

26 May 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)

May 26, 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 debuts Pristina Town, anchored by garden-inspired North Grove

Background/Description of the Disclosure

- Cebu Landmasters, Inc. (CLI) recently launched Pristina Town, its newest township in Cebu City along with the P5.4 North Grove at Pristina Town, the first garden-inspired residential condominium development of the township.
- The project is a partnership between CLI and Ixidor Holdings under Cebu Homegrown Developers, Inc.
- North Grove features two residential towers, Lumina and Terra, offering a total of over 1,000 studio and one-bedroom units, complemented by green spaces and exclusive amenities.

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:

Name	Atty. John Edmar Garde
Designation	Legal Counsel & Compliance Senior Manager

Cebu Landmasters debuts Pristina Town, anchored by garden-inspired North Grove

News summary:

1. Cebu Landmasters, Inc. (CLI) recently launched Pristina Town, its newest township in Cebu City along with the P5.4 North Grove at Pristina Town, the first garden-inspired residential condominium development of the township.
 2. The project is a partnership between CLI and Ixidor Holdings under Cebu Homegrown Developers, Inc.
 3. North Grove features two residential towers, Lumina and Terra, offering a total of over 1,000 studio and one-bedroom units, complemented by green spaces and exclusive amenities.
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Leading developer in VisMin Cebu Landmasters, Inc. (CLI), launches **Pristina Town**—its most prime township in northern Cebu City. At its core is North Grove, a P5.4 billion garden-themed condo offering high-value living near key infrastructure and lifestyle hubs. These developments reinforce CLI's leadership in high-growth VisMin markets.

Developed by Cebu Homegrown Developers Inc., the joint venture between CLI and Ixidor Holdings, the 7.2-hectare Pristina Town is a premier township that offers sustainable and quality urban living.

"Pristina Town is expected to strongly contribute to and benefit from the development of Cebu's North Growth Center—an emerging hub transforming northern Cebu City into a vibrant, sustainable, and inclusive urban and economic center," says CLI chairman and CEO Jose Soberano III. "The township stands out with its abundant green spaces, energy-efficient smart lighting, and innovative water reuse system."



Cebu Homegrown Developers Inc., a joint venture between Cebu Landmasters Inc (CLI) with Ixidor Holdings, unveils Pristina Town, its most prime township in northern Cebu City. Anchoring the township is the P5.4B North Grove, a garden-themed residential condominium and the township's first residential project. Featuring the Lumina and Terra towers with lush, garden-inspired amenities, North Grove is designed for the high-demand mid to upper mid-market—a prime investment blending lifestyle appeal with strong growth potential.

PRISTINA TOWN

Designed for sustainability and livability, Pristina Town houses residential developments that harmoniously blend with commercial, and institutional developments. The master-planned township highlights its eco-features of green spaces, pocket parks, smart programmable street lighting for less energy consumption, and water catchment systems for sustainable irrigation.

Pristina Town is also set to develop designated bike lanes, wide pedestrian walkways, and planting strips to promote walkability and reduce carbon footprint. It will also soon feature a transportation hub, a full underground utility cabling distribution system, and 24/7 security and surveillance systems. These efforts emphasize CLI's dedication to innovative urban development and environmental sustainability.

NORTH GROVE AT PRISTINA TOWN

Catering to mid and upper mid-market segment, North Grove is the first residential project in Pristina Town. It features two residential towers—Lumina and Terra—along with a podium retail space designed to blend with the natural surroundings.

Lumina houses 386 units in the form of studio, one-bedroom, and one-bedroom garden units ranging from 24 to 35.14 sqm with full height windows. The tower boasts expansive green space, lower floor density, and top-of-the-line garden amenities like a fitness gym, game room, zen garden, sky garden, lounge, and multi-purpose deck.

Meanwhile, Terra has 643 units, with all studio units ranging between 22.75 and 25.37 sqm. The tower is designed with forest hues and natural scenery, and features special amenities like a fitness gym, pocket gardens, and a multi-purpose deck.

North Grove also features a retail podium with an aggregate of nearly 3,800 sqm in commercial space, including a supermarket area and new retail concepts to enrich residents' lifestyles.

North Grove marks Cebu Homegrown Developers Inc.'s second project following the successful completion of Mandra Residences, continuing its commitment to delivering sustainable, high-demand homes with strong growth potential.

CEBU LANDMASTERS

Cebu Landmasters is the number one developer in Visayas and Mindanao, as ranked in the 2024 Colliers Philippines Real Estate Market Study. Its projects consistently achieve high sell-out rates—clear proof of strong market demand and buyer trust in the region.

For more information, visit cebulandmasters.com/.

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