

13 January 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)

Jan 13, 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

Cebu Landmasters Ventures into Co-Working Spaces with WorkNook

#### Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) introduces WorkNook, its first-ever co-working space located at Base Line Center, Juana Osmeña Street, Cebu City. As Cebu emerges as a hub for remote work and startups, WorkNook offers freelancers, small businesses, start-ups and students a flexible, accessible workspace tailored to modern professionals.
2. WorkNook addresses the demand for alternative work environments with private offices, coworking areas, and fully equipped meeting rooms, complemented by amenities such as high-speed internet, office-grade furniture, and a pantry with coffee. Its strategic location provides professionals with convenient access to dining and leisure options, combining productivity with relaxation.
3. With over 20 years of real estate expertise, CLI positions WorkNook as a milestone in its diversification efforts, contributing to its growing leasing portfolio and fostering a collaborative community for professionals.

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.

# Cebu Landmasters Ventures into Co-Working Spaces with WorkNook

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## News Summary

1. Cebu Landmasters, Inc. (CLI) introduces WorkNook, its first-ever co-working space located at Base Line Center, Juana Osmeña Street, Cebu City. As Cebu emerges as a hub for remote work and startups, WorkNook offers freelancers, small businesses, start-ups and students a flexible, accessible workspace tailored to modern professionals.
  2. WorkNook addresses the demand for alternative work environments with private offices, coworking areas, and fully equipped meeting rooms, complemented by amenities such as high-speed internet, office-grade furniture, and a pantry with coffee. Its strategic location provides professionals with convenient access to dining and leisure options, combining productivity with relaxation.
  3. With over 20 years of real estate expertise, CLI positions WorkNook as a milestone in its diversification efforts, contributing to its growing leasing portfolio and fostering a collaborative community for professionals.
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Cebu Landmasters, Inc. (CLI) has unveiled WorkNook, its first co-working space, at Base Line Center along Juana Osmeña Street in Cebu City. With Cebu emerging as a hub for remote work and startups, WorkNook offers freelancers, small businesses, and students an innovative workspace solution tailored to modern needs.

“WorkNook reflects our vision of creating spaces where today’s professionals can thrive,” said Joanna Soberano-Bergundthal, CLI’s SVP for Marketing and Leasing. “We’re excited to contribute to Cebu’s dynamic remote work and business scene.”

## Meeting Cebu’s Growing Demand for Flexible Workspaces

A study by Cisco conducted in 2022 revealed that 37% of Filipino workers feel traditional office setups limit their potential, highlighting the need for spaces like WorkNook. “Our goal is to support professionals seeking alternatives to working from home in a modern, positive work environment,” Soberano-Bergundthal added.

Designed with productivity and comfort in mind, WorkNook offers “A fresh way to work” with its modern, fresh aesthetic and a variety of amenities tailored to different professional needs. These include private offices for teams and groups, co-working spaces for individuals, and fully equipped meeting rooms for discussions or presentations. It also boasts high-speed internet, office-grade furniture, secure lockers, and a pantry with coffee.

WorkNook is strategically located at Base Line Center, a modern mixed-use development where professionals can enjoy comfort and convenience situated along Ascott branded hotels Citadines Cebu City and Iyf Cebu City, residential condominiums, an office building and various dining and leisure options, seamlessly blending work and relaxation.

WorkNook also marks a milestone in CLI's business diversification. Known for its expertise in residential, office, and mixed-use developments, CLI has seen significant growth in its commercial leasing portfolio. The company reported a 47% year-on-year increase in leasing revenues, with 9,219 sqm of new leasable space in its portfolio. WorkNook contributes to this expansion, along with an additional 32,196 sqm of leasable space in the pipeline.

WorkNook is open Monday to Saturdays, from 8:00 AM to 6:00 PM, and 24/7 access to private offices. For more information, visit the CLI website or contact the WorkNook team at <https://worknook.ph/>.

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*Designed with productivity and comfort in mind, WorkNook by Cebu Landmasters offers a variety of amenities tailored to different professional needs. These include private offices for teams and groups, co-working spaces for individuals, and fully equipped meeting rooms for discussions or presentations.*



**Meeting Room**



**Private Office**



*Worknook features high-speed internet, office-grade furniture, secure lockers, and a pantry with coffee. Flexible workspaces are available at competitive introductory rates starting at PHP 250 for half day, PHP 350 for whole day, PHP 1,800/weekly, PHP 5,500/monthly, private office spaces at PHP 9,000/month, dedicated seats at PHP 7,500/month, and meeting rooms of various sizes for 4-hour use designed for professionals and teams. Located at Base Line Center, professionals can enjoy proximity to dining and leisure options, seamlessly blending work and relaxation.*



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