



04 June 2024

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
Philippine Dealing & Exchange Corp.

Dear Atty. Selleza:

In compliance with PDEx Rule 7.9.3, 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:

A handwritten signature in black ink, appearing to read 'Garde'.

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)

Jun 4, 2024

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

CLI delivered more than 16,000 housing units in 2023, earmarked PHP 27.65 billion for pipeline projects in 2024

Background/Description of the Disclosure

1. CLI's strong financial performance in 2023, including a 29% year-on-year increase in consolidated net income to PHP 4.64 billion and a 20% growth in consolidated revenue to PHP 18.8 billion, underscores its leadership in the real estate market and its dedication to maximizing shareholder returns.
2. With strategic investments in capital projects, pipeline projects in expansion areas, and initiatives such as establishing the Cebu Landmasters Foundation, Inc., CLI is poised for continued growth and success, reinforcing its position as a leading force in the real estate industry.
3. CLI has also earmarked PHP 27.65 billion for pipeline projects in expansion areas in Butuan, Gensan, and its maiden project in Luzon.

For more information, please see the attached SEC Form 17-C and 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.

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. **June 04, 2024**
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. **10TH 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 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 Matters)

CLI delivered over 16,200 housing units as of 2023, earmarked PHP27.65 billion for pipeline projects in 2024

- *CLI's strong financial performance in 2023, including a 29% year-on-year increase in consolidated net income to PHP 4.64 billion and a 20% growth in consolidated revenue to PHP 18.8 billion, underscores its leadership in the real estate market and its dedication to maximizing shareholder returns.*
- *With strategic investments in capital projects, pipeline projects in expansion areas, and initiatives such as establishing the Cebu Landmasters Foundation, Inc., CLI is poised for continued growth and success, reinforcing its position as a leading force in the real estate industry.*

- *CLI has also earmarked PHP 27.65 billion for pipeline projects in expansion areas in Butuan, Gensan, and its maiden project in Luzon.*

Notice is hereby given to The Philippine Stock Exchange, Inc. (“PSE” or the “Exchange”), the Philippine Dealing & Exchange Corp. (“PDEX”), the Securities and Exchange Commission (“SEC”), and the public that the leading VisMin developer Cebu Landmasters, Inc. (“CLI” or the “Company”) reported continued growth as it delivered 16,282 housing units to the market as of 2023. In maintaining its growth and profitability, CLI has consistently delivered value to its shareholders, distributing PHP2.5 billion in dividends since its IPO with an additional PHP0.18 per share declared and paid this year.

“Over the years, CLI emerged as a resilient and agile organization, able to surpass crises and headwinds,” CLI chairman and CEO Jose Soberano III said during the company’s hybrid annual stockholders meeting on June 4 in Citadines Cebu City. “Starting with one housing project in a Balamban, Cebu, CLI now has 119 projects spread all over the Philippines by the end of 2023, while our net income grew 24% CAGR in 7 years from PHP 778 million to PHP 3.58 billion,” Soberano highlighted.

CLI continues its market leadership in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment. The company posted stellar sales performance reaching PHP 20.6 billion in reservation sales, with a 93% sell-out status of all projects.

The listed company also expanded its hospitality portfolio by opening 3 hotels and now boasts more than 1,500 room keys with 6 more hotel projects underway. This committed investment in our tourism industry is poised to drive future revenue growth and improve our cash flow profile, all the while enhancing CLI's existing projects where value synergies are created.

In its follow-on offering of preferred shares last April, CLI raised over PHP 4.28 billion having to exercise its oversubscription option to meet demand. The company also announced its first international partnership with the Japanese mega conglomerate NTT, through CLI NUD Ventures Inc., a testament to how CLI is meeting international standards in its developments.

A strong priority of CLI remains to be its commitment to community-building initiatives through the Cebu Landmasters Foundation, Inc. (CLFI). Through CLFI, the company provides socialized housing and integrated support to informal settlers in collaboration with local government units, demonstrating its dedication to addressing housing backlog and uplifting the lives of partner communities. CLFI also mounted programs for farmer beneficiaries, providing them with livelihood opportunities and partnering with them in environmental activities.

"We will foster stronger partnerships with local communities and form more strategic alliances, creating mutually beneficial relationships that support sustainable growth and development across the country," said Soberano.

CLI's strategic investments in capital projects totaled PHP 12.89 billion in 2023, with 81.7% spent on project development and 6% on land acquisition. An additional PHP 14.5 billion is allocated for capital expenditure for 2024, with a sustained focus on project development and completion, to complete delivery on our sold units. CLI has also earmarked PHP 27.65 billion in 2024 for pipeline projects in expansion areas in Butuan, Gensan, and its maiden project in Luzon.

