

May 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)
May 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
227-599-320-000
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, Inc. posts Php6B revenues in 1Q2026, up 20%

Background/Description of the Disclosure

1. Cebu Landmasters posted consolidated revenues of Php6 billion in 1Q2026, up 20% from Php5 billion in the same period last year, driven by higher residential revenue recognition from construction progress across ongoing projects.
2. Consolidated net income remained strong reaching Php1 billion in 1Q2026, despite the absence of one time gain from lot sales in the same period last year.
3. Recurring income continued to grow, with hotel revenues and leasing revenues both increasing 14% year-on-year, supported by CLI's expanding hospitality and commercial portfolio, including the opening of Radisson RED Cebu Mandaue, a 144-room hotel at Astra Centre in Mandaue City, Cebu.

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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Address of principal office
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Postal Code
8. **(032) 231-4870**
Issuer's telephone number, including area code
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11. Indicate the item numbers reported herein: Item 9 (Other Matters)

Cebu Landmasters, Inc. posts ₱6B revenues in 1Q2026, up 20%

News summary:

- 1. Cebu Landmasters posted consolidated revenues of ₱6 billion in 1Q2026, up 20% from ₱5 billion in the same period last year, driven by higher residential revenue recognition from construction progress across ongoing projects.*
- 2. Consolidated net income remained strong reaching ₱1 billion in 1Q2026, despite the absence of one time gain from lot sales in the same period last year.*
- 3. Recurring income continued to grow, with hotel revenues and leasing revenues both increasing 14% year-on-year, supported by CLI's expanding hospitality and commercial portfolio, including the opening of Radisson RED Cebu Mandaue, a 144-room hotel at Astra Centre in Mandaue City, Cebu.*

Notice is hereby given to The Philippine Stock Exchange, Inc. (“PSE or the “Exchange”), the Securities and Exchange Commission (“SEC or the “Commission”), the Philippine Dealing & Exchange Corp. (“PDEX”), and the public that the leading developer in VisMin Cebu Landmasters, Inc. (CLI) posted consolidated revenues of ₱6 billion in the first quarter of 2026, up 20% from ₱5 billion in the same period last year, driven by stronger residential revenue recognition from construction progress across ongoing projects.

“Our first-quarter results reflect the strength of our residential engine and the continued progress of our ongoing developments across VisMin. We remain focused on disciplined execution and timely delivery, especially in markets where demand continues to be real and end-user driven,” CLI Senior Executive Vice President & Chief Operating Officer Jose Franco Soberano said.

Revenue from sale of real estates reached ₱5.8 billion, supported by percentage-of-completion accomplishments across ongoing residential projects, allowing prior-period sales to translate into recognized revenues.

CLI's gross profit rose 29% to ₱3.1 billion, while gross profit margin improved to 51% from 48% in the same period last year. Operating expenses increased modestly by 4%, while finance costs declined 5% year-on-year.

The company posted a consolidated net income of ₱1 billion in 1Q2026, while net income attributable to parent shareholders reached ₱881 million.

The year on year earnings comparison reflects the absence of a one-time gain from the sale of an investment property recognized in 1Q2025, which increased net income after taxes by ₱0.9 billion in the previous year. Excluding this non-recurring item, CLI's first-quarter performance reflects stronger underlying results from its core residential business and expanding recurring income portfolio.

As of end-2025, CLI's property-for-sale portfolio comprised 107 projects, with 46,194 residential units and a total project value of ₱176.0 billion. The portfolio was 92% sold, reflecting CLI's track record of strong project execution and fast market absorption across completed, ongoing, and recently launched developments.

Recurring Income Streams Gain Ground

Recurring income streams continued to expand in the first quarter, with hotel revenues growing 14% to ₱119 million and leasing revenues also increasing 14% to ₱60 million. Management fees rose 19% to ₱31 million, reflecting the continued growth of CLI's managed communities and operating assets.

CLI further strengthened its hospitality platform with the opening of Radisson RED Cebu Mandaue, a 144-room hotel located within Astra Centre in Mandaue City, Cebu. The new hotel adds to CLI's growing portfolio of recurring income assets and supports the company's strategy to build a more diversified real estate business anchored on residential development, leasing, hospitality, and mixed-use estates.

“Our recurring income portfolio continues to gain traction as more assets come into operation. The opening of Radisson RED Cebu Mandaue is another step in building a stronger hospitality segment that complements our core residential business,” Soberano said.

Stable Financial Position to Support Growth

CLI also maintained a solid balance sheet, with total assets reaching ₱ 139.7 billion from ₱ 134.2 billion as of end-2025, while net debt-to-equity improving to 1.59x from 1.66x. This reflects the company's continued focus on prudent capital management while supporting project execution and expansion.

CLI Chairman and Chief Executive Officer Jose Soberano III highlighted, “CLI enters 2026 with a stable foundation and a clear focus on execution. As market conditions evolve, we will remain disciplined and agile in managing the business, while continuing to serve real housing demand in the communities where we operate.”

About Cebu Landmasters, Inc.

Cebu Landmasters is a leading real estate developer in the Visayas and Mindanao with more than 132 projects in 18 key cities across the region ranging from residential, commercial, hospitality, mixed-use and township developments. The company is expanding its footprint in the region and is now entering Luzon.



The newly opened 144-room Radisson RED Cebu Mandaue at Astra Centre, Cebu Landmasters’ mixed use development along Mandaue City’s A.S. Fortuna Street, marks another milestone in the company’s expanding recurring income portfolio, reinforcing its growing hospitality segment alongside increasing leasing and property management revenues.



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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

May 14, 2026

Date


ATTY. LOU DELIAANNE I. REBOJA, CPA

Legal Counsel & Compliance Senior Manager

Signature and Title

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