

February 16, 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)
Feb 16, 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 4-30 - 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 Expands Partnership with Japanese property group NTT UD for NCR Development

Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) and NTT UD Asia Pte. Ltd. (NTTUDA) have entered into a partnership agreement to develop a project in Luzon through CLI Luzon Ventures Inc.
2. The joint venture will develop a multi-tower Japanese-inspired residential and retail mixed-use condominium development to be located within the National Capital Region (NCR).
3. The follow-up partnership builds on CLI's first international joint venture with the NTT Urban Development Corporation (NTTUD) Group and marks the group's continued expansion in the Philippines, following its Japanese-inspired development in Cebu in 2024.

For more information, please see 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	Lou Delianne Reboja
Designation	Legal Counsel and Compliance Sr. Manager

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

**Cebu Landmasters Expands Partnership with Japanese property group NTT
UD for NCR Development**

NEWS SUMMARY:

- *Cebu Landmasters, Inc. (CLI) and NTT UD Asia Pte. Ltd. (NTTUDA) have entered into a partnership agreement to develop a project in Luzon through CLI Luzon Ventures Inc.*
- *The joint venture will develop a multi-tower Japanese-inspired residential and retail mixed-use condominium development to be located within the National Capital Region (NCR).*
- *The follow-up partnership builds on CLI's first international joint venture with the NTT Urban Development Corporation (NTTUD) Group and marks the group's continued expansion in the Philippines, following its Japanese-inspired development in Cebu in 2024.*

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) is expanding its partnership with NTT UD Asia Pte. Ltd. (NTTUDA), a subsidiary of Japan-based NTT Urban Development Corporation, through CLI Luzon Ventures Inc. for a major residential and retail mixed-use development along a major thoroughfare in Pasig City. The collaboration brings CLI's proven execution and market expertise to the NCR while reinforcing its leadership in the Visayas and Mindanao.

Following their successful 2024 Cebu venture through the two-tower The Wave Towers in Cebu IT Park, CLI and NTTUD Group embark on their second Philippine collaboration, reflecting shared confidence in execution, vision, and long-term growth.

Set to be launched by the end of 2026, the NCR project will be a multi-phase, eight-tower Japanese-inspired residential and retail mixed-use condominium development featuring efficient space planning, sustainable design, and thoughtfully curated amenities and community areas to enhance livability and long-term value.

"This partnership with NTT UD Asia is a defining step in Cebu Landmasters' growth as a national developer," said CLI chairman and CEO Jose Soberano III. "Building on the success of our first collaboration in Cebu, this Luzon project reflects the deep trust between our organizations and our shared commitment to quality, discipline, and long-term value. Through CLI Luzon Ventures, we are bringing our proven execution strengths, together with Japanese-inspired design and development standards, into the highly competitive NCR market."

NTTUD President and CEO Kou Ikeda echoed this confidence. "We have been deeply moved by CLI's extensive experience, their genuine care for their customers, employees, and partners, as well as their appreciation towards Japanese culture through our first project in Cebu. We are very excited to take on a new challenge together in a new area through this project. Leveraging the expertise we have cultivated in Japan and overseas, NTTUD will continue to bring fresh perspectives and work together with CLI to create developments that are closely connected to the lives of local communities."

NTTUD is a global real estate developer based in Japan and a subsidiary of NTT, Inc., one of Japan's largest conglomerates. With an established international presence across residential, office, and mixed-use developments, NTTUD continues to expand strategically overseas. Its partnership with CLI marks its second collaboration in the Philippines, reflecting long-term confidence in the country's urban growth and residential demand.

Building on its track record, CLI, founded in 2003, has delivered over 132 projects across 18 cities, spanning residential, office, hotel, mixed-use, and township developments. The partnership with NTTUD strengthens CLI's geographic diversification while leveraging its proven execution capabilities. It advances the company's mission to deliver masterful real estate experiences that uplift lives and contribute meaningfully to nation-building, reinforcing its position as a trusted, forward-looking developer.

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Cebu Landmasters, Inc. (CLI) chairman and CEO Jose Soberano III and NTTUD president and CEO Kou Ikeda meet at CLI headquarters Park Centrale in Cebu IT Park, highlighting the expanding partnership between CLI and the NTTUD Group. Building on the success of their 2024 Cebu collaboration with The Wave Towers in Cebu IT Park, the companies, through CLI Luzon Ventures Inc., are advancing a second Philippine project, a major residential and retail mixed use development along a key thoroughfare in Pasig City, bringing CLI's execution strength and market expertise into the NCR.

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

February 16, 2026

Date

A black rectangular redaction box covering the signature of the undersigned.

ATTY. LOUBELIANNE I. REBOJA, CPA

Legal Counsel & Compliance Senior Manager

Signature and Title

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