###



CLI continued its growth trajectory in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment.



CLI continued its growth trajectory in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment.



Through Cebu Landmasters Foundation, Inc. (CLFI), CLI provides socialized housing and integrated support to informal settlers in collaboration with local government units, demonstrating its dedication to addressing housing backlog and uplifting the lives of partner communities. The photo above shows the P115 million Walk Up Sugbu 1 located on a 1,350 sqm property in Barangay Lorega-San Miguel in Cebu City.

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.

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

June 04, 2024

Date

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

**CLI delivered over 16,200 housing units as of 2023,
earmarked PHP 27.65 billion for pipeline projects in 2024**

News Summary

- 1. CLI's strong financial performance in 2023, including a 29% year-on-year increase in consolidated net income to PHP 4.64 billion and a 20% growth in consolidated revenue to PHP 18.8 billion, underscores its leadership in the real estate market and its dedication to maximizing shareholder returns.*
 - 2. With strategic investments in capital projects, pipeline projects in expansion areas, and initiatives such as establishing the Cebu Landmasters Foundation, Inc., CLI is poised for continued growth and success, reinforcing its position as a leading force in the real estate industry.*
 - 3. CLI has also earmarked PHP 27.65 billion for pipeline projects in expansion areas in Butuan, Gensan, and its maiden project in Luzon.*
-

Leading developer in VisMin Cebu Landmasters, Inc. (CLI) reported continued growth as it delivered 16,282 housing units to the market as of 2023. In maintaining its growth and profitability, CLI has consistently delivered value to its shareholders, distributing PHP 2.5 billion in dividends since its IPO with an additional PHP 0.18 per share declared and paid this year.

“Over the years, CLI emerged as a resilient and agile organization, able to surpass crises and headwinds,” CLI chairman and CEO Jose Soberano III said during the company’s hybrid annual stockholders meeting on June 4 in Citadines Cebu City. “Starting with one housing project in a Balamban, Cebu, CLI now has 119 projects spread all over the Philippines by the end of 2023, while our net income grew 24% CAGR in 7 years from PHP 778 million to PHP to 3.58 billion,” Soberano highlighted.

CLI continues its market leadership in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment. The company posted stellar sales performance reaching PHP 20.6 billion in reservation sales, with a 93% sell-out status of all projects.

The listed company also expanded its hospitality portfolio by opening 3 hotels and now boasts more than 1,500 room keys with 6 more hotel projects underway. This committed investment in our tourism industry is poised to drive future revenue growth and improve our cash flow profile, all the while enhancing CLI's existing projects where value synergies are created.

In its follow-on offering of preferred shares last April, CLI raised over PHP 4.28 billion having to exercise its oversubscription option to meet demand. The company also announced its first international partnership with the Japanese mega conglomerate NTT, through CLI NUD Ventures Inc., a testament to how CLI is meeting international standards in its developments.

A strong priority of CLI remains to be its commitment to community-building initiatives through the Cebu Landmasters Foundation, Inc. (CLFI). Through CLFI, the company provides socialized housing and integrated support to informal settlers in collaboration with local government units, demonstrating its dedication to addressing housing backlog and uplifting the lives of partner communities. CLFI also mounted programs for farmer beneficiaries, providing them with livelihood opportunities and partnering with them in environmental activities.

"We will foster stronger partnerships with local communities and form more strategic alliances, creating mutually beneficial relationships that support sustainable growth and development across the country," said Soberano.

CLI's strategic investments in capital projects totaled PHP 12.89 billion in 2023, with 81.7% spent on project development and 6% on land acquisition. An additional PHP 14.5 billion is allocated for capital expenditure for 2024, with a sustained focus on project development and completion, to complete delivery on our sold units. CLI has also earmarked PHP 27.65 billion in 2024 for pipeline projects in expansion areas in Butuan, Gensan, and its maiden project in Luzon.

###



CLI continued its growth trajectory in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment.



CLI continued its growth trajectory in 2023 with the launch of ten projects valued at PHP 18.7 billion, including the newly introduced Mirani brand with housing units priced from PHP 1.90 million to PHP 2.90 million for the affordable market segment.



Through Cebu Landmasters Foundation, Inc. (CLFI), CLI provides socialized housing and integrated support to informal settlers in collaboration with local government units, demonstrating its dedication to addressing housing backlog and uplifting the lives of partner communities. The photo above shows the P115 million Walk Up Sugbu 1 located on a 1,350 sqm property in Barangay Lorega-San Miguel in Cebu City.

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.