

08 August 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)

Aug 8, 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 Ramps Up Growth with Back-to-Back Groundbreakings in Cebu and Palawan

Background/Description of the Disclosure

1. Back-to-Back Groundbreaking in Palawan and Cebu: Cebu Landmasters strengthens its foothold in the region with back-to-back groundbreaking of Casa Mira Towers Palawan Tower 5 alongside North Grove at Pristina Town, a P5.4B residential development in their township in Northern Cebu.

2. Casa Mira Towers Palawan Unveils Two New Towers: Alongside the groundbreaking of the fifth tower of Casa Mira Towers Palawan, CLI unveils the last two towers of the 7-tower development on the back of strong housing demand.

3. New Upper Mid-Market Community in Northern Cebu: North Grove at Pristina Town introduces their first residential development that promises elevated township living - complete with exclusive amenities and a podium retail area, expanding CLI's presence in a fast-growing residential corridor in Cebu.

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 | Clarissa Mae Cabalda |
| Designation | Corfin/Investor Relations 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. **August 08, 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 |
|-------------------------|---|
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| PREFERRED SHARES | 4,280,340 |

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

CLI Ramps Up Growth with Back-to-Back Groundbreakings in Cebu and Palawan

- **Back-to-Back Groundbreaking in Palawan and Cebu:** Cebu Landmasters strengthens its foothold in the region with back-to-back groundbreaking of Casa Mira Towers Palawan Tower 5 alongside North Grove at Pristina Town, a P5.4B residential development in their township in Northern Cebu.
- **Casa Mira Towers Palawan Unveils Two New Towers:** Alongside the groundbreaking of the fifth tower of Casa Mira Towers Palawan, CLI unveils the last two towers of the 7-tower development on the back of strong housing demand
- **New Upper Mid-Market Community in Northern Cebu:** North Grove at Pristina Town introduces their first residential development that promises elevated township living - complete with exclusive amenities and a podium retail area, expanding CLI's presence in a fast-growing residential corridor in Cebu.

Leading developer in VisMin Cebu Landmasters, Inc. (CLI) marked another milestone with the back-to-back groundbreaking events for two major residential projects: Tower 5 of Casa Mira Towers Palawan in Puerto Princesa, and North Grove at Pristina Town in Cebu City.

These recent strategic expansions are set to strengthen the company's growth trajectory and reaffirm CLI's momentum in addressing real housing demand and delivering quality developments with long-term value to both end-users and investors. It further reinforces its leadership in delivering high-impact residential developments across the region.

“Our projects in Puerto Princesa and Cebu reflect CLI's commitment to delivering thoughtfully-designed and high quality homes for individuals and families who need a place to call their own,” said Jose Soberano III, CLI Chairman & CEO. “Beyond that, we aim to offer compelling opportunities for investors.”

Casa Mira Towers Palawan: A First in Palawan for Vertical Living

The P3.8 billion Casa Mira Towers Palawan is CLI's first-ever development in Puerto Princesa, Palawan and part of the company's flagship housing brand Casa Mira. With the recent groundbreaking of tower 5, CLI also announced the opening of two additional towers, which will add 567 more units to the seven-tower development.

Spanning 2.09-hectares in Barangay San Pedro, just minutes from the Puerto Princesa airport and city center, Casa Mira Towers Palawan blends the comforts of urban convenience with the serene charm of nature-rich surroundings and resort-like living. Sixty percent of the property is dedicated to open space, lush greenery, and resort-style amenities. This includes a clubhouse, pools, gym, roof gardens, sky lounge, play area, retail zone, chapel, and an EV charging station—a rare offering for its segment.

The project offers studio and one-bedroom units ranging from 20 to 32 sqm, with select units featuring balconies and scenic views of Palawan's natural landscape.

The expansion of two additional towers is CLI's response to strong demand from end-users and investors for its project. Its nature-integrated setting, accessibility, and modern features position it as a standout vertical development in one of the country's most dynamic tourism and residential markets, making Casa Mira Towers Palawan not just a home but a smart investment in one of the country's fastest-growing cities frequented by leisure travelers.

North Grove at Pristina Town: Elevated Garden-Inspired Living in Northern Cebu

CLI also recently broke ground on North Grove at Pristina Town, marking the launch of the first residential phase of its new, sustainable township development in Bacayan, Cebu City. Valued at P5.4 billion, this upper mid-market residential project is being developed by Cebu Homegrown Developers Inc., CLI's joint venture with Ixidor Holdings. North Grove serves as the initial phase of Pristina Town, a 7.2-hectare township rising in one of Northern Cebu's most notable addresses.

