

16 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 16, 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

CLI and NTT UD Asia Launch PHP 9.2 B The Wave Towers, Marking First International Joint Venture

Background/Description of the Disclosure

- 1) CLI introduces The Wave Towers, a PHP 9.2 billion Japanese-inspired residential project in Cebu I.T. Park, in partnership with Japan's NTT UD Asia. This is CLI's first international joint venture.
- 2) The first of two towers offers 709 premium units with minimalist Japanese-inspired aesthetics and quality interiors. It has two floors of expansive amenity decks for wellness and recreation.
- 3) The project marks a milestone collaboration between CLI and NTT Urban Development (NTT UD) Asia, a subsidiary of Japan's NTT Group, one of the largest ICT and telecommunications companies in the world.

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

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. **July 16, 2025**
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 and NTT UD Asia Launch PHP 9.2 B *The Wave Towers*,
Marking First International Joint Venture**

- *CLI introduces The Wave Towers, a PHP 9.2 billion Japanese-inspired residential project in Cebu I.T. Park, in partnership with Japan's NTT UD Asia. This is CLI's first international joint venture.*
- *The first of two towers offers 709 premium units with minimalist Japanese-inspired aesthetics and quality interiors. It has two floors of expansive amenity decks for wellness and recreation.*
- *The project marks a milestone collaboration between CLI and NTT Urban Development (NTT UD) Asia, a subsidiary of Japan's NTT Group, one of the largest ICT and telecommunications companies in the world.*

Notice is hereby given to The Philippine Stock Exchange, Inc. (“PSE or the “Exchange”), the Securities and Exchange Commission (“SEC or the “Commission”), the Philippine Dealing & Exchange Corp. (“PDEX”), and the public that the leading developer in VisMin Cebu Landmasters, Inc. (“CLI” or the “Company”) and Japan’s NTT Urban Development (NTTUD) Asia have officially introduced The Wave Towers, a landmark PHP 9.2 billion premium residential project in Cebu IT Park—Cebu’s premier business and lifestyle hub, and one of the country’s top IT economic zones outside Metro Manila. It also unveiled The Wave Towers showroom to give a glimpse of the project’s features and model units now open to the public.

Developed under CLI NUD Ventures, a joint venture between CLI and NTTUD Asia, The Wave Towers is the first project from this landmark partnership and CLI’s first international joint venture. NTTUD, the real estate arm of Japan’s NTT Group—the third largest listed company in Japan—has a global footprint spanning New York, London, Boston, Melbourne, and Tokyo.

This collaboration shows a strong vote of confidence in CLI’s proven track record, bringing international credibility and long-term investment value.

Inspired by the calm, purposeful design philosophy of Japan and enriched with Cebuano craftsmanship and creativity, The Wave Towers introduces a serene yet prestigious lifestyle to one of Cebu’s most dynamic business districts.

“With The Wave Towers, we’re setting a new standard for Cebu’s urban living, where design meets cultural respect and harmony,” said CLI chairman and CEO Jose Soberano III. “This vision is made possible through our partnership with NTT UD Asia, blending their global design expertise with our local insight to create homes that reflect purpose and lasting value.”

The Wave Towers will feature two residential buildings, starting with the 40-storey Nagomi Tower, from the Japanese word nagomi meaning “harmony” or “calm”. The first tower will offer 709 premium residential units designed for modern living. Each unit features minimalist interior with clean lines and neutral tones as well as modern furnishings such as smart digital lockset and intercom, TOTO (or equivalent) fixtures in bathrooms, LVT flooring in bedrooms and others.

The two-tower development offers lifestyle facilities to enhance daily living. Residents will enjoy two floors of curated amenities. The 6th Floor Amenity Deck features a pool complex with a sauna and spa, fitness center, Japanese garden, kids’ play area, and game room for relaxation and recreation. On the 37th floor, the Sky Amenity Deck includes a lounge library, wellness gym, and open-air sky deck with stunning views. Retail spaces on the ground and podium levels provide elevated dining experience for residents. Wide corridors, five elevators, and full backup power provide comfort, convenience and peace of mind.

The Wave Towers offers a premium unit mix designed for strong value appreciation and upscale demand, including studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

The Wave Towers showroom is located at India Street, Cebu I.T. Park and will be open to the public at 8:30 am to 5:30 pm, Mondays to Fridays. For more information, please get in touch with our Sales Team:

Rainier Philip Reyes - 0917 567 0052 / rsreyes@cebulandmasters.com
Arnold Castro Jr. – 0927022-14961 / aacastro@cebulandmasters.com
Jennifer Nina Abella – 0917 796 2932 / nina@cebulandmasters.com

###



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc.



A New Wave of Living in Cebu: Cebu Landmasters and Japan's NTT Urban Development unveil The Wave Towers showroom—a P9.2B landmark blending Japanese elegance with Cebuano soul in Cebu I.T. Park. The photo above is the architect's perspective of The Wave Towers Showroom.



A New Wave of Living in Cebu: Cebu Landmasters and Japan's NTT Urban Development unveil The Wave Towers showroom—a P9.2B landmark blending Japanese elegance with Cebuano soul in Cebu I.T. Park. The photo above is the architect's perspective of The Wave Towers Showroom.



