

April 14, 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 14, 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 posts record Php24.6B residential reservation sales, up 45%; closes 2025 with steady earnings and strong demand momentum

Background/Description of the Disclosure

1. Cebu Landmasters reservation sales surged 45% to a record Php24.6 billion, the highest in the company's history. This growth is fueled by sustained end-user demand across key VisMin markets and the strong performance of new residential launches.
2. CLI also reported consolidated revenues of Php18.5 billion for full-year 2025, with net income holding steady year-on-year, reflecting the timing of project completions and revenue recognition.
3. CLI advanced its expansion beyond Visayas and Mindanao, securing a 70-hectare landbank in Dasmariñas, Cavite. This expansion marks a key milestone in its entry into the Luzon market while continuing to deepen its presence in core VisMin markets.

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 posts record ₱24.6B residential reservation sales, up 45%; closes 2025 with steady earnings and strong demand momentum

News summary:

- *Cebu Landmasters reservation sales surged 45% to a record ₱24.6 billion, the highest in the company's history. This growth is fueled by sustained end-user demand across key VisMin markets and the strong performance of new residential launches.*
- *CLI also reported consolidated revenues of ₱18.5 billion for full-year 2025, with net income holding steady year-on-year, reflecting the timing of project completions and revenue recognition.*
- *CLI advanced its expansion beyond Visayas and Mindanao, securing a 70-hectare landbank in Dasmariñas, Cavite. This expansion marks a key milestone in its entry into the Luzon market while continuing to deepen its presence in core VisMin markets.*

Leading developer in VisMin Cebu Landmasters, Inc. (CLI) closed 2025 on a strong note, posting record residential reservation of ₱24.6 billion, up from ₱16.9 billion the previous year, driven by robust housing demand and sustained take-up across its expanding portfolio.

“Our record sales reflect a clear focus on building where demand is real and delivering on our commitments. Even through periods of volatility, we continue to deliver as planned and build developments that meet market needs and create lasting value for the communities we serve,” CLI SEVP & COO Jose Franco Soberano said.

The listed company’s revenues reached ₱18.5 billion, with net income remaining stable year-on-year. Results were partly shaped by the timing of project completions and revenue recognition, alongside steady construction progress across developments.

With the exclusion of lot sales, CLI real estate sales and related finance income remained the main revenue driver, reaching ₱17.3 billion, up 10% from ₱15.8 billion comparable revenue in the year prior. Consolidated net income reached ₱4.03 billion for the year, slightly higher year-on-year, reflecting steady contributions from completed projects and recurring income streams.

Record Sales Momentum Backed by Project Pipeline

Strong sales were backed by an active launch pipeline, with more than 4,500 residential units rolled out during the year, carrying a combined value of around ₱31.3 billion across Cebu, Cagayan de Oro, Palawan, and General Santos.

Projects such as One Manresa Place in Cagayan de Oro and Casa Mira Homes Gensan saw strong take-up days after market launch, helping drive a 91% sell-out rate across completed, ongoing, and newly launched developments, underscoring firm end-user demand.

Recurring Income Streams Gain Ground

Recurring income streams continued to expand, with revenues from hospitality, leasing, and management fees rising 57% to ₱735 million from ₱467 million a year earlier.

Hotel revenues grew 79% to ₱431 million, supported by higher occupancy and an expanded room inventory of 797 rooms from 640. Leasing revenues rose 40% to ₱227 million as gross leasable area increased to 71,000 square meters from 41,000, driven by newly operational commercial assets. Management fees also increased 21% year-on-year.

Disciplined expansion into new markets

CLI continued to strengthen its footprint in VisMin, including developments such as its mixed-use landbank in Liloan, Cebu, while taking a significant step into Luzon.

The company recently secured a 70 hectare property in Dasmariñas, Cavite, marking its first major entry into the Luzon market. The site is expected to support a future township in one of the region's fastest growing corridors, opening a new phase in CLI's geographic expansion.

CLI now has 132 projects across residential, office, hotel, co living, co working, mixed use, and township developments in 18 key cities across the Visayas and Mindanao.

CLI Chairman and CEO Jose Soberano III also highlighted, "As we deepen our presence in VisMin and enter Luzon, we remain guided by our mission to deliver masterful real estate experiences that uplift lives, and our vision of becoming the country's most trusted developer."

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About Cebu Landmasters, Inc.

Founded in 2003, Cebu Landmasters, Inc. (CLI) has built a diversified portfolio of 132 projects across residential, office, hotel, co living, co working, mixed use, and township developments in 18 cities across the Visayas and Mindanao. The listed company continues to expand its footprint while focusing on well planned, market responsive developments aligned with the needs of the communities it serves.

CLI also continues to deliver value to shareholders, recently declaring a cash dividend of ₱0.18 per share.



One Manresa Place, the first residential tower in Cebu Landmasters' Manresa Town in Cagayan de Oro, generated ₱4B in sales within two days of launch and ₱5B in just two weeks, reflecting strong demand in the VisMin real estate market. The three-tower premier condominium features sustainable design with generous open spaces and amenities.



Casa Mira Homes GenSan, Cebu Landmasters' 18th Casa Mira project and first solar integrated economic housing community, recorded ₱4.3B in sales with 85% or 1,034 units sold within three days of launch, underscoring strong demand for sustainable and affordable housing in VisMin. The 21 hectare master planned development offers 1,218 solar ready units, with select homes equipped with 2.2 KW panels capable of storing up to 5 KWH.

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