

November 13, 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. LOU DELIANNE I. REBOJA
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)
Nov 13, 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 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Cebu Landmasters profits up to Php3.1B in 9M 2025, maintains top VisMin developer position

Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) reported a Php3.1-billion consolidated net income for the first nine months of 2025, up 6% year-on-year, reaffirming its position as the top residential developer in Visayas and Mindanao with a 18% market share, according to 2025 Colliers Real Estate Market Study.

2. The listed developer's revenues reached Php14.3 billion, up 2% year-on-year, driven by a 72% surge in recurring income, as hotel and rental revenues rose sharply on the back of new openings and stronger occupancy rates.

3. CLI maintained a robust project pipeline and balance sheet, with residential reservation sales climbing 27% to Php19.3 billion, total assets up 18% to Php128.5 billion, and its landbank expanding to 188 hectares, underscoring its robust project pipeline for future growth.

For more information, please see 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	Lou Delianne Reboja
Designation	Legal Counsel and Compliance Sr. Manager

Cebu Landmasters profits up to ₱3.1B in 9M 2025, maintains top VisMin developer position

News summary:

- *Cebu Landmasters, Inc. (CLI) reported a ₱3.1-billion consolidated net income for the first nine months of 2025, up 6% year-on-year, reaffirming its position as the top residential developer in Visayas and Mindanao with a 18% market share, according to 2025 Colliers Real Estate Market Study.*
- *The listed developer's revenues reached ₱14.3 billion, up 2% year-on-year, driven by a 72% surge in recurring income, as hotel and rental revenues rose sharply on the back of new openings and stronger occupancy rates.*
- *CLI maintained a robust project pipeline and balance sheet, with residential reservation sales climbing 27% to ₱19.3 billion, total assets up 18% to ₱128.5 billion, and its landbank expanding to 188 hectares, underscoring its robust project pipeline for future growth*

Cebu City — 13 November 2025 — Leading developer in VisMin Cebu Landmasters, Inc. (CLI) sustained its growth momentum in the first nine months of 2025, posting a ₱3.1-billion consolidated net income, up 6% year-on-year from ₱2.9 billion in the same period last year.

The company's latest performance reaffirms its market leadership in the Visayas and Mindanao property sectors, according to the 2025 Colliers Philippines Real Estate Market Study, which ranked CLI as the top residential developer in VisMin with a 18% market share.

Revenues for the period reached ₱14.3 billion, a 2% increase from ₱14.1 billion year-on-year, reflecting steady topline growth across both property sales and recurring income streams.

"CLI's sustained performance is being driven by real demand in VisMin's growth cities," said Jose Soberano III, Cebu Landmasters Chairman and CEO. "Our portfolio is intentionally diversified and anchored on segments that continue to move. This focus allows us to deliver steady returns while building communities that hold their value over time."

Robust property sales and expanding recurring income

Real estate sales remained the company's primary revenue driver contributing ₱12.4 billion, supported by construction progress and unit completions across its economic, mid-market, and premier developments.

CLI's diversification strategy also bore fruit, with recurring income growing 72% during the period. Hotel revenues more than doubled, up 101%, driven by new openings and stronger occupancy rates, while rental income rose 49% from newly leased spaces. The expansion underscores the company's continuing efforts to build a more balanced and integrated business model through hospitality and leasing ventures.

Sustained demand and strong project pipeline

Residential reservation sales jumped 27% to ₱19.3 billion, fueled by sustained housing demand and the success of new launches such as One Manresa Place in Cagayan de Oro and Casa Mira Homes Gensan. Nearly 80% of total take-up came from new launches, reflecting the company's ability to capture emerging housing demand and maintain high sell-out rates across projects.

As of September 30, 2025, total assets grew 18% to ₱128.7 billion, supported by project completions and strategic land acquisitions. CLI's net debt-to-equity ratio remained healthy at 1.63x, underscoring its disciplined capital management.

The company's landbank expanded to 188 hectares, providing ample runway for future developments. Among the notable additions is a 79-hectare property in Liloan, Cebu, envisioned to become a mixed-use township with residential and commercial components.

CLI now has 131 projects in its portfolio, including 102 residential developments and an expanding income-generating portfolio of 10 hotels and six office properties, reinforcing its position as a leading full-spectrum developer in the region.

Commitment to community resilience

In recent months, the Visayas and Mindanao regions faced natural challenges, including an earthquake and Typhoon Tino, which tested community resilience. CLI promptly activated emergency protocols across all project sites, coordinated with local authorities, and ensured the safety of employees, residents, and tenants.

No major structural damage was reported following inspections, and operations have since normalized. Beyond ensuring safety, CLI also extended relief assistance to affected communities in coordination with partner LGU, reflecting its people-first culture and commitment to nation-building.

Industry leadership and recognition

Reaffirming its market leadership, Colliers Philippines once again named Cebu Landmasters the top developer in VisMin in its 2025 Real Estate Market Study, citing the company's 18% share in residential sales take-up.

CLI's operational excellence and strong governance practices also earned recognition from several organizations. It received top distinctions at the 2025 PropertyGuru Philippines Property Awards, including Best Developer in Visayas, Best Developer in Mindanao, and Best Housing Developer.

The Institute of Corporate Directors (ICD) awarded CLI a two-Golden Arrow rating for corporate governance excellence for the second consecutive year, while the People Management Association of the Philippines (PMAP) named the firm 2025 Distinguished Exemplar – Employer of the Year, recognizing its strong workplace culture and employee engagement.

“Each phase of our growth is tied to real needs on the ground,” Soberano said. “We invest in projects that make sense for the market and ensure the quality of life of Filipino families, and we maintain the integrity and commitment to deliver them well. This mission guides how we build and how we run the organization,” Soberano highlighted.

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About Cebu Landmasters, Inc.

Cebu Landmasters Inc. is the leading real estate developer in VisMin with 131 projects in different categories across 18 key cities in the region. The company is now expanding to Luzon.



Cebu Landmasters 9M 2025 residential reservation sales surged 27% to ₱19.3 billion year-on-year, fueled by sustained housing demand and successful launches such as One Manresa Place in Cagayan de Oro. The development's aerial perspective is shown in the photo above.





Cebu Landmasters 9M 2025 residential reservation sales surged 27% to ₱19.3 billion year-on-year, fueled by sustained housing demand and successful launches such as Casa Mira Homes Gensan. The architect's perspective of the development's Clubhouse is shown above.

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