CEBU LANDMASTERS
We Build with You in Mind

August 18, 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 18, 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 Maintains Solid Financial Position As It Advances Php25 Billion Project Pipeline
Background/Description of the Disclosure
Cebu Landmasters, Inc. (“CLI”) is providing additional context on its financial position and operating performance for the first half of 2026. 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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7. **10TH FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK, BRGY. APAS, CEBU CITY, PHILIPPINES** **6000**
   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

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 Matters)

Cebu Landmasters Maintains Solid Financial Position As It Advances ₱25 Billion Project Pipeline

News Summary:

- *Cebu Landmasters, Inc. ("CLI") is providing additional context on its financial position and operating performance for the first half of 2026.*

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 Visayas and Mindanao, Cebu Landmasters, Inc.'s (CLI) first-half 2026 financial position and cash flows reflect the normal cash and working capital cycle of a growing real estate developer with a highly sold portfolio. Working capital movements reflect continued investments in construction, project completion, land acquisition, and future growth.

As projects advance through this cycle, accounts receivable increased to ₱24.37 billion, while contract assets declined to ₱44.94 billion, reflecting the normal transition of accounts as projects progress through construction, amounts become billable, and projects move toward turnover and collection.

With these developments moving toward completion, CLI's collection indicators remain healthy, with delinquency at 2.91%, cancellations at 3.54%, and sales recovery at 97% as of June 2026.

At the same time, continued project execution requires upfront cash deployment. The ₱4.8 billion operating cash outflow reflects investments in construction, project development, and land acquisition. In property development, cash deployment typically precedes collections, particularly during periods of active project development and expansion.

This development cycle is supported by CLI's contracted receivables and ongoing funding activities. CLI had approximately ₱67 billion in outstanding debt as of June 2026, against approximately ₱99 billion in contracted receivables expected to be collected over the next five years. The Company also maintains 273 hectares of landbank, alongside a growing portfolio of investment properties and estates. CLI's leverage ratios remain well within its financial covenants.

The increase in current interest-bearing debt primarily reflects scheduled loan maturities and does not mean that the full amount is immediately due for cash repayment. These maturities are actively managed through CLI's regular financing and refinancing activities.

Against this backdrop, underlying core operations and profitability remained stable. While reported consolidated net income declined by 20% year-on-year, the prior-year period benefited from higher one-time gains from the sale of investments. Excluding the effect of these gains, consolidated net income would have been broadly comparable year-on-year.

CLI's underlying business fundamentals remain strong, with its total portfolio 95% sold as of June 2026, improving from 92% in the previous quarter. Reservation sales reached ₱10.7 billion despite limited new project launches during the period as the Company awaited regulatory approvals.

For the second half of 2026, CLI is preparing to launch 11 projects with an estimated value of approximately ₱25 billion, while continuing to develop its estate portfolio and expand its recurring income businesses.

Taken together, the Company's operating and financial indicators—including sustained demand, healthy collections, a highly sold portfolio, and leverage ratios well within financial covenants—reflect a sound underlying business. The Company continues to manage its capital deployment, project execution and leverage in a disciplined manner as it advances its project pipeline and pursues its next phase of growth.

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 18, 2026
Date

[redacted]

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

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Cebu Landmasters Maintains Solid Financial Position As It Advances ₱25 Billion Project Pipeline

News Summary:

- *Cebu Landmasters, Inc. ("CLI") is providing additional context on its financial position and operating performance for the first half of 2026.*

CLI's first-half 2026 financial position and cash flows reflect the normal cash and working capital cycle of a growing real estate developer with a highly sold portfolio. Working capital movements reflect continued investments in construction, project completion, land acquisition, and future growth.

As projects advance through this cycle, accounts receivable increased to ₱24.37 billion, while contract assets declined to ₱44.94 billion, reflecting the normal transition of accounts as projects progress through construction, amounts become billable, and projects move toward turnover and collection.

With these developments moving toward completion, CLI's collection indicators remain healthy, with delinquency at 2.91%, cancellations at 3.54%, and sales recovery at 97% as of June 2026.

At the same time, continued project execution requires upfront cash deployment. The ₱4.8 billion operating cash outflow reflects investments in construction, project development, and land acquisition. In property development, cash deployment typically precedes collections, particularly during periods of active project development and expansion.

This development cycle is supported by CLI's contracted receivables and ongoing funding activities. CLI had approximately ₱67 billion in outstanding debt as of June 2026, against approximately ₱99 billion in contracted receivables expected to be collected over the next five years. The Company also maintains 273 hectares of landbank, alongside a growing portfolio of investment properties and estates. CLI's leverage ratios remain well within its financial covenants.

The increase in current interest-bearing debt primarily reflects scheduled loan maturities and does not mean that the full amount is immediately due for cash repayment. These maturities are actively managed through CLI's regular financing and refinancing activities.

Against this backdrop, underlying core operations and profitability remained stable. While reported consolidated net income declined by 20% year-on-year, the prior-year period benefited from higher one-time gains from the sale of investments. Excluding the effect of these gains, consolidated net income would have been broadly comparable year-on-year.

CLI's underlying business fundamentals remain strong, with its total portfolio 95% sold as of June 2026, improving from 92% in the previous quarter. Reservation sales reached ₱10.7 billion despite limited new project launches during the period as the Company awaited regulatory approvals.

For the second half of 2026, CLI is preparing to launch 11 projects with an estimated value of approximately ₱25 billion, while continuing to develop its estate portfolio and expand its recurring income businesses.

Taken together, the Company's operating and financial indicators—including sustained demand, healthy collections, a highly sold portfolio, and leverage ratios well within financial covenants—reflect a sound underlying business. The Company continues to manage its capital deployment, project execution and leverage in a disciplined manner as it advances its project pipeline and pursues its next phase of growth.

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.