

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)
Nov 14, 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 4-30 - 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

DMW's 9M2022 Net Income Rises 39% YoY to Php1.7 Billion

Background/Description of the Disclosure

D.M. Wenceslao and Associates, Inc.'s (DMW) 9M2022 net income rose 39% to Php1.7 billion from Php1.2 billion a year ago, bolstered by improved mobility and notwithstanding macroeconomic headwinds.

The Company's rental revenues consisting of rentals from land, building, and other revenues including CUSA and parking fees improved 9% to Php1.6 billion, accounting for 50% of total revenues. In the 3Q2022, the Company already started booking rental revenues from the 1.4-hectare parcel of land leased by St. Luke's Medical Center. Further, improved mobility and the return of numerous office tenants on-site significantly increased parking collection during the period.

Residential revenues surged 62% to Php801 million on the back of a higher number of units qualified for revenue recognition and as construction works remained unhampered. Last September, DMW's wholly owned subsidiary Aseana Residential Holdings already topped off the fourth and final tower of MidPark Towers.

DMW maintained a net cash position of Php2.4 billion as of end-3Q2022. Current ratio remained high at 1.7x.

Other Relevant Information

"DMW continued to deliver its growth initiatives despite a macroeconomic backdrop tainted with relatively high inflation and rising interest rates. The strategies that we've instituted early on proved essential in allowing us to sail through headwinds," said Mr. Delfin Angelo 'Buds' Wenceