

January 08, 2026

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:

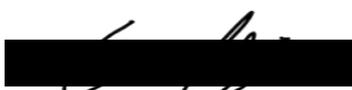
In compliance with PDEX Rule 7.9.3 and the Implementing Rules and Regulations of the Securities and Regulation Code, we enclose a copy of Cebu Landmasters, Inc.'s ("CLI" or the "Company") disclosure filing to The Philippine Stock Exchange, Inc.

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)
Jan 8, 2026
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

Cebu Landmasters' Patria de Cebu Opens to the Public, Welcomes New Tenants Ahead of Sinulog

Background/Description of the Disclosure

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) in partnership with the Archdiocese of Cebu officially opens the newly developed Patria de Cebu located at the heart of Cebu's heritage trail on P. Burgos Street, Cebu City.

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:

Name	Lou Delianne Reboja
Designation	Legal Counsel and Compliance Sr. Manager

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

Cebu Landmasters' Patria de Cebu Opens to the Public, Welcomes New Tenants Ahead of Sinulog

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the Archdiocese of Cebu officially opens the newly developed Patria de Cebu located at the heart of Cebu's heritage trail on P. Burgos Street, Cebu City.

Situated in an expansive 21,000 square meter combined gross floor area, Patria De Cebu is a fully integrated mixed-use development featuring a shopping center, offices and an international hotel in Cebu's downtown area.

Its new look retains the main Patria De Cebu's structure and fuses a structural design inspired by the rich Filipino-Spanish heritage, while preserving the site's decades-old historical significance.

"Patria de Cebu is our way of honoring Cebu's rich heritage and the unwavering faith of Cebuanos. We thoughtfully designed it to preserve its legacy and bring new life to the area for the community," said CLI Chairman and CEO Jose Soberano III.

A revitalized landmark, Patria De Cebu's interior courtyard centerpiece and open air facade is reminiscent of the gathering places of Rome that serves as a meeting point surrounded by Christ-centered history, as exemplified by the Cebu Metropolitan Cathedral located just in front of the building.

Its hotel component, Mercure Cebu Downtown is CLI's first international hotel in the downtown area and will add 182 room keys to the listed company's hotel portfolio and will be operated by French multinational hospitality group Accor. Mercure Cebu Downtown is slated to open by the end of 2026.

In 2021, Patria de Cebu won Best Mega Mixed-Use Development by the PropertyGuru Philippines Property Awards.

RETAIL CONCEPTS NOW OPEN AT PATRIA DE CEBU

Retail spaces occupy 4,320 square meters featuring essentials and food & beverage concepts, wellness and more, while office spaces occupy 4,400 square meters which will open later in the year.

Ahead of the Sinulog festivities, exciting retail stores and food concepts are now open to the public.

Essentials: Metro Supermarket

Wellness: TUF, The Beauty Studio

Food & Beverage: Bo's Coffee, Goldilocks, Orange Brutus, Ribshack, FoodCon, Pan de Manila, Leylam, and CNT Lechon.

Religious Supplies: St. Maximilian

Soon to open are Island Souvenir, A Little Tea, Flora & Faun, D&G Dental, Chikaan, Barrio Chino, Aurra Catering and Events.

For more information and updates, please visit Patria de Cebu's official facebook page at Patria de Cebu (<https://www.facebook.com/people/Patria-de-Cebu/61559725132210/>)

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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

January 08, 2026

Date


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

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