

January 23, 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 23, 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 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Cebu Landmasters, Xavier University to deliver Php120-million Manresa Access Road to power Uptown CDO growth

Background/Description of the Disclosure

1. The Manresa Access Road is a strategic infrastructure project jointly developed by Cebu Landmasters, Inc. (CLI) and Xavier University (XU), built on land contributed by both partners. Fully funded by CLI, the Php120 million project will strengthen connectivity between Uptown and Downtown Cagayan de Oro, while supporting sustainable township development and long-term urban growth.
2. Through this partnership, Cebu Landmasters and Xavier University aim to enhance urban connectivity, promote sustainable community planning, and address Cagayan de Oro City's evolving infrastructure needs.
3. Once completed in Q4 2027, the road will provide a direct link to the Macasandig Bridge, reinforcing integrated development within Manresa Town, Cebu Landmasters' 14.6-hectare university township, which is further seamlessly connected to Xavier University Masterson Campus, dubbed the Campus of the Future.

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, Xavier University to deliver Php120-million Manresa Access Road to power Uptown CDO growth

NEWS SUMMARY:

- The Manresa Access Road is a strategic infrastructure project jointly developed by Cebu Landmasters, Inc. (CLI) and Xavier University (XU), built on land contributed by both partners. Fully funded by CLI, the Php120 million project will strengthen connectivity between Uptown and Downtown Cagayan de Oro, while supporting sustainable township development and long-term urban growth.
- Through this partnership, Cebu Landmasters and Xavier University aim to enhance urban connectivity, promote sustainable community planning, and address Cagayan de Oro City's evolving infrastructure needs.
- Once completed in Q4 2027, the road will provide a direct link to the Macasandig Bridge, reinforcing integrated development within Manresa Town, Cebu Landmasters' 14.6-hectare university township, which is further seamlessly connected to Xavier University Masterson Campus, dubbed the Campus of the Future.

Leading developer in the Visayas and Mindanao Cebu Landmasters, Inc. (CLI), together with Xavier University (XU), is advancing Cagayan de Oro City's urban connectivity through the Manresa Access Road, a Php 120 million strategic infrastructure project built on land jointly contributed by both partners and fully funded by CLI, highlighting their collaborative effort to create a sustainable and connected township.

The project, marked by a concrete pouring ceremony on January 23, will strengthen connectivity between Uptown and Downtown CDO, improve daily mobility for residents, students, workers, and businesses, and support CLI's sustainable township development, and align with the city's long-term growth needs.

Spanning 2 kilometers and 10 meters wide on land jointly owned by CLI and Xavier University, the Manresa Access Road expected to be completed in Q4 2027 will directly link Masterson Avenue to Balulang Road, improving downtown access via the Macasandig Bridge, easing congestion, and enhancing daily mobility across Cagayan de Oro. It will also boost Uptown CDO connectivity, shorten travel times, expand route options, and provide safer, more predictable travel for commuters, while the improved linkage simultaneously supports economic activity across the city.

The road is complementary to Manresa Town, CLI's 14.6-hectare integrated university township designed with student-friendly spaces and seamlessly connected to Xavier University Masterson

Campus, dubbed the Campus of the Future, as well as to Uptown CDO. Sustainability and quality of life are at the core of both the campus and township designs, with generous open areas, green spaces, wide roads, and dedicated bike lanes that promote healthier and more environmentally responsible lifestyles. The development also benefits from its proximity to 28 hectares of protected forest, ensuring that urban growth is balanced with environmental stewardship.

“Manresa Town is built to shape the future of Uptown CDO. By creating a sustainable, connected, and vibrant community for students, educators, and residents, it supports Cagayan de Oro City’s growth and enhances the quality of life for everyone who lives and works here,” said CLI Chairman and Chief Executive Officer Jose Soberano III.

Manresa Town’s first residential project, One Manresa Place, launched last year, generated Php4 billion in sales within its first two days and is now 99% sold, reflecting strong demand and confidence from students, teachers, and investors.

As the leading property developer in the South, Cebu Landmasters brings extensive experience in creating integrated communities that respond to local needs. Its collaboration with Xavier University, a cornerstone academic institution in Northern Mindanao, ensures that development aligns with educational, social, and civic priorities. Connectivity-driven and sustainable infrastructure is essential for the rapidly urbanizing city of Cagayan de Oro, and the Manresa Access Road exemplifies this approach, physically linking districts while strengthening collaborative infrastructure that benefits the wider community.

Cebu Landmasters currently has more than 130 projects across 18 key cities in VisMin and will soon launch its first project in Luzon.

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The Manresa Access Road, a 10-meter-wide road with two vehicular lanes and a bike lane provision, will traverse Cebu Landmasters' ongoing Manresa Town development, a 14.6-hectare university township seamlessly connected to Xavier University and Uptown CDO. Stretching over 2 kilometers and designed with optimal safety, the road navigates an 87-meter change in elevation from Masterson Avenue to Balulang Road, and complements the township's residential, retail, office spaces, open green areas, and sustainable design features.



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