CEBU LANDMASTERS
We Build with You in Mind

August 12, 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: [redacted]

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)

   Aug 12, 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)

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 lines up P25B project launches as recurring businesses gain momentum

Background/Description of the Disclosure
1.Cebu Landmasters, Inc. (CLI) demonstrated remarkable operational resilience in H1 2026, achieving a 95% sold-out rate (from 92% the previous quarter) across its property-for-sale portfolio of 107 projects and 45,507 residential units valued at P176.1 billion. 2. Cost of sales remained flat year-on-year, reflecting effective cost-saving initiatives and allowing CLI to sustain a high 50% gross profit margin. 3. Recurring revenues expanded significantly, led by a 15% year-on-year increase in hotel revenues (boosted by higher occupancy and room additions) and a 49% surge in leasing revenues from newly operational commercial properties. 4. CLI is preparing to replenish this inventory with more than 11 projects comprising over 5,600 units worth an estimated P25 billion scheduled for launch over the next six months. 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 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

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

Cebu Landmasters lines up P25B project launches as recurring businesses gain momentum

News summary:

1. *Cebu Landmasters, Inc. (CLI) demonstrated remarkable operational resilience in H1 2026, achieving a 95% sold-out rate (from 92% the previous quarter) across its property-for-sale portfolio of 107 projects and 45,507 residential units valued at P176.1 billion.*

2. *Cost of sales remained flat year-on-year, reflecting effective cost-saving initiatives and allowing CLI to sustain a high 50% gross profit margin.*

3. *Recurring revenues expanded significantly, led by a 15% year-on-year increase in hotel revenues (boosted by higher occupancy and room additions) and a 49% surge in leasing revenues from newly operational commercial properties.*

4. *CLI is preparing to replenish this inventory with more than 11 projects comprising over 5,600 units worth an estimated P25 billion scheduled for launch over the next six months.*

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 Cebu Landmasters, Inc. (CLI), the leading residential developer in the Visayas and Mindanao, maintained broadly stable revenues and healthy margins in the first half of 2026 as the timing of new project launches shifted to the second half, while its growing recurring income businesses and P25-billion launch pipeline position the company for renewed growth in the months ahead.

Total revenues were nearly steady at P10.2Bn or 1% lower year-on-year, while real estate sales reported P9.7Bn, a decline of 2%, largely reflecting the timing of Licenses to Sell (LTS) approvals that shifted planned project launches and the release of fresh inventory to H2.

Underlying residential demand remained healthy despite the limited addition of new inventory during the period. As of June 30, 2026, CLI's property-for-sale portfolio comprised 107 projects and 45,507 residential units valued at P176.1 billion, with the portfolio improving to a 95% sell through from 92% the previous quarter.

"Our first-half results demonstrate the resilience of our core business. Despite the timing shift in new launches, revenues remained broadly stable, margins stayed healthy, and recurring income continued to grow. With limited fresh inventory, our teams sustained sales across our existing portfolio, reflecting continued demand for our residential projects. This gives us confidence as we bring more projects to market in the second half," said Jose Franco Soberano, President and CEO of Cebu Landmasters.

The company also maintained healthy customer credit indicators, with delinquency at 2.91% and cancellations at 3.54% of total receivables, reflecting the predominantly end-user-driven character of its residential market.

Cost of sales remained broadly flat year-on-year, as the company maintained cost discipline across its ongoing developments, enabling CLI to sustain a 50% gross profit margin.

CLI reported consolidated net income of P2 billion, reflecting the shifting schedules of project launches and revenue recognition as well as a higher comparative base. First half of 2025 reported higher gains of P0.4-billion from the sale of an investment property. Excluding this disposal of investment assets, core performance remains stable with a slight decrease in net income attributable to the timing of new launches.

Recurring income businesses continue to expand

CLI's hotel and leasing businesses continued to contribute to the company's diversification strategy, with both segments posting significant growth in the first half.

Leasing revenues rose 49% year-on-year to P162 million, driven by newly operational commercial assets, an expanding tenant base, and the opening of The Paragon Davao Lifestyle Mall.

Hotel revenues increased 15% year-on-year to P231 million, supported by higher occupancy and additional room inventory following the opening of Radisson RED Cebu Mandaue in the first quarter.

