

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 22, 2022
2. SEC Identification Number
26986
3. BIR Tax Identification No.
000-846-618-000
4. Exact name of issuer as specified in its charter
D.M. WENCESLAO & ASSOCIATES, INCORPORATED
5. Province, country or other jurisdiction of incorporation
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
15th Floor, Aseana 3, D. Macapagal Blvd corner Asean Ave., Aseana City, Paranaque
City
Postal Code
1714
8. Issuer's telephone number, including area code
(632) 8854-5711
9. Former name or former address, if changed since last report
Not applicable
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	3,395,864,100
11. Indicate the item numbers reported herein
Not applicable

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.



D.M. Wenceslao & Associates, Incorporated

DMW

PSE Disclosure Form 4-13 - Clarification of News Reports
References: SRC Rule 17 (SEC Form 17-C) and
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Clarification on BusinessWorld Article Entitled "D.M. Wenceslao to add more sellable, leasable areas in 2023"

Source	BusinessWorld News Online
Subject of News Report	D.M. Wenceslao to add more sellable, leasable areas in 2023
Date of Publication	Aug 22, 2022

Clarification of News Report

We write with respect to the attached news article entitled “D.M. Wenceslao to add more sellable, leasable areas in 2023” posted in BusinessWorld (Online Edition) on August 22, 2022. The article reported in part that:

“D.M. WENCESLAO and Associates, Inc. expects to add 200,000 square meters (sq.m.) of gross leasable area (GLA) and about 30,000 sq.m. of sellable floor area (SLA) in its portfolio next year.

The addition will be through the completion of three projects, namely: Aseana Plaza, Aseana Mainstreet 2, and One Parq Suites.

Aseana Plaza and Aseana Mainstreet 2 are the two new additions to the company’s commercial leasing segment, which will add close to 200,000 sq.m. of GLA. They will follow the completion of its Parqal project this year.

‘This year, the expected completion of Parqal will add another 70,000 sq.m of GLA, which will bring our total [GLA] to 232,500 sq.m.,’ D.M Wenceslao Investor Relations Officer Jeffrey Lucero said at the Philippine Stock Exchange STAR Investor Day last week.

One Parq Suites will be the company’s new addition to its residential portfolio. The third residential development is expected to add 30,000 sq.m. of SLA to the company’s residential inventory that will rise in Makati City.

....

Meanwhile, Mr. Lucero said that the company expects office vacancies to rise to 18.2% by the end of 2022.

....”

We wish to clarify that DMW expects to add ~200,000 sq.m. GLA from Aseana Plaza and Aseana Mainstreet 2 in the ‘medium-term’, as presented and indicated in DMW’s presentation Material.

We would also like to clarify that One Parq Suites will rise in Aseana City whereas a different pipeline residential project is expected to rise in Makati City.

For further information on DMW’s pipeline beyond 2022, please refer to Slide 28 of DMW’s presentation deck: <https://www.dmwai.com/wp-content/uploads/2022/08/DMW-Management-Presentation-PSE-STAR-vFinal.pdf>

We confirm the accuracy of the quote attributed to Mr. Lucero: “This year, the expected completion of Parqal will add another 70,000 sq.m of GLA, which will bring our total [GLA] to 232,500 sq.m.”

Meanwhile, we’d like to clarify that the office vacancy forecast for the end of 2022 was presented by Mr. Julius Guevara, DMW Vice President for Corporate Planning, using the Colliers International Market Report as source material. For further information on Metro Manila Office forecast please refer to slide 8 of DMW’s presentation deck: <https://www.dmwai.com/wp-content/uploads/2022/08/DMW-Management-Presentation-PSE-STAR-vFinal.pdf>

Other Relevant Information

N/A

Filed on behalf by:

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Designation	Chief Information Officer