Building on the success of the partnership's Mandtra Residences, North Grove introduces two residential towers—Lumina and Terra—each offering distinct living experiences focused on green spaces and thoughtfully designed environments.

Lumina Tower will feature 386 studio and one-bedroom garden units sized from 24 to 35 sqm, fitted out with full-height windows for maximum natural light. The tower features expansive green spaces and exclusive garden amenities, such as a zen garden, sky lounge, game room, fitness gym, lounge, and multi-purpose deck.

Meanwhile, Terra Tower will showcase forest tones and natural landscapes, complemented by premier amenities like pocket gardens, a multi-purpose deck, and fitness facilities. The tower will offer studio units ranging from 23 to 25 sqm.

North Grove's key highlight is its central podium, designed with an expansive 1,800 sqm supermarket area and nearly 2,000 sqm leasable space for fresh retail and dining concepts that enhance convenience and elevated township living.

Scaling VisMin Presence with Inclusive and Sustainable Growth

“These developments are part of our initiative to address the significant housing backlog in the Philippines by building accessible, value-driven communities that meet real demand and foster inclusive, sustainable growth,” Soberano said.

CLI continues to scale its Casa Mira brand, now spanning 18 projects across the Visayas and Mindanao and delivering nearly 20,000 vertical and horizontal housing units. North Grove, meanwhile, is just the beginning of many exciting concepts residents can expect from Cebu's Pristina Town.

From economic to upper mid-market segments, CLI's diverse portfolio reflects its vision of inclusive growth anchored on local insight, end-user value, and regional expertise.

With continuous expansion, sustainability integration, and a market-responsive portfolio of projects, CLI reinforces its role as a trusted developer enriching Filipino lives through accessible, well-planned and resilient communities in fast-emerging cities across the country.

CEBU LANDMASTERS

Cebu Landmasters is the number one developer in Visayas and Mindanao, as ranked in the 2024 Colliers Philippines Real Estate Market Study. Its projects consistently achieve high sell-out rates—clear proof of strong market demand and buyer trust in the region.

For more information, visit cebulandmasters.com/.

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The P3.8 billion seven-tower Casa Mira Towers Palawan is a nature-integrated development that blends resort-style living with urban convenience in one of Palawan’s fastest-growing hubs, Puerto Princesa.



The P5.4 billion North Grove is the first residential project in CLI’s newest township, Pristina Town. The development is an upper mid-market community featuring green spaces, sustainable features, lifestyle amenities, and a central podium with retail and dining options located in one of Cebu’s most notable addresses.



CLI breaks ground on the P5.4B North Grove, the pioneering residential development in its newest township, Pristina Town — an upper mid-market community with green spaces, sustainable features, lifestyle amenities, and a central podium offering retail and dining in a prime Cebu location. In the photo are (L-R): Mark Leo Chang, CLI VP for Special Projects & External Affairs; Engr. Jose Rolando Dimatulac, CLI VP for Engineering; Janella Mae Wu, CLI VP for Corporate Communications, Premier Marketing, Customer Relations & Accounts Management; Sylvan John Monzon, CLI FVP for Business Development; Ar. Francis Erico Rodriguez, CLI AVP for Technical Planning & Design; Engr. Ma. Sheila Uy, Vineyard Construction Chief Operating Officer; Engr. Ramonsito Uy, Vineyard Construction Chief Executive Officer; Jose Franco Soberano, CLI SEVP & Chief Operating Officer; Hon. Nestor Archival, Sr., Cebu City Mayor; Jose Soberano III, CLI Chairman & Chief Executive Officer; Ma. Rosario Soberano, CLI SEVP & Treasurer; and Hon. Alvin Arcilla, Cebu City Councilor.



CLI breaks ground on Tower 5 of the P3.8B Casa Mira Towers Palawan, its first-ever project in Puerto Princesa under its flagship economic housing brand, Casa Mira. In the photo are (L-R): Engr. Jose Rolando Dimatulac, CLI VP for Engineering; Jose Franco Soberano, CLI SEVP & COO; Hon. Lucilo R. Bayron, Puerto Princesa City Mayor; Jose R. Soberano III, Chairman & CEO; Ma. Rosario Soberano, CLI SEVP & Treasurer; Eric Gregor Tan, VP for Business Development Luzon; Engr. Nemecio Jardeleza, Chairman of Jits Construction Corp.; and Engr. Enjee Jardeleza, President of Jits Construction Corp.

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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

August 08, 2025

Date


ATTY. LOU BELIANNE I. REBOJA
 Legal Counsel & Compliance Senior Manager
 Signature and Title