

August 26, 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)
Aug 26, 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 4-30 - 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

Following Best Developer Win, CLI Launches Alto Ranudo to Kick Off Php25-Billion Project Pipeline

Background/Description of the Disclosure

1. CLI launches Php2.88-B Alto Ranudo in Cebu City, a 20-storey low-density development located in Cebu's prime V. Ranudo Street, offering 389 studio and one-bedroom units, premium amenities, and commercial spaces.
2. The project was issued DHSUD Conditional License to Sell (CLTS) No.R7-C005 and Certificate of Registration No. 0002256.
3. The launch of Alto Ranudo represents an important milestone as CLI moves forward with several projects scheduled for launch in the succeeding months. This is the first of the 11-project pipeline that totals more than 5,600 units with an estimated Php25 billion in sales value, marking the next wave of CLI's growth.
4. The launch follows CLI's Best Developer in the Philippines win at the PropertyGuru Philippines Property Awards, alongside its Best Housing Developer win, Best Developer – Visayas win, and Best Developer – Mindanao win.

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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Province, country or other jurisdiction of incorporation

6. (SEC Use Only)
Industry Classification Code:
7. **10TH FLOOR, PARK CENTRALE TOWER, JOSE MA. DEL MAR ST., CEBU I.T. PARK, BRGY. APAS, CEBU CITY, PHILIPPINES**
Address of principal office

6000
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

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

**Following Best Developer Win, CLI Launches Alto Ranudo to Kick Off
₱25-Billion Project Pipeline**

News summary:

1. *CLI launches Php2.88-B Alto Ranudo in Cebu City, a 20-storey low-density development located in Cebu's prime V. Ranudo Street, offering 389 studio and one-bedroom units, premium amenities, and commercial spaces.*
2. *The project was issued DHSUD Conditional License to Sell (CLTS) No.R7-C005 and Certificate of Registration No. 0002256.*
3. *The launch of Alto Ranudo represents an important milestone as CLI moves forward with several projects scheduled for launch in the succeeding months. This is the first of the 11-project pipeline that totals more than 5,600 units with an estimated Php25 billion in sales value, marking the next wave of CLI's growth.*
4. *The launch follows CLI's Best Developer in the Philippines win at the PropertyGuru Philippines Property Awards, alongside its Best Housing Developer win, Best Developer – Visayas win, and Best Developer – Mindanao win.*

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) is kicking off its second half launch pipeline with Alto Ranudo, a P2.88 billion premium residential tower in Cebu City.

Alto Ranudo was issued DHSUD Conditional License to Sell (CLTS) No.R7-C005. Rising along the prime V. Ranudo Street in Cebu City, the 20-storey, low-density development will offer 389 studio and one-bedroom units, premium amenities, and commercial spaces.

The development design draws inspiration from Cebu's *hablon* weaving heritage, translating its textures, layers, and patterns into breathable façade elements, curved ledges, and patterned panels.

The project rises beside Calle 104, CLI's sold-out heritage-driven development anchored by the adaptive reuse of the Garcia-Escaño Mansion. Its location provides convenient access to major hospitals, schools, retail centers, and key destinations including Fuente Osmeña Circle, while residents will have direct pedestrian access to Calle 104's retail strip. The development's amenities include a fitness gym, adult and children's pools, yoga area, zen garden, co-working space, lounges, function rooms, children's play areas, and pet play area. The development will also feature podium parking, four passenger elevators, 100% backup power, 24/7 security, and CLI property management services.

"Alto Ranudo is our take on how Cebu's heritage can live on in a modern setting," Soberano said. "As we design a residence that feels distinctly Cebuano while responding to how people want to live in the city today, we remain focused on developments that cater to local preferences and create lasting value for our customers and shareholders," Soberano highlighted.

Alto Ranudo is the first of 11 projects CLI is set to bring to market to replenish CLI's inventory, following a 95% sell-out rate among its residential portfolio.

The 11-project pipeline comprises more than 5,600 units with an estimated P25 billion in total sales value across key VisMin markets, as CLI remains focused on disciplined project execution, regulatory compliance, and converting its pipeline into sales and future revenue growth.

"Strong take-up across our portfolio gives us confidence to bring fresh inventory into markets where we continue to see genuine housing demand," said CLI President and CEO Jose Franco Soberano. "Alto Ranudo starts that next wave of launches while staying true to what we know best—creating developments that are grounded in the character and needs of the communities we serve."

The launch comes after CLI's recent Best Developer in the Philippines win at the 14th PropertyGuru Philippines Property Awards on August 20 in Manila. CLI also won Best Housing Developer, Best Developer – Visayas, and Best Developer – Mindanao.

Alto Ranudo is CLI's first residential project under CLIMAC Ventures, Inc., the company's joint venture with Martinez Agricultural Corporation (MAC). The Company has 132 projects in different categories across 18 key cities in VisMin.

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Alto Ranudo is CLI's Php2.88-billion premium residential tower along V. Ranudo Street in Cebu City, featuring 389 studio and one-bedroom units, premium amenities, and commercial spaces. Inspired by Cebu's hablon weaving heritage, it is the first of 11 projects in CLI's Php25-billion launch pipeline.



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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

August 26, 2026
Date


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

Following Best Developer Win, CLI Launches Alto Ranudo to Kick Off ₱25-Billion Project Pipeline

NEWS SUMMARY:

- CLI launches Php2.88-B Alto Ranudo in Cebu City, a 20-storey low-density development located in Cebu's prime V. Ranudo Street, offering 389 studio and one-bedroom units, premium amenities, and commercial spaces.
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- The launch follows CLI's Best Developer in the Philippines win at the PropertyGuru Philippines Property Awards, alongside its Best Housing Developer win, Best Developer – Visayas win, and Best Developer – Mindanao win.

CEBU CITY, Philippines — Cebu Landmasters Inc. (CLI) is kicking off its second half launch pipeline with Alto Ranudo, a P2.88 billion premium residential tower in Cebu City.

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