

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

Cebu Landmasters Secures Php 3 Billion Sustainability-Linked Notes to Fund Growth and Social Impact

Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) secured Php 3 billion from institutional investors through Sustainability-Linked Notes (SLNs), arranged by BPI Capital.
2. Investors BPI Wealth and SLIMTC backed the issuance, citing confidence in CLI's growth strategy and commitment to sustainable development.
3. Proceeds will fund real estate projects under CLI's sustainability-linked framework, with a long-term goal of building 16,000 affordable housing units by 2029.

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

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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
- 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

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COMMON SHARES	3,465,201,467
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11. Indicate the item numbers reported herein: Item 9 (Other Matters)

Cebu Landmasters Secures Php 3 Billion Sustainability-Linked Notes to Fund Growth and Social Impact

- *Cebu Landmasters, Inc. (CLI) secured Php 3 billion from institutional investors through Sustainability-Linked Notes (SLNs), arranged by BPI Capital.*
- *Investors BPI Wealth and SLIMTC backed the issuance, citing confidence in CLI's growth strategy and commitment to sustainable development.*
- *Proceeds will fund real estate projects under CLI's sustainability-linked framework, with a long-term goal of building 16,000 affordable housing units by 2029.*

Listed property developer Cebu Landmasters, Inc. (CLI), known for its stronghold in growth markets in Visayas and Mindanao, recently inked a Php 3 billion sustainability-linked notes (SLN) facility agreement with top institutional investors. This further reinforces its position as a trusted and forward-looking real estate developer in the region.

BPI Capital Corporation acted as Sole Arranger and Bookrunner for the transaction, while BPI Wealth will be acting as Facility Agent and Paying Agent for the sustainability-linked notes.

These qualified buyers include, among others, BPI Asset Management and Trust Corporation (“BPI Wealth”) in its capacity as trustee or investment manager for various noteholders, Sun Life Investment Management and Trust Corporation (“SLIMTC”) acting as Investment Manager on behalf of its clients.

The notes have tenors of seven and ten years from initial issue date. The proceeds will be used for real estate development and general corporate purposes aligned with CLI's sustainability-linked framework, a roadmap that integrates environmental and social commitments into its financing goals.

“We are honored by the continued trust of leading financial institutions who share our long-term vision,” said Grant Cheng, Chief Financial Officer of Cebu Landmasters, expressing gratitude for the strong institutional backing. “This transaction not only provides us with vital capital for growth but also validates our strategy of pursuing inclusive, sustainable development in fast-growing regions. It’s a powerful signal that the market is ready to embrace high-potential names beyond the usual circles, allowing us to pursue growth and innovation with renewed momentum.”

This latest issuance builds on CLI’s track record of tapping capital markets to support its expansion. It follows the company’s Php 5-billion sustainability-linked bond issued earlier this year, another evidence of strong investor interest in the company’s scalable and purpose-driven growth. In recent years, CLI has launched multiple financing instruments including bonds and preferred shares, cementing its reputation for transparency and disciplined financial management.

The notes will contribute directly to CLI’s target of delivering 16,000 affordable housing units by 2029, effectively doubling the company’s total output since its founding. This ambition reflects CLI’s mission to address the country’s housing backlog, particularly in underserved growth corridors across Visayas and Mindanao.

Luis Antonio Zialcita, Chief Investment Officer of BPI Wealth, commented: “Our participation in this initiative reflects our belief in the strength of CLI’s vision and our confidence in the long-term value it can deliver. We look forward to playing a continued role in empowering growth stories that align with our values and long-term goals”

SLIMTC President Mike Enriquez adds “We are proud to be part of this sustainable finance transaction as we continue to look for investment opportunities that benefit our clients and the country. This transaction provided a unique opportunity for us to directly support social development initiatives – in this case, affordable housing for Filipinos nationwide.”

Since its IPO in 2017, CLI has tapped the capital markets multiple times to support its expansion: from its first bond in 2022 to its preferred share issuance in 2024, and its first sustainability-linked bond in 2025.

This SLN issuance reflects a continued trajectory of disciplined yet ambitious growth, grounded on the company’s strong balance sheet, market leadership in VisMin, and commitment to sustainability.

With solid financials, consistent market leadership in VisMin, and a robust development pipeline, CLI continues to be one of the Philippines' most resilient and progressive developers. This latest fundraising milestone not only enhances its liquidity but also reinforces its mission of delivering real estate that is both economically and socially transformative.

To learn more about CLI, visit cebulandmasters.com/.

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Cebu Landmasters' flagship economic housing brand, Casa Mira, now spans 18 communities—both vertical and horizontal—across key cities in the Visayas and Mindanao, delivering nearly 20,000 housing units and solidifying the company's footprint in high-growth markets. Featured above is an aerial view of Casa Mira South, a thriving residential development located in Naga and San Fernando, Cebu.

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

August 08, 2025

Date


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