

04 July 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)
Jul 4, 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
CEBU CITY, CEBU, 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 4-30 - Material Information/Transactions
References: SRC Rule 17 (SEC Form 17-C) and
Sections 4.1 and 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Cebu Landmasters Launches First Solar-Integrated Homes, 85% Sold in 3 Days

Background/Description of the Disclosure

1. The First Solar-Integrated Community in GenSan: Cebu Landmasters launches Casa Mira Homes GenSan, its 18th Casa Mira project and first solar-integrated economic housing community, delivering sustainable and affordable living to hardworking Filipino families. In just 3 days, 85% or 1,034 units were sold, generating Php 4.3 billion in sales.
2. Casa Mira made more Sustainable - Energy Savings & Eco-Friendly Features: The 21-hectare master-planned development offers 1,218 solar-ready units with several housing models having built-in 2.2 KW panels that can store up to 5 KWH and cut household energy costs by an estimated Php600–P3,000 monthly. Homes also feature natural lighting, water-saving fixtures, and rainwater storage.
3. Generous Open Spaces and Convenient Location: With 60% open space, amenities like pools, a clubhouse, and a sports court, plus proximity to hospitals, shopping centers, and UST GenSan, the community offers a well-rounded, sustainable lifestyle in a prime location.

For more details and information, please refer to the attached SEC Form 17-C.

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

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

Cebu Landmasters Launches First Solar-Integrated Homes, 85% Sold in 3 Days

- ***The First Solar-Integrated Community in GenSan:*** Cebu Landmasters launches Casa Mira Homes GenSan, its 18th Casa Mira project and first solar-integrated economic housing community, delivering sustainable and affordable living to hardworking Filipino families. In just 3 days, 85% or 1,034 units were sold, generating Php 4.3 billion in sales.
- ***Casa Mira made more Sustainable - Energy Savings & Eco-Friendly Features:*** The 21-hectare master-planned development offers 1,218 solar-ready units with several housing models having built-in 2.2 KW panels that can store up to 5 KWH and cut household energy costs by an estimated Php600–P3,000 monthly. Homes also feature natural lighting, water-saving fixtures, and rainwater storage.

- ***Generous Open Spaces and Convenient Location:*** *With 60% open space, amenities like pools, a clubhouse, and a sports court, plus proximity to hospitals, shopping centers, and UST GenSan, the community offers a well-rounded, sustainable lifestyle in a prime location.*

Notice is hereby given to The Philippine Stock Exchange, Inc. (“PSE”), the Securities and Exchange Commission (“SEC”), the Philippine Dealing & Exchange Corp. (“PDEX”), and the public that the leading developer in VisMin Cebu Landmasters, Inc. (“CLI” or the “Company”) is marking a major milestone in sustainable and affordable housing with the successful launch of Casa Mira Homes GenSan, the listed company’s first solar-integrated residential development.

Located on a 21-hectare site in Barangay Lagao, General Santos City, Casa Mira Homes GenSan introduced its solar-integrated units to the market with overwhelming response, achieving 85% sellout or a total of 1,034 units sold and generating Php 4.3 billion in reservation sales in just three days.

“We’re truly grateful for how warmly the GenSan market has embraced this sustainable concept,” said Jose Soberano III, Chairman and CEO of Cebu Landmasters. “It reflects how today’s Filipino families are becoming more mindful, not just about owning a home, but about making smarter, greener choices that benefit both their finances and the environment. Casa Mira Homes GenSan captures our vision of giving more to Filipino families by making sustainability affordable and accessible at the community level.”

Casa Mira is CLI’s flagship housing brand known for delivering more value to Filipino families, now made even more future-ready with solar integration.

Casa Mira Homes GenSan offers 1,218 single-detached units and townhouses, thoughtfully designed with large windows for natural light, water-saving fixtures, and household rainwater storage tanks. Flexible lot sizes cater to diverse needs, with single-detached homes ranging from 48 to 80 sqm, and townhouses from 46 to 55 sqm.

The offered units feature a sustainable design and solar integration. Calla and Cora single-detached homes have built-in 2.2 KW solar panel systems capable of storing up to 5 KWH per house, translating to potential estimated energy savings of Php 600 to Php 3,000 monthly. Other models such as Townhouses and Cielo single-detached units are also solar-power ready.

The development also dedicates 60% of the area to open space, with amenities such as a clubhouse, adult and kiddie pools, a basketball court, a multi-purpose hall, and landscaped gardens. Located near hospitals, shopping centers, and the University of Sto. Tomas GenSan, the project ensures residents have access to essential services and lifestyle conveniences.

Casa Mira Homes GenSan, the 18th project of the brand, is part of CLI’s growing footprint across Visayas and Mindanao, where it has nearly 130 projects in 17 key cities in the region to date. The listed company also opened a Makati office early this year as part of its strategic expansion into Luzon.

As part of CLI’s commitment to sustainability, this milestone brings green living to the affordable segment, an approach that will be carried forward in future Casa Mira developments across VisMin and beyond.

About 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.



More for the Filipino Family. Casa Mira Homes GenSan dedicates 60% of its space to open areas, including a clubhouse, pools, sports court, and lush gardens. Each home is thoughtfully designed with ample natural light, water-saving fixtures, and rainwater storage, promoting a sustainable lifestyle every day.



Empowering Sustainable and Affordable Living. Casa Mira Homes GenSan offers solar-ready townhouses and Cielo units, with optional 5 KWH panels for Calla and Cora homes, giving homeowners potential estimated savings of P600-P3,000 per month. A smart step toward an eco-friendly, cost-efficient future.



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Strong Market Absorption. Casa Mira Homes GenSan introduced its solar-integrated units to the market with overwhelming response, achieving 85% sellout or 1,034 units sold and generating Php 4.3 billion in reservation sales in just three days.

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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

July 04, 2025

Date



ATTY. JOHN EDMAR G. GARDE

Legal Counsel & Compliance Senior Manager

Signature and Title

Cebu Landmasters Launches First Solar-Integrated Homes, 85% Sold in 3 Days

News Summary:

- **The First Solar-Integrated Community in GenSan:** Cebu Landmasters launches Casa Mira Homes GenSan, its 18th Casa Mira project and first solar-integrated economic housing community, delivering sustainable and affordable living to hardworking Filipino families. In just 3 days, 85% or 1,034 units were sold, generating Php 4.3 billion in sales.
- **Casa Mira made more Sustainable - Energy Savings & Eco-Friendly Features:** The 21-hectare master-planned development offers 1,218 solar-ready units with several housing models having built-in 2.2 KW panels that can store up to 5 KWH and cut household energy costs by an estimated Php 600–P3,000 monthly. Homes also feature natural lighting, water-saving fixtures, and rainwater storage.
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