of issuer as specified in its charter

CEBU LANDMASTERS, INC.

5. Province, country or other jurisdiction of incorporation

Philippines

6. Industry Classification Code(SEC Use Only)

7. Address of principal office

10TH FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK,  
BRGY. APAS, CEBU CITY, PHILIPPINES

Postal Code

6000

8. Issuer's telephone number, including area code

0322314870

9. Former name or former address, if changed since last report

N/A

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

| Title of Each Class | Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding |
|---------------------|---|
| COMMON SHARES       | 3,465,201,467   |
| PREFERRED SHARES    | 4,280,340   |

11. Indicate the item numbers reported herein

Item 9 (Other Items)

*The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.*



# Cebu Landmasters, Inc.

## CLI

**PSE Disclosure Form 4-31 - Press Release**  
**References: SRC Rule 17 (SEC Form 17-C)**  
**Section 4.4 of the Revised Disclosure Rules**

### Subject of the Disclosure

VisMin real estate demand remains strong as CLI's Cagayan de Oro condo achieves P4B sell-out in just 2 days

### Background/Description of the Disclosure

- Cebu Landmasters Inc. (CLI) earned PHP 4 billion during its two-day launch event and PHP 5 billion in sales within just two weeks with the launch of One Manresa Place, the first residential project within the company's township Manresa Town in Cagayan de Oro, highlighting the continued strong demand in the VisMin real estate market.
- The three-tower premier condominium offers units priced from PHP 4.6 million to PHP 18.5 million, featuring sustainable design with open space and amenities like sky gardens, swimming pools, and co-working areas.
- With 94% of its residential inventory across 17 VisMin cities already sold, CLI continues to lead the region's real estate growth, supported by strong market acceptance and top ranking in Colliers' latest study as the #1 residential developer in VisMin based on market share.

For more details and information, please refer to the attached Press Release.

### Other Relevant Information

NOTE: The disclosure contains forward-looking statements and facts that are subject to considerable risks and uncertainties. These forward-looking statements include, but are not limited to, statements about known and unknown risks; uncertainties and other factors that may cause actual results to differ from expected future performance.

### Filed on behalf by:

|                    |   |
|--------------------|---|
| <b>Name</b>        | Atty. John Edmar Garde                    |
| <b>Designation</b> | Legal Counsel & Compliance Senior Manager |

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATION CODE  
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1. **April 11, 2025**  
Date of Report (Date of earliest event reported)
2. SEC Identification Number: **CS200321240**
3. BIR Tax Identification No.: **227-599-320**
4. **CEBU LANDMASTERS, INC.**  
Exact name of issuer as specified in its charter
5. **CEBU CITY, CEBU PHILIPPINES**  
Province, country or other jurisdiction of incorporation
6.  (SEC Use Only)  
Industry Classification Code:
7. **10<sup>TH</sup> FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK, BRGY. APAS, CEBU CITY, PHILIPPINES**  
Address of principal office
- 6000  
Postal Code
8. **(032) 231-4870**  
Issuer's telephone number, including area code
9. **N/A**  
Former name or former address, if changed since the last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

| Title of Each Class     | Number of Shares of Common Stock<br>Outstanding and Amount of Debt<br>Outstanding |
|-------------------------|---|
| <b>COMMON SHARES</b>    | <b>3,465,201,467</b>  |
| <b>PREFERRED SHARES</b> | <b>4,280,340</b>  |

11. Indicate the item numbers reported herein: Item 9 (Other Matters)

**VisMin real estate demand remains strong as CLI's Cagayan de Oro condo achieves ₱4B sell-out in just 2 days**

- *Cebu Landmasters Inc. (CLI) earned PHP 4 billion during its two-day launch event and PHP 5 billion in sales within just two weeks with the launch of One Manresa Place, the first residential project within the company's township Manresa Town in Cagayan de Oro, highlighting the continued strong demand in the VisMin real estate market.*
- *The three-tower premier condominium offers units priced from PHP 4.6 million to PHP 18.5 million, featuring sustainable design with open space and amenities like sky gardens, swimming pools, and co-working areas.*
- *With 94% of its residential inventory across 17 VisMin cities already sold, CLI continues to lead the region's real estate growth, supported by strong market acceptance and top ranking in Colliers' latest study as the #1 residential developer in VisMin based on market share.*

Notice is hereby given to The Philippine Stock Exchange, Inc. (“PSE”), the Securities and Exchange Commission (“SEC”), Philippine Dealing & Exchange Corp. (“PDEX”), and the public that Cebu Landmasters, Inc. (“CLI” or the “Company”) underscores the growing strength of the VisMin real estate market with the near sell-out of One Manresa Place, its newest premier residential project in Cagayan de Oro (CDO). The project earned PHP 4 billion during its two-day launch event and reached over PHP 5 billion in sales or 823 units sold within just two weeks, highlighting a sustained appetite for high-value residential offerings outside Metro Manila.

VisMin real estate demand remains strong, with nearly half of the country’s 6.7 million housing backlog concentrated in the region, reflecting robust market needs and signaling its continued rise as a hotspot for investment and economic development in the country.

