

October 4, 2018

**The Philippine Stock Exchange**

9th Floor, Philippine Stock Exchange Tower,  
28th Street corner 5th Avenue, BGC Taguig City

For the Attention of: **Ms. Janet A. Encarnacion**  
Head – Disclosure department

**Securities and Exchange Commission**

SEC Building, EDSA  
Mandaluyong City

For the Attention of: **Mr. Vicente Graciano Felizmenio, Jr.**  
Director – Markets & Securities Regulation Department

Sir/Madams:

We are submitting the following attachments in compliance with the PSE requirement in connection with Cebu Landmasters, Inc. IPO proceeds.

1. Progress Report on the application of proceeds for the quarter ended September 30; and,
2. Certification of Punongbayan & Araullo on the accuracy of information provided by Cebu Landmasters, Inc. in relation to the Progress Report.

We hope you find everything in order.

Very truly yours,



**STEPHEN A. TAN**  
Chief Financial Officer

October 4, 2018

**The Philippine Stock Exchange**

9th Floor, Philippine Stock Exchange Tower,  
28th Street corner 5th Avenue, BGC Taguig City

Attention: **Ms. Janet A. Encarnacion**  
Head – Disclosure department

Subject: Quarterly Progress Report on the Application of IPO Proceeds with  
External Auditor Certification

Sir/Madams:

In line with the Initial Public Offering (IPO) of Cebu Landmasters, Inc. on June 2, 2017, we submit herewith our report on the application of the proceeds amounting to **TWO BILLION ONE HUNDRED FIFTY MILLION PESOS (2,150,000,000.00)**.

The details of the disbursements are as follows:

<b>Total proceeds (430,000,000 shares @ Php5 per share)</b>		<b>Php2,150,000,000.00</b>
Less: IPO related expenses		
PSE Listing & processing fees	9,736,600.66	
SEC registration & listing fees	1,817,697.00	
Underwriting and selling commission fees	35,056,352.08	
Professional & accounting fees	29,041,928.06	
Estimated fee of Stock Transfer Agent & Receiving agent	829,000.00	
Estimated costs of printing and marketing	2,378,768.61	
Documentary stamp tax	2,150,000.00	
IPO Tax	43,000,000.00	
Miscellaneous expenses	967,668.06	124,978,014.47
<b>Net proceeds after IPO expenses</b>		<b>2,025,021,985.53</b>
Bacolod Land purchase (partial)	127,500,000.00	
Dumaguete Land Purchase (partial)	30,792,995.00	
Investment in YES, Inc.	76,933,842.50	235,226,837.50
<b>Balance of Proceeds as of June 30, 2017</b>		<b>Php1,789,795,148.03</b>

<b>Beg. Balance of Proceeds as of June 30, 2017</b>		<b>Php1,789,795,148.03</b>
Less: Additional Offer Expenses		
Professional & accounting fees	2,654,400.23	
Estimated costs of printing and marketing	916,301.60	
Miscellaneous expenses	1,451,283.70	5,021,985.53
Less: Capital Expenditures		
<b>I. Land Acquisitions</b>		
Bacolod - Sta. Clara (full)	4,273,016.61	
Bacolod - Granada (technical assessment phase)	150,000.00	
Sibulan Land Purchase (full)	25,153,647.89	
Canitoan, CDO Land Purchase (partial)	136,454,705.35	
Jaro, Iloilo (technical assessment phase)	51,000.00	
Bogo, Cebu Land Purchase (partial)	23,861,084.50	
Guadalupe, Cebu (partial)	30,656,350.00	220,599,804.35
<b>II. Investment in JVs and Associates</b>		
Investment in MGR, Inc. (Cebu)	281,248.00	
Investment in AS Fortuna Prop. Ventures Inc.	8,888,888.89	
Investment in JV (Davao)	10,566,000.00	19,736,136.89
<b>Balance of Proceeds as of September 30, 2017</b>		<b>Php1,544,437,221.26</b>

