



October 24, 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)  
Oct 24, 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 and NTT UD Asia Break Ground on The Wave Towers, Cebu's First Japanese-Inspired Residential Landmark

### Background/Description of the Disclosure

Leading developer in VisMin Cebu Landmasters, Inc. (CLI) has broken ground on The Wave Towers, starting with its first tower Nagomi, the P9.2 billion first phase of the development, a landmark collaboration project with Japan's NTT Urban Development (NTT UD) Asia under their joint venture CLI NUD Ventures, Inc. The project marks the rise as Cebu's first Japanese-inspired residential community, setting a new wave of living in the city.

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:

<b>Name</b>	Lou Delianne Reboja
<b>Designation</b>	Legal Counsel and Compliance Sr. Manager

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Industry Classification Code:
7. **10<sup>TH</sup> 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
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11. Indicate the item numbers reported herein: Item 9 (Other Matters)

**CLI and NTT UD Asia Break Ground on The Wave Towers, Cebu's First  
Japanese- Inspired Residential Landmark**

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 developer in VisMin Cebu Landmasters, Inc. (CLI) has broken ground on The Wave Towers, starting with its first tower Nagomi, the P9.2 billion first phase of the

development, a landmark collaboration project with Japan's NTT Urban Development (NTT UD) Asia under their joint venture CLI NUD Ventures, Inc. The project marks the rise as Cebu's first Japanese-inspired residential community, setting a new wave of living in the city.

The groundbreaking ceremony was graced by executives from Cebu Landmasters, Inc. (CLI) and NTT Urban Development (NTTUD) Asia, together with dignitaries and officials from Cebu City. Following the ceremony, the two companies officially launched The Wave Towers, unveiling a new residential landmark that highlights Cebu's continued rise as a hub for progressive and world-class living.

"The groundbreaking and launch of phase 1 of The Wave Towers mark a significant milestone for both Cebu Landmasters and NTT UD. This partnership brings to life a shared vision – one that combines innovation, craftsmanship, and respect for culture and community. More than just a collaboration, The Wave Towers stand as a testament to Cebu's growing prominence as a center for world-class real estate development," said Jose Soberano III, Cebu Landmasters chairman and CEO.

### **Japanese precision meets Cebuano soul**

Consulted by Japanese firm Nikken Sekkei, whose global portfolio embodies the precision, balance, and elegance of modern Japanese architecture, The Wave Towers fuse Filipino warmth with Japanese aesthetic. Inspired by the flow and rhythm of waves, the development reflects harmony between calm and vibrance.

It is also designed by SY2, one of the country's leading structural design firms recognized for its expertise in complex high-rise developments. The towers are designed with enhanced structural integrity and resilience, meeting international standards for long-term safety and performance.

The first tower, Nagomi, will rise 40 storeys and house 709 premium units, each designed for modern comfort and mindful living.

Each unit features a modern kitchen, built-in storage, and bathrooms with TOTO fixtures and glass enclosures. Smart locksets, AV intercoms, and split-type air-conditioning ensure comfort and security, complemented by a range hood and provisions for a washer/dryer, water heater, cable TV, and internet connectivity for everyday convenience. Two- and three-bedroom units feature a Japanese-designed multipurpose room, with shoe cabinets in every home reflecting authentic Japanese culture.

Nagomi Tower includes a commercial podium with dedicated parking, five elevators, and spacious 1.8-meter-wide hallways. The sixth-floor Shared Amenity Deck offers a spa, pool complex, fitness center, Japanese garden, kids' play area, and game room—creating a serene escape in the city. On the 37th floor, the Sky Deck features a gym, library lounge, and open-air viewing deck with panoramic city views. Thoughtfully designed for comfort, security and functionality, The Wave Towers offers residents spaces that nurture leisure and well-being.

At the ground and podium levels, retail spaces are carefully curated to bring together shops and services designed to elevate the shopping and dining experience for the residents and the Cebu I.T. Park community.

### **CLI and NTTUD Partnership**

The Wave Towers marks the first joint venture between Cebu Landmasters, Inc. (CLI) and NTT Urban Development (NTTUD), a subsidiary of the NTT Group—one of Japan's largest corporations.

NTTUD's portfolio spans major global cities including Tokyo, New York, London, Boston, Melbourne, and Ho Chi Minh City.

This collaboration underscores NTTUD's strong confidence in CLI's proven track record and leadership in VisMin real estate, recognizing the Cebu-based developer as a trusted partner capable of delivering international-quality developments grounded in local expertise.

Through The Wave Towers, CLI and NTTUD Asia aim to redefine urban living experience in Cebu—blending Japanese design sensibility, Filipino warmth, and the shared spirit of innovation that drives both companies forward.

For more information, visit [www.thewavetowers.ph](http://www.thewavetowers.ph)



*(L-R) Mr. Paulo Uy, Representative of the Provincial Government of Cebu/Investment and Promotions Officer, Mr. Jose Abellanos, Councilor/Representative of the Cebu City Mayor, Engr. Ramonisto Uy, Vineyard Construction CEO, Engr. Ma. Sheila Uy, Vineyard Construction COO, Geffery Abillar, AVP for Cebu Engineering Area Head, Ar. Francis Erico Rodriguez, CLI AVP for Technical Planning & Design, Marie Rose Yulo, CLI FVP for Sales, Joanna Marie Bergundthal, CLI SVP for Human Resources & Marketing, Janella Mae Wu, CLI VP for Corporate, Communications, Premier Marketing, Customer Relations & AMT, Jose Franco Soberano, CLI SEVP & Chief Operating officer, Jose R. Soberano III, CLI Chairman & CEO, Mr. Takashi Ameshima, Member of the Board/ General Manager, Global Business, NTT UrbanDevelopment, Mr. Junichi Amano, Managing Director of NTT UD, Mr. Shobei Uwatoko, Director of NTT UD Asia, Sylvan John Monzon CLI FVP for Business Development, Mr. Yuya Tanabe, Manager of Global Business Department of NTT Urban Development, Mistuishi Mastaka, Officer Global Business Department NTT Urban Development*





A landmark collaboration between Cebu Landmasters, Inc. (CLI) and Japan's NTT Urban Development (NTTUD) Asia under CLI NUD Ventures, Inc., The Wave Towers is a P9.2-billion development set to become Cebu's first Japanese-inspired residential community—a fusion of Japanese precision, Cebuano soul, and timeless sophistication.



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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

**October 24, 2025**  
Date

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

## **CLI and NTT UD Asia Break Ground on The Wave Towers, Cebu's First Japanese-Inspired Residential Landmark**

Leading developer in VisMin Cebu Landmasters, Inc. (CLI) has broken ground on The Wave Towers, starting with its first tower Nagomi, the P9.2 billion first phase of the development, a landmark collaboration project with Japan's NTT Urban Development (NTT UD) Asia under their joint venture CLI NUD Ventures, Inc. The project marks the rise as Cebu's first Japanese-inspired residential community, setting a new wave of living in the city.

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