CEBU LANDMASTERS
We Build with You in Mind

September 08, 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)

   Sep 8, 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 4-31 - Press Release**
***References: SRC Rule 17 (SEC Form 17-C)***
***Section 4.4 of the Revised Disclosure Rules***

| **Subject of the Disclosure** |
|---|
| Cebu Landmasters expands Bohol footprint with 5.6 hectare Tagbilaran Property |

| **Background/Description of the Disclosure** |
|---|
| Cebu Landmasters, Inc. (CLI), the leading residential developer in the Visayas and Mindanao, is further expanding its presence in Bohol with the development of a 5.6-hectare property in Barangay Bool, Tagbilaran City.<br><br>The property marks CLI's third site in Bohol, following Velmiro Greens Bohol and Costa Mira Beachtown Panglao, and reinforces the company's strategy of expanding its residential portfolio in high-growth locations across the Visayas and Mindanao.<br><br>For more information, please see attached Press Release. |

| **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 |

**Cebu Landmasters expands Bohol footprint with 5.6 hectare Tagbilaran Property**

**TAGBILARAN CITY, Bohol, Philippines** — Cebu Landmasters, Inc. (CLI), the leading residential developer in the Visayas and Mindanao, is further expanding its presence in Bohol with the development of a 5.6-hectare property in Barangay Bool, Tagbilaran City.

The property marks CLI's third site in Bohol, following Velmiro Greens Bohol and Costa Mira Beachtown Panglao, and reinforces the company's strategy of expanding its residential portfolio in high-growth locations across the Visayas and Mindanao.

CLI's growing Bohol presence builds on the strong performance of its existing developments. Turnover is ongoing at the fully completed Velmiro Greens Bohol in Dauis, with all 256 units expected to be turned over by end-2026. Costa Mira Beachtown Panglao, meanwhile, is 98% sold with 1,056 units, with all three towers targeted for topping off within the year.

"Bohol continues to show strong potential, and our performance here gives us confidence to deepen our commitment to the province," said CLI President and CEO Jose Franco Soberano. "With this new development, we can build on what has worked for us in Bohol through another Velmiro housing development while introducing Mirani as a more affordable option for local residents. More than providing homes, we want to be part of the community's continued growth."

Strategically located just five to 10 minutes from Tagbilaran City proper, the property provides convenient access to key establishments, schools, healthcare facilities, commercial centers, and major transport links. It is approximately four kilometers from the Tagbilaran Port and directly across from Cebu Sacred Heart College Tagbilaran Campus, placing the site within an established and accessible urban community.

CLI envisions the property as a mixed residential community featuring another Velmiro, the company's mid-market residential brand, and its first Mirani in Bohol, a mid-rise condominium development. Velmiro will expand CLI's mid-market residential offering, while Mirani will provide a more affordable condo option with commercial spaces to serve residents and the surrounding community.

This development supports CLI's strategy of building a diversified residential portfolio and growing its land bank across key cities in the Visayas and Mindanao. Its expanding Bohol footprint allows the company to serve different segments of the market, from affordable housing to resort-oriented residential developments.

"We see continued opportunities in Bohol, supported by the province's strategic location, tourism economy, expanding infrastructure, and growing demand for residential and commercial spaces. We aim to contribute to the province's growth while creating communities that respond to the evolving needs of the market," Soberano highlighted.

Cebu Landmasters' fully completed Velmiro Greens Bohol in Dauis is now undergoing turnover, with all 256 units expected to be delivered by end-2026. Its strong performance reflects continued demand for attainable, well-planned homes in Bohol and CLI's growing commitment to the province. Photo above: Velmiro Greens Bohol clubhouse.

Cebu Landmasters' fully completed Velmiro Greens Bohol in Dauis is now undergoing turnover, with all 256 units expected to be delivered by end-2026. Its strong performance reflects continued demand for attainable, well-planned homes in Bohol and CLI's growing commitment to the province. Photo above: Velmiro Greens Bohol clubhouse.

Cebu Landmasters' fully completed Velmiro Greens Bohol in Dauis is now undergoing turnover, with all 256 units expected to be delivered by end-2026. Its strong performance reflects continued demand for attainable, well-planned homes in Bohol and CLI's growing commitment to the province.

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.