<b>Beg. Balance of Proceeds as of September 30, 2017</b>		<b>Php1,544,437,221.26</b>
Capital Expenditures		
<b>I. Land Acquisitions</b>		
Bacolod - Sta. Clara Estate (full)	22,500,000.00	
Bacolod - Granada (full)	189,379,027.47	
Canitoan, CDO (full)	607,809.56	
Bogo, Cebu (full)	200,000.00	
Guadalupe, Cebu (partial)	12,793,471.08	
Naga, Cebu (partial)	1,208,539.00	226,688,847.11
<b>II. Investment in JVs and Associates</b>		
Investment in AS Fortuna Prop. Ventures Inc.	245,988,490.96	
Investment in JV (Davao-Matina)	189,555,166.66	
Investment in JV (Pagtambayayong)	8,487,434.00	444,031,091.62
<b>III. Project Operational Funding</b>		
Pinamalayan Socialized Housing (Phase 1 - full)	24,350,000.00	24,350,000.00
<b>Balance of Proceeds as of December 31, 2017</b>		<b>Php849,367,282.53</b>

<b>Beg. Balance of Proceeds as of December 31, 2017</b>		<b>Php849,367,282.53</b>
<b>Capital Expenditures</b>		
<b>I. Land Acquisitions</b>		
Bacolod - Sta. Clara Estate (full)	744,452.74	
Canitoan, CDO (full)	122,767.86	
Guadalupe, Cebu (partial)	1,000,662.29	
Linao, Cebu (partial)	1,579,575.00	
Naga, Cebu (partial)	1,390,200.00	
Sibulan, (full)	59,220.00	4,896,877.89
<b>II. Investment in JVs and Associates</b>		
Investment in AS Fortuna Prop. Ventures Inc.	201,021,592.71	
Investment in JV (Davao-Matina)	171,989,403.19	
Investment in YHES, Inc.	624,982.14	
Investment in Mivesa Garden Residences, Inc.	4,218,750.00	
Investment in JV (Pagtambayayong)	1,444,200.00	379,298,928.04
<b>III. Project Operational Funding</b>		
Pinamalayan Socialized Housing (Phase 1)	39,530.88	39,530.88
<b>Balance of Proceeds as of March 31, 2018</b>		<b>Php 465,131,945.72</b>

<b>Beg. Balance of Proceeds as of March 31, 2018</b>		<b>465,131,945.72</b>
<b>Capital Expenditures</b>		
<b>I. Land Acquisitions</b>		
Iloilo - Guaderama (partial)	5,000,000.00	
CDO - Savemore (partial)	120,504,635.40	
Granada, Bacolod (full)	479,424.57	
Bohol - Biking (partial)	15,330,000.00	
Guadalupe, Cebu (partial)	1,314,575.26	
Lyceum Davao (partial)	450,000.00	
Ibabao, Mandaue (partial)	40,084,865.40	
Alang-alang, Mandaue (partial)	95,200,437.10	278,363,937.73
<b>II. Investment in JVs and Associates</b>		
Investment in JV (Davao-Matina)	44,977,916.67	
Investment in AS Fortuna Prop. Ventures Inc.	498,915.96	45,476,832.63
<b>III. Project Operational Funding</b>		
Pinamalayan Socialized Housing (Phase 2)	24,750,000.00	24,750,000.00
<b>Balance of Proceeds as of June 30, 2018</b>		<b>Php 116,541,175.36</b>

<b>Beg. Balance of Proceeds as of June 30, 2018</b>		<b>116,541,175.36</b>
<b>Capital Expenditures</b>		
<b>I. Land Acquisitions</b>		
Banilad Property	116,541,175.36	116,541,175.36
Total Land Purchase		
<b>Balance of Proceeds as of September 30, 2018</b>		<b>Php 0.00</b>

Very truly yours,

A handwritten signature in black ink, appearing to read "Stephen A. Tan", is written over a circular stamp. The stamp contains the name "STEPHEN A. TAN" and the title "Chief Financial Officer" in a serif font.

**STEPHEN A. TAN**  
Chief Financial Officer