22 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: [redacted]

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 22, 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)

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 Leader Cebu Landmasters Sets Foot in Luzon with New Manila Office

Background/Description of the Disclosure

• Cebu Landmasters Inc. (CLI) opens its first Luzon office at the CWC Design Center in Makati City, marking its first regional office outside Visayas and Mindanao.

• The new 329-square-meter office houses the Manila Sales Office, Investor Relations Office, a showroom, and spaces for training and conferences, serving as a hub for stakeholder collaboration and showcasing CLI's latest projects.

• After establishing leadership in VisMin with over 100 projects across 16 key cities, CLI is finalizing land acquisitions and plans to launch its first Luzon project in 2025.

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

VisMin Leader Cebu Landmasters Sets Foot in Luzon with New Manila Office

News Summary

1. Cebu Landmasters Inc. (CLI) opens its first Luzon office at the CWC Design Center in Makati City, marking its first regional office outside Visayas and Mindanao.
2. The new 329-square-meter office houses the **Manila Sales Office**, **Investor Relations Office**, a **showroom**, and **spaces for training and conferences**, serving as a hub for stakeholder collaboration and showcasing CLI's latest projects.
3. After establishing leadership in VisMin with over 100 projects across 16 key cities, CLI is finalizing land acquisitions and plans to launch its first Luzon project in 2025.

Cebu Landmasters Inc. (CLI), the leading real estate developer in the Visayas and Mindanao (VisMin) regions, has officially expanded its presence to Luzon with the opening of its first regional office outside VisMin. This strategic move reinforces CLI's commitment to becoming a national developer.

The CLI Makati Office, situated on the 3rd floor of the newly built CWC Design Center, boasts a gross floor area of 329 square meters. The space is designed to support the company's growth and operations in Luzon, housing CLI's Luzon Sales Office, Investor Relations Office, and other support departments. The office serves as a platform, showcasing the company's newest project offerings while strategically promoting CLI's standout developments in Visayas and Mindanao, making them highly accessible to the Manila market. Training and conference rooms are also available to facilitate a variety of business activities.

"The opening of our Luzon office marks an important milestone for CLI. With this new hub, we are poised to bring our expertise and proven track record in real estate development to the Mega Manila market," said CLI Chairman and CEO Jose Soberano III.

The presence of CLI's Investor Relations Office in Makati City, the country's financial hub, is a strategic initiative aimed at fostering closer collaboration with key stakeholders and providing a convenient venue for investor briefings. Since its public listing in 2017, CLI has successfully introduced various fixed income and equity instruments to support its rapid growth. These include its first bond offering in 2022 and the listing of its preferred shares in 2024. The company has also announced plans to leverage its recurring income for the launch of its own Real Estate Investment Trust (REIT).

In 2024, CLI unveiled its Luzon expansion plans after cementing its leadership in VisMin, where it has close to 130 projects across 17 key cities since its establishment in 2003. CLI's diverse portfolio includes residential developments, offices, hotels and resorts, co-living and co-working spaces, mixed-use projects, and large-scale townships. With land acquisitions nearing completion, CLI is set to launch its first Luzon-based project in 2026.

"This new office symbolizes our readiness to bring the Cebu Landmasters brand to Luzon, leveraging our experience and expertise to serve a broader market," added CLI Chairman and CEO Jose Soberano III.

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Cebu Landmasters Inc. (CLI), the leading real estate developer in the Visayas and Mindanao (VisMin) regions, has officially expanded its presence to Luzon with the opening of its first regional office outside VisMin through a ribbon cutting ceremony. (L-R): Marose Soberano, CLI SEVP and Treasurer; Franco Soberano, CLI SEVP & COO; Jose Soberano III, CLI Chairman & CEO; Fred Yuson, CWC president & CEO and CLI JV partner; Joanna Marie Soberano-Bergundthal, CLI SVP for Marketing, Commercial Leasing & HR; and Janella Mae Soberano-Wu, VP for Corporate Communications, Premier Marketing & Customer Relations.

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.