CEBU LANDMASTERS
We Build with You in Mind

September 8, 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: [redacted]

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)

   Sep 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)

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 acquires 79-hectare site in Liloan, Cebu to expand VisMin housing pipeline

Background/Description of the Disclosure
Notice is hereby given to The Philippine Stock Exchange, Inc. ("PSE" or the "Exchange"), the Philippine Dealing & Exchange Corp. ("PDEx"), the Securities and Exchange Commission ("SEC"), and the public that the leading VisMin developer Cebu Landmasters, Inc. ("CLI" or the "Company") is taking a bold step to secure its growth trajectory. Through its joint-venture subsidiary Cebu Homegrown Developers, Inc. (CHDI) with Ixidor Holdings, Inc., CLI has acquired a sprawling 78.8- hectare property in Liloan, Cebu—an investment that significantly expands its landbank and fortifies its pipeline of future developments. For more details and information, please refer to the attached SEC Form 17-C.

Other Relevant Information
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Filed on behalf by:

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

SECURITIES AND EXCHANGE COMMISSION

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   Industry Classification Code:

7. **10TH FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK, BRGY. APAS, CEBU CITY, PHILIPPINES** **6000**
   Address of principal office 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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PREFERRED SHARES	**4,280,340**

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

CLI acquires 79-hectare site in Liloan, Cebu to expand VisMin housing pipeline

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Just 17.6 kilometers north of Metro Cebu, the estate will be the largest integrated township in Cebu, with a multi-segment residential community designed for modern living. This will be complemented by commercial centers and interconnected by modern infrastructure and sustainable green and open space for the residents and public to enjoy. Strategically located, it will offer future residents the perfect balance of accessibility and convenience—bringing them closer to schools, retail centers, and key transport hubs while enjoying the comfort of a thoughtfully planned neighborhood.

"This acquisition substantially deepens our Cebu footprint and advances our mission to create leading townships in the Vismin region, following the success of the Davao Global Township in Davao City and Manresa Town in Cagayan de Oro City," said Jose R. Soberano III, Chairman and CEO of CLI. "Together with Ixidor Holdings, our trusted partner in CHDI, we are committed to creating a model Cebuano township that is built for the future, where a combination of economic, social and environmental benefits will be felt for many generations."

The Liloan acquisition marks a strategic move in CLI's growth roadmap, reinforcing its commitment to prudently expand its landbank while addressing the strong and sustained housing demand across its core markets particularly in VisMin.

CLI currently has 127 residential, mixed-used, hotels and resorts and township projects in different stages of development across 18 key cities in the Visayas and Mindanao.

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

September 08, 2025
Date

[redacted]

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