

April 10, 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)
Apr 10, 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 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

CLI Secures 70-hectare Property in Dasmariñas, Cavite for Flagship Luzon Township

Background/Description of the Disclosure

1. Cebu Landmasters, Inc. (CLI) has secured an approximately 70-hectare property in Dasmariñas, Cavite.
2. The site will be developed into CLI's flagship township project in Luzon, featuring a predominantly residential master plan set to deliver about 6,000 homes in multiple phases, alongside commercial, institutional, and estate components.
3. This development supports CLI's ongoing Luzon expansion strategy, with initial project phases targeted for near-term launch between 2027 and 2028.

For more information, please see attached Press Release.

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

CLI Secures 70-hectare Property in Dasmariñas, Cavite for Flagship Luzon Township

NEWS SUMMARY:

- Cebu Landmasters, Inc. (CLI) has secured an approximately 70-hectare property in Dasmariñas, Cavite.
- The site will be developed into CLI's flagship township project in Luzon, featuring a predominantly residential master plan set to deliver about 6,000 homes in multiple phases, alongside commercial, institutional, and estate components.
- This development supports CLI's ongoing Luzon expansion strategy, with initial project phases targeted for near-term launch between 2027 and 2028.

Leading developer in Visayas and Mindanao Cebu Landmasters, Inc. (CLI), has secured an approximately 70-hectare property in Dasmariñas, Cavite, marking a major milestone in its strategic expansion into Luzon's high-growth corridors. This strengthens CLI's foothold beyond its core markets and sets the stage for a landmark township development in Southern Luzon.

Strategically located near Governor's Drive and proximate to major thoroughfares including the Cavite–Laguna Expressway (CALAX), the Dasmariñas site sits within a vibrant economic corridor in CALABARZON. The area benefits from strong residential demand, improving infrastructure, and accessibility to key transport routes, as well as proximity to notable schools, hospitals, and established residential communities, positioning it well for large-scale, master-planned township development.

CLI intends to develop the property into its flagship township project in Luzon, with a predominantly residential offering across economic and mid-market segments, which is expected to generate 6,000 homes over multi-development phases. The master plan will allocate dedicated spaces for commercial, institutional, and estate facilities, designed to support a self-sustaining, integrated and sustainable community aligned with CLI's township development expertise.

The initial phases of the township are targeted for near-term launch, with first-phase developments expected between 2027 and 2028, allowing for immediate utilization of the site and timely response to housing demand in the area.

“This milestone represents a key step in widening CLI’s reach and entering new growth markets,” said CLI chairman and CEO Jose R. Soberano III. “As we expand beyond our Visayas and Mindanao stronghold, we aim to bring CLI’s brand of service, quality, and thoughtfully planned communities to Luzon, unlocking new economic opportunities, creating jobs, and contributing to sustained regional growth while responding to the evolving needs of Filipino homebuyers.”

The Dasmariñas property forms part of CLI’s broader Luzon expansion strategy, as the company continues to prudently grow its landbank to support future project launches while maintaining discipline in capital deployment and execution. Relative to the listed company’s overall scale and current development pipeline, the transaction is not expected to materially affect CLI’s operations or financial condition in the near term.

Building on its track record, CLI, founded in 2003, has developed a diversified portfolio of 132 residential, office, hotel, mixed-use, and township projects across 18 key cities in the Visayas and Mindanao. As it expands into Luzon, CLI remains focused on delivering well-planned communities that uplift lives and contribute meaningfully to nation-building.

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Cebu Landmasters expands into Luzon with a 70 hectare Dasmariñas, Cavite site, laying the foundation for a flagship township set to deliver 6000 homes in a thriving high growth corridor. Photo shows the lot turnover ceremony (L-R): CLI VP for Business Development Luzon Eric Tan, Senior VP and Chief Legal Officer Larri-Nil Veloso, Chairman and CEO Jose Soberano III, Senior Executive VP & COO Franco Soberano, and Senior Manager for Business Development Jose Gabriel Soberano.

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.