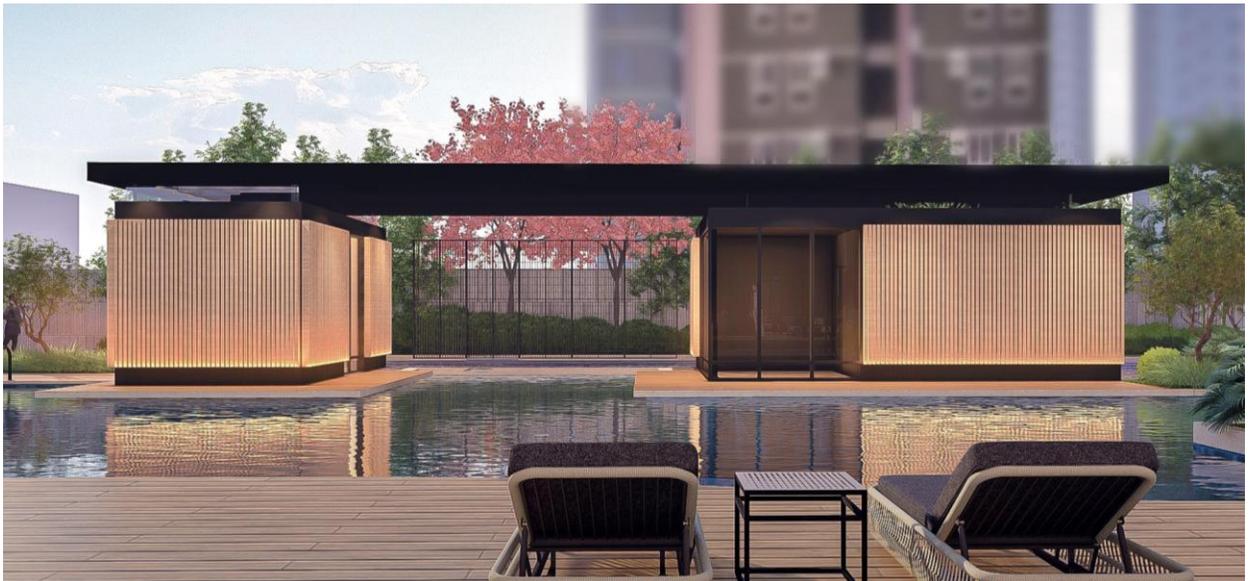
A New Wave of Living in Cebu: Cebu Landmasters and Japan's NTT Urban Development unveil The Wave Towers showroom—a P9.2B landmark blending Japanese elegance with Cebuano soul in Cebu I.T. Park. The photo above is the architect's perspective of The Wave Towers Showroom.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Swimming Pool**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Japanese Garden**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Sauna & Spa**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Theater Room**.



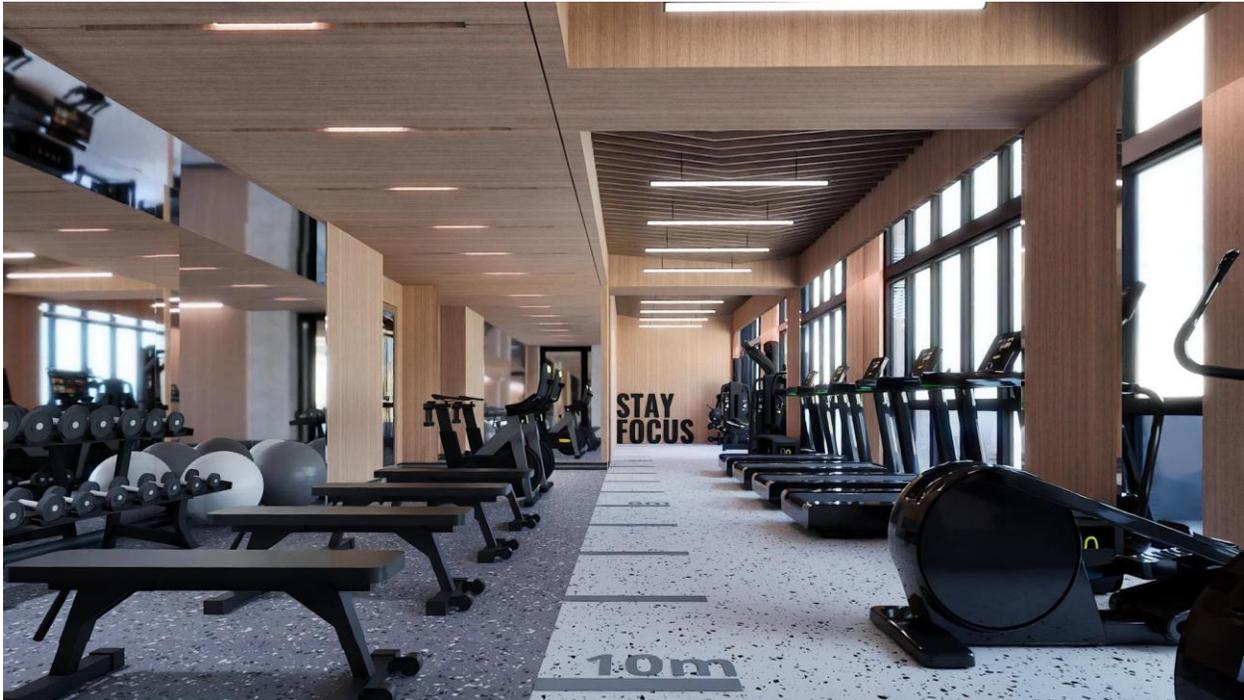
The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Lounge Hall**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Library Lounge**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Kids Room**.



The Wave Towers is a P9.2B Japanese-inspired development in Cebu I.T. Park, launched by Cebu Landmasters in partnership with Japan's NTT Urban Development (NTTUD) Asia under the joint venture CLI NUD Ventures, Inc. The photo above is the architect's perspective of the **Fitness Gym**.

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

July 16, 2025

Date


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