

21 March 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)
Mar 21, 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 4-30 - 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

CLI raises P5 billion from sustainability-linked bonds to boost affordable housing

Background/Description of the Disclosure

- Cebu Landmasters Inc. (CLI) has listed its P5-billion sustainability-linked bonds (SLB) on PDEX, reinforcing its commitment to addressing the country's 6.7 million housing backlog by building 16,000 more affordable homes by 2028.
- The SLB ties CLI's financing to affordable housing targets, with the company set to exceed 30,000 units by bond maturity—more than doubling what it has built in the past two decades.
- Strong investor confidence was evident as the bond offering was oversubscribed three times at the narrow end, with PhilRatings maintaining a PRS Aa Plus credit rating and CLI earning recognition in the ATRAM SDG Fund for its sustainability initiatives.

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

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

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1. **March 21, 2025**
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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** **6000**
Address of principal office 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

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COMMON SHARES	3,465,201,467
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11. Indicate the item numbers reported herein: Item 9 (Other Matters)

CLI raises ₱5 billion from sustainability-linked bonds to boost affordable housing

- *Cebu Landmasters Inc. (CLI) has listed its ₱5-billion sustainability-linked bonds (SLB) on PDEx, reinforcing its commitment to addressing the country's 6.7 million housing backlog by building 16,000 more affordable homes by 2028.*

- *The SLB ties CLI's financing to affordable housing targets, with the company set to exceed 30,000 units by bond maturity—more than doubling what it has built in the past two decades.*
- *Strong investor confidence was evident as the bond offering was oversubscribed three times at the narrow end, with PhilRatings maintaining a PRS Aa Plus credit rating and CLI earning recognition in the ATRAM SDG Fund for its sustainability initiatives.*

Notice is hereby given to The Philippine Stock Exchange, Inc. ("PSE" or the "Exchange") and the public that the leading VisMin developer Cebu Landmasters, Inc. ("CLI" or the "Company") has successfully listed its ₱5-billion sustainability-linked bonds (SLB) on the Philippine Dealing & Exchange Corp. (PDEX), reinforcing its commitment to addressing the country's 6.7 million housing backlog and significantly expanding its affordable housing portfolio.

This issuance marks the second tranche of CLI's P15-billion shelf-registration program, leaving ₱5 billion available for future issuances. The newly listed Series D and E bonds, due in 2028 and 2030 respectively, received strong market reception. Series D bonds, totaling ₱2.86 billion, carry an interest rate of 6.6348%, while Series E bonds, worth P2.14 billion, have an interest rate of 6.9157%.

“Our mission at Cebu Landmasters has always been clear: to build communities where Filipino families can thrive,” said CLI Chairman and CEO Jose Soberano III. “With this sustainability-linked bond, we are strengthening that commitment by holding ourselves accountable to a measurable target—building 16,000 more affordable homes by 2028. In just five years, we will more than double what we have achieved over the past two decades.”

An SLB is a unique financial instrument tied to an environmental, social, and governance (ESG) objective. If the issuer fails to meet its sustainability targets within a specified period, the interest rate increases. CLI is the first real estate developer in the Philippines to use affordable housing as the key success metric for an SLB. The company has already built over 14,000 affordable housing units, a number that will exceed 30,000 by the bond's maturity.

Market confidence in CLI remains strong, as evidenced by PhilRatings maintaining its PRS Aa Plus credit rating with a Stable Outlook for the issuance, citing the company's sustained leadership in the VisMin real estate sector. Further reinforcing its ESG credentials, CLI was recently included in the ATRAM SDG Fund, recognizing its improved sustainability initiatives and strong financial performance.

“The overwhelming investor interest in this offering, which was oversubscribed three times at the narrow end, is a testament to the trust financial institutions place in CLI,” added Soberano. “This confidence reinforces our role as a key player in bridging the housing gap while delivering sustained value to stakeholders.”

With its latest SLB issuance, CLI is taking a definitive step toward making homeownership more accessible for Filipinos, ensuring that the country's housing needs are met through sustainable and impactful solutions.

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

March 21, 2025

Date



ATTY. JOHN EDMAR G. GARDE

Legal Counsel & Compliance Senior Manager

Signature and Title