October 23, 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)
   Oct 23, 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 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure
Cebu Landmasters celebrates Astra Lifestyle Centre's grand opening
Background/Description of the Disclosure
Award-winning destination in Mandaue City, Cebu brings together homegrown favorites, first-in-Cebu concepts and curated lifestyle experiences. Cebu Landmasters, Inc. (CLI) celebrates the grand opening of Astra Lifestyle Centre, an upscale boutique retail destination along A.S. Fortuna Street in Mandaue City, Cebu, bringing together selected homegrown brands, first-in-Cebu dining concepts and thoughtfully curated lifestyle offerings. Part of the mixed-use Astra Centre development, the Lifestyle Centre offers a distinctive mix of shopping, dining, wellness and leisure experiences in a contemporary setting. Its boutique format and award-winning architecture create an inviting destination for everyday visits, family activities and social gatherings. 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 celebrates Astra Lifestyle Centre's grand opening

Award-winning destination in Mandaue City, Cebu brings together homegrown favorites, first-in-Cebu concepts and curated lifestyle experiences

Cebu Landmasters, Inc. (CLI) celebrates the grand opening of Astra Lifestyle Centre, an upscale boutique retail destination along A.S. Fortuna Street in Mandaue City, Cebu, bringing together selected homegrown brands, first-in-Cebu dining concepts and thoughtfully curated lifestyle offerings.

Part of the mixed-use Astra Centre development, the Lifestyle Centre offers a distinctive mix of shopping, dining, wellness and leisure experiences in a contemporary setting. Its boutique format and award-winning architecture create an inviting destination for everyday visits, family activities and social gatherings.

"Astra Lifestyle Centre reflects our vision of creating more than just retail spaces, but destinations that become part of people's everyday lives. From thoughtfully curated homegrown favorites and first-in-Cebu concepts to its distinctive design and welcoming atmosphere, every element has been carefully considered to create an elevated yet approachable lifestyle experience," said Joanna Marie S. Bergundthal, CLI's EVP and Chief People & Strategy Officer.

Leading its dining selection are Manila-based concepts making their Cebu debut: Nabe Izakaya and Hotpot, Refuel Specialty Coffee and Bistro, Hai Chix and Steaks. These join homegrown restaurants and cafés such as Tales and Feelings, Commonly Uncommon, Tian Fu, Kalipay Filipino Restaurant, Ondo Bakery, Seoul Moon, Each Cafe, and Cloud Nine Creamery, offering choices for casual meals, coffee breaks and special occasions.

The tenant mix extends beyond dining to everyday essentials, fashion, beauty and wellness, fitness, children's activities, and home and interior design. Brands include Metro Supermarket, ATE by TATA, The Little Gym, Well Played Playground, CWC Interiors, Nova Skin, A Plus Clinic Premier Aesthetics, Inner Peace, Spaholics, Jess Luxuriesse and more.

More offerings are set to join Astra's growing community of tenants, including Much Love Mom, Little Italy Pizzeria, and the much-awaited Studio 300, which will make its Cebu debut with sports and recreation experiences. These upcoming additions will give visitors more reasons to spend time at Astra, from shopping for their little ones to dining out and enjoying activities with family and friends.

Together, these offerings position Astra Lifestyle Centre as a place that visitors can make a part of their daily routines—whether shopping for essentials, spending quality time with their children, meeting friends or enjoying a meal with family in an elevated yet welcoming setting.

Astra's design earned Best Retail Architectural Design at the 14th PropertyGuru Philippines Property Awards in August 2026, underscoring the role of architecture in creating a distinctive retail destination.

"For us, great design goes beyond aesthetics. It is about creating spaces that make people feel welcome, bring people together, and become part of their everyday lives. This recognition affirms the thought and care behind Astra's design and our vision of creating a distinctive lifestyle destination that people will love returning to," Bergundthal said.

Astra Lifestyle Centre forms the retail component of Astra Centre, which brings together hospitality, residential and office uses within one integrated development. Other components include Radisson RED Cebu Mandaue, an internationally branded lifestyle hotel developed by CLI's subsidiary, CLI Hotels and Resorts; One Astra Place, a residential condominium with amenities that include an infinity pool, sky deck, gym and function rooms; and the 12-storey Astra Corporate Centre.

This complementary mix positions Astra Centre to serve residents, hotel guests, office workers and visitors, supporting activity throughout the day along one of Mandaue City's established commercial corridors.

The opening builds on a milestone year for CLI, which was named Best Developer in the Philippines at the 2026 PropertyGuru Philippines Property Awards. The company received nine awards overall, including Best Housing Developer, Best Developer in Visayas and Best Developer in Mindanao.

With roots in the Visayas and Mindanao, CLI continues to expand its residential, commercial, hospitality and mixed-use portfolio. Astra Lifestyle Centre brings that commitment through a destination that gives local brands room to grow, introduces fresh experiences to Cebu and creates extraordinary spaces for the community to come together.



Astra Lifestyle Centre, Cebu Landmasters, Inc.'s (CLI) newest upscale lifestyle destination along A.S. Fortuna Street in Mandaue City, Cebu brings together curated retail, dining and lifestyle experiences in a contemporary setting. The development's architectural design won Best Retail Architectural Design at the 14th PropertyGuru Philippines Property Awards in August 2026.



The interiors of Astra Lifestyle Centre feature contemporary architectural details and curated retail spaces, creating a distinctive setting for shopping, dining and social gatherings. The centre brings together homegrown brands and concepts making their Cebu debut, offering visitors new experiences in Metro Cebu.

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.