

April 15, 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 15, 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
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 4-13 - Clarification of News Reports

References: SRC Rule 17 (SEC Form 17-C) and Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Clarification of news article entitled "Cebu Landmasters spending P14b for 2026 expansion" posted on Manila Standard (Online Edition) on April 14, 2026

Source	manilastandard.net
Subject of News Report	Cebu Landmasters spending P14b for 2026 expansion
Date of Publication	Apr 14, 2026

Clarification of News Report

We write in response to your request for clarification and/or confirmation of the news article entitled "Cebu Landmasters spending P14b for 2026 expansion" posted in Manila Standard (Online Edition) on April 14, 2026. The article reported in part that:

Cebu Landmasters Inc. earmarked between P12 billion and P14 billion in 2026 capital expenditures to fund project development and maintain its growth momentum despite global economic uncertainties.

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The Company clarifies that the Php12 to 14 billion capital expenditure figure cited during the earnings call pertains to planned expenditures at the CLI parent company level only.

On a consolidated basis, including subsidiaries and joint venture developments, the Company's total planned capital expenditures for 2026 is approximately Php20.0 billion. Around Php12.7 or 63% of the budgeted amount pertains to project development, while the remaining will be allotted for acquisitions and general capital expenditures. This includes expenditures for project development and land acquisition across CLI and its project entities.

As previously disclosed to regulatory authorities and in line with the Company's ongoing project pipeline and expansion initiatives, capital deployment covers both parent-level and project-level investments, including those undertaken through subsidiaries and joint ventures.

CLI shall effect the requisite disclosures to the public upon the occurrence of material, concrete developments pertaining to the Company's Projects.

We trust that the foregoing response adequately addresses your request for clarification.

Other Relevant Information

Please see attached letter dated April 15, 2026.

Filed on behalf by:

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

April 15, 2026

PHILIPPINE STOCK EXCHANGE, INC.

Disclosure Department
6th Floor, PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

Attention: **Atty. Johanne Daniel M. Negre**
Head, Disclosure Department

Dear Atty. Negre:

We write with respect to your correspondence addressed to Cebu Landmasters, Inc. (“CLI” or the “Company”) dated 15 April 2026, regarding the news article published on 14 April 2026 by The Manila Standard titled “Cebu Landmasters spending P14b for 2026 expansion” which highlighted in part:

“Cebu Landmasters Inc. earmarked between P12 billion and P14 billion in 2026 capital expenditures to fund project development and maintain its growth momentum despite global economic uncertainties.

Cebu Landmasters senior executive vice-president and chief operating officer Jose Franco Soberano said the company will proceed with programmed launches this year while remaining “cautiously optimistic” about the property market due to tensions in the Middle East.

“The word is cautiously optimistic because we’ve navigated this well before. It just takes a very decisive action from management, which we are doing, to overcome this well without slowing down any of projects,” Soberano said.

The property developer plans to launch three projects in the second quarter of 2026. A residential development in Pasig, which marks the company’s first foray into Metro Manila, remains on track for a fourth-quarter launch.

Cebu Landmasters reported a consolidated net income of P4.03 billion in 2025. This remained steady compared to the previous year as the timing of project completions tempered earnings recognition, it said.

Revenues rose 9 percent to P18.5 billion. Real estate sales and related finance income accounted for P17.3 billion of that total, representing a 10 percent increase year-on-year.

Reservation sales surged 45 percent to a record P24.6 billion in 2025 from P16.9 billion in 2024. The company attributed this growth to sustained demand from end-users and strong interest in new projects.

“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,” Soberano said.

The company rolled out more than 4,500 residential units in 2025 valued at P31.3 billion. These units spread across Cebu, Cagayan de Oro, Palawan and General Santos, resulting in a 91 percent sell-out rate.

Recurring income streams also grew, with revenue from hospitality, leasing and management fees rising 57 percent to P735 million from P467 million a year ago.”

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The Company clarifies that the ₱12 to 14 billion capital expenditure figure cited during the earnings call pertains to planned expenditures at the CLI parent company level only.

On a consolidated basis, including subsidiaries and joint venture developments, the Company’s total planned capital expenditures for 2026 is approximately ₱20.0 billion. Around ₱12.7 or 63% of the budgeted amount pertains to project development, while the remaining will be allotted for acquisitions and general capital expenditures.

As previously disclosed to regulatory authorities and in line with the Company’s ongoing project pipeline and expansion initiatives, capital deployment covers both parent-level and project-level investments, including those undertaken through subsidiaries and joint ventures.

We trust that this clarifies the information cited in the aforementioned news article.

Thank you.

Very truly yours,

CEBU LANDMASTERS, INC.

By:



PAQUITA T. RAFOLS
Chief Financial Officer