One Manresa Place, the first residential tower within the 14.6-hectare Manresa Town, is nearly 90% sold, reflecting strong market confidence in CLI’s new township development in Northern Mindanao. Designed for best-in-class uptown living, this three-tower development is integrated with the new Xavier University Masterson Campus (dubbed as “Campus of the Future”), offering students convenient residential options and easy access to commercial and office spaces. The university town concept fosters synergies that benefit both Xavier University and the surrounding uptown CDO community.



*One Manresa Place is situated in Manresa Town, a 14.6-hectare vibrant university township development seamlessly connected with Xavier University Masterson Campus (dubbed as “Campus of the Future”) and Uptown CDO.*

“We are energized by the overwhelming response to One Manresa Place,” said CLI Chairman and CEO Jose Soberano III. “This affirms the region’s readiness for more high-value developments, proving that demand in VisMin remains strong and underserved. It reinforces our strategy of building thoughtfully planned communities in key cities that are ripe for growth and long-term value creation.”

Set to be completed in 2030, One Manresa Place has studio, one-bedroom, and two-bedroom units tailored to contemporary urban living. Studio units cost from PHP 4.6 million to PHP7 million, one-bedroom units from PHP 5.6 million to PHP 12.8 million, and two-bedroom units from PHP 16 million to PHP 18.5 million. The units all have floor-to-ceiling windows, private balconies, and flexible spaces to attract a wide range of tenants and buyers, including students, professionals, and families.



*One Manresa Place is composed of three towers with a total of 940 residential units, offering a mix of Studio, One Bedroom and Two-bedroom Units*

The development also showcases CLI's hallmark of sustainable and community-centered living, featuring sky gardens, wellness facilities, co-working spaces, a chapel, retail podium, and a skybridge that links key township areas. Over 63% of the township is dedicated to open spaces, including a protected forest zone, alongside green building features such as rainwater harvesting systems and energy-efficient design.

The strong performance of One Manresa Place mirrors a broader trend across CLI's VisMin portfolio, where residential projects in various stages of development across 17 key cities in the region are already 94% sold out. This reflects sustained demand and deep market acceptance of CLI's offerings. According to Colliers Philippines' 2024 Real Estate Market Study, CLI continues to strengthen its position as the #1 residential developer in Visayas and Mindanao, with its market share rising from 15.6% to 19.3% year-on-year, outpacing national competitors.

To meet the growing demand, CLI is ramping up expansion plans in key VisMin cities for residential, hospitality and commercial projects. In Davao, institutional buyers such as Insular Life and BDO have recently acquired lots in CLI's Davao Global Township, signaling continued investor confidence. In Cebu, landmark projects such as Masters Tower Cebu and Sofitel Cebu City have recently topped off. Meanwhile, CLI Homefest 2025, the company's flagship sales event, is currently ongoing in seven VisMin cities, offering buyers exclusive deals.

As CLI continues to expand, it remains firmly rooted in its core markets, where growth potential remains high and there is real demand to be fulfilled. Inspired by the performance of One Manresa Place and its successful track record, the company is poised to introduce more high-quality, community-focused developments that address the evolving needs of Filipinos and investors alike.

For more information on CLI and Manresa Town, visit [cebulandmasters.com](http://cebulandmasters.com).

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*Making a multi-billion peso debut, CLI's One Manresa Place in CDO generated Php 4 billion in sales in just two days and surged to Php 5 billion within two weeks, underscoring the strong demand for high-value living beyond Metro Manila.*

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### **SIGNATURES**

Pursuant to the requirements of the Securities Regulation Code, the Issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**CEBU LANDMASTERS, INC.**

Issuer

**April 11, 2025**

Date

  
**ATTY. JOHN EDMAR G. GARDE**  
Legal Counsel & Compliance Senior Manager  
Signature and Title

## **VisMin real estate demand remains strong as CLI's Cagayan de Oro condo achieves P4B sell-out in just 2 days**

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### **News Summary:**

1. Cebu Landmasters Inc. (CLI) earned PHP 4 billion during its two-day launch event and PHP 5 billion in sales within just two weeks with the launch of One Manresa Place, the first residential project within the company's township Manresa Town in Cagayan de Oro, highlighting the continued strong demand in the VisMin real estate market.
  2. The three-tower premier condominium offers units priced from PHP 4.6 million to PHP 18.5 million, featuring sustainable design with open space and amenities like sky gardens, swimming pools, and co-working areas.
  3. With 94% of its residential inventory across 17 VisMin cities already sold, CLI continues to lead the region's real estate growth, supported by strong market acceptance and top ranking in Colliers' latest study as the #1 residential developer in VisMin based on market share.
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Cebu Landmasters Inc. (CLI) underscores the growing strength of the VisMin real estate market with the near sell-out of One Manresa Place, its newest premier residential project in Cagayan de Oro (CDO). The project earned PHP 4 billion during its two-day launch event and reached over PHP 5 billion in sales or 823 units sold within just two weeks, highlighting a sustained appetite for high-value residential offerings outside Metro Manila.

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*Press Release*

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