

December 5, 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)  
Dec 5, 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 Raises Php4.0 Billion from Oversubscribed Sustainability-Linked Bond Issuance on Back of Sustained Investor Demand; Second bond offering for 2025 carries the momentum of its oversubscribed March 2025 issuance

### Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) raised Php4.0 billion from its oversubscribed sustainability-linked bond issuance, marking its second successful bond offer in 2025 and completing the final tranche of its Php15-billion shelf-registration program.
2. The newly listed Series F, G, and H bonds, due in 2029, 2032, and 2035 respectively, received sustained market demand, reinforcing investor confidence in CLI's financial strength, strong fundamentals and industry leadership in the Visayas-Mindanao region.
3. Proceeds will fund active project developments and support CLI's sustainability-linked commitment to deliver over 16,000 additional affordable homes, building on its position as the first Philippine developer to tie SLB performance metrics to housing delivery.

For more information, please see 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:

<b>Name</b>	Lou Delianne Reboja
<b>Designation</b>	Legal Counsel and Compliance Sr. 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. **December 05, 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. **10<sup>TH</sup> FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK, BRGY. APAS, CEBU CITY, PHILIPPINES**  
Address of principal office
8. **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
<b>COMMON SHARES</b>	<b>3,465,201,467</b>
<b>PREFERRED SHARES</b>	<b>4,280,340</b>

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

**CLI Raises ₱4.0 Billion from Oversubscribed Sustainability-Linked Bond Issuance on Back of Sustained Investor Demand**

*Second bond offering for 2025 carries the momentum of its oversubscribed March 2025 issuance*

*News summary:*

- *Cebu Landmasters, Inc. (CLI) raised ₱4.0 billion from its oversubscribed sustainability-linked bond issuance, marking its second successful bond offer in 2025 and completing the final tranche of its ₱15-billion shelf-registration program.*
- *The newly listed Series F, G, and H bonds, due in 2029, 2032, and 2035 respectively, received sustained market demand, reinforcing investor confidence in CLI's financial strength, strong fundamentals and industry leadership in the Visayas-Mindanao region.*
- *Proceeds will fund active project developments and support CLI's sustainability-linked commitment to deliver over 16,000 additional affordable homes, building on its position as the first Philippine developer to tie SLB performance metrics to housing delivery.*

Notice is hereby given to The Philippine Stock Exchange, Inc. ("PSE" or the "Exchange") and the public that the leading developer in VisMin Cebu Landmasters, Inc. (CLI) raised ₱4.0 billion from its oversubscribed sustainability-linked bond (SLB) offering, further securing its growth pipeline, and reaffirming the market's continued confidence in its long-term plans .

This is CLI's second successful bond offering for 2025, building on the momentum of its strong investor reception of its oversubscribed March SLB issuance. The new SLB tranche was officially listed in a ceremony at the Philippine Dealing System Holding Corp. on December 5.

"Our commitment at Cebu Landmasters has always been to build communities where Filipino families can truly thrive," said CLI Chairman and CEO Jose Soberano III. "This sustainability-linked issuance strengthens our drive to be the country's most trusted developer—where every project brings fulfillment to our customers and progress to the communities we serve."

"It also reinforces our mission to deliver masterful real estate experiences that uplift lives and support nation-building, as we expand our ability to develop quality, affordable homes that move progress forward across the country," Soberano added.

The offering completes the third and final tranche of CLI's ₱15-billion shelf-registration program, with newly listed Series F, G, and H bonds maturing in 2029, 2032, and 2035, respectively.

The issuance was met with robust demand, with the 4-year Series F bonds raising ₱2.19 billion at an interest rate of 6.5408%. The 7-year Series G bonds generated ₱603 million at 6.6807%, while the 10-year Series H bonds amounted to ₱1.22 billion and carried an interest rate of 6.9572%.

CLI remains the first real estate developer in the Philippines to anchor a sustainability-linked bond to affordable housing delivery. Under this SLB financing framework, the company targets more than 16,000 additional affordable homes, bringing its total affordable housing output across VisMin and upcoming Luzon projects to over 30,000 units by bond maturity.

Proceeds will support active project development in key VisMin growth markets, refinance maturing obligations, and fund general corporate requirements.

Investor confidence in CLI continues to strengthen. PhilRatings reaffirmed a PRS Aa Plus rating with Stable Outlook for the issuance, citing the company's solid financial position, consistent earnings growth, and proven market leadership. The 2025 Colliers Real Estate Market Study likewise confirms that CLI remains as the number 1 housing developer in VisMin, holding an 18% market share in residential take-up, further validating its competitive edge in the region.

"The strong investor support for both our bond issuances this year reflects the resilience of our business and confidence in our long-term vision," said Soberano. "It strengthens our

commitment to be the country's most trusted developer, delivering real value to customers and lasting impact to communities.”

For more information about CLI, visit [cebulandmasters.com](http://cebulandmasters.com).

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

**December 05, 2025**

Date

  
**ATTY. LOU DELIANNIE I. REBOJA, CPA**  
Legal Counsel & Compliance Senior Manager  
Signature and Title

## **CLI Raises ₱4.0 Billion from Oversubscribed Sustainability-Linked Bond Issuance on Back of Sustained Investor Demand**

Second bond offering for 2025 carries the momentum of its oversubscribed March 2025 issuance

News summary:

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- The newly listed Series F, G, and H bonds, due in 2029, 2032, and 2035 respectively, received sustained market demand, reinforcing investor confidence in CLI's financial strength, strong fundamentals and industry leadership in the Visayas-Mindanao region.
- Proceeds will fund active project developments and support CLI's sustainability-linked commitment to deliver over 16,000 additional affordable homes, building on its position as the first Philippine developer to tie SLB performance metrics to housing delivery.

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