The continued expansion of these businesses is strengthening CLI's recurring income base alongside its residential development operations, providing an additional source of revenue as the company expands its portfolio of commercial and hospitality assets.

CLI ended the first half with total assets of P141.6 billion, up 6% from PHP134.2 billion at year-end 2025, reflecting continued investment across its development and recurring income portfolio.

Net debt-to-equity stood at 1.72x as of June 30, compared with 1.66x at year-end 2025, as CLI invested ahead of its next round of project launches and expansion.

CLI enters H2 with expanded launch pipeline

The company is preparing to replenish this inventory with more than 11 projects comprising over 5,600 units worth an estimated P25 billion scheduled for launch over the next six months.

The planned launches span established and emerging growth markets including Cebu, Mactan, Ormoc, Butuan, Davao, and Panglao. The pipeline will also mark CLI's entry into Luzon with the planned launch of its first project in Pasig City.

The upcoming launches are expected to replenish inventory following the continued sell-through of the company's existing portfolio and provide additional opportunities to capture demand across its geographic markets.

"We see the first half largely as a timing shift. As approvals come through and fresh inventory returns to the market, we are well positioned to carry this strong underlying demand into our next phase of growth," Soberano said.

"Beyond replenishing our residential pipeline, we are preparing to launch two new estates, deepen our presence across our core VisMin markets, and take our first steps into Luzon. Together with our expanding recurring income businesses, these give us multiple platforms to sustain CLI's growth over the longer term ," Soberano added.

The first-half results come as CLI advances its next phase of growth under a new generation of leadership. In June, the company appointed Franco Soberano as President and CEO, with founder Jose Soberano III transitioning to Executive Chairman.

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About Cebu Landmasters, Inc.

Cebu Landmasters, Inc. (CLI) is a publicly listed real estate company focused on developing residential, commercial, hospitality, mixed-use, and township projects across the Visayas and Mindanao. The company has more than 132 projects across the region and is expanding its footprint into Luzon. CLI is ranked as the No. 1 residential developer in the Visayas and Mindanao based on the Colliers Real Estate Market Study covering H2 2024 to H1 2025.

Cebu Landmasters' hotel revenues increased 15% year-on-year to PHP231 million in H1 2026, driven by higher occupancy rates and additional room inventory from the opening of Radisson RED Cebu Mandaue. The opening marks another milestone in the company's growing hospitality portfolio and recurring revenue streams.

With an expanding tenant base and newly operational commercial assets, Cebu Landmasters continues to grow its leasing business and recurring revenues. The Davao Global Township Retail Pavilion, shown above, contribute to this growing stream of recurring income.

With an expanding tenant base and newly operational commercial assets, Cebu Landmasters continues to grow its leasing business and recurring revenues. The opening of The Paragon Davao Lifestyle Mall marks another milestone in the company's growing commercial portfolio.

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

August 12, 2026
Date

[redacted]

ATTY. LOU DELIANNE I. REBOJA, CPA
Legal Counsel & Compliance Senior Manager
Signature and Title

Cebu Landmasters lines up P25B project launches as recurring businesses gain momentum

NEWS SUMMARY:

- Cebu Landmasters, Inc. (CLI) demonstrated remarkable operational resilience in H1 2026, achieving a 95% sold-out rate (from 92% the previous quarter) across its property-for-sale portfolio of 107 projects and 45,507 residential units valued at P176.1 billion.
- Cost of sales remained flat year-on-year, reflecting effective cost-saving initiatives and allowing CLI to sustain a high 50% gross profit margin.
- Recurring revenues expanded significantly, led by a 15% year-on-year increase in hotel revenues (boosted by higher occupancy and room additions) and a 49% surge in leasing revenues from newly operational commercial properties.
- CLI is preparing to replenish this inventory with more than 11 projects comprising over 5,600 units worth an estimated P25 billion scheduled for launch over the next six months.

MAKATI CITY, Philippines — Cebu Landmasters, Inc. (CLI), the leading residential developer in the Visayas and Mindanao, maintained broadly stable revenues and healthy margins in the first half of 2026 as the timing of new project launches shifted to the second half, while its growing recurring income businesses and P25-billion launch pipeline position the company for renewed growth in the months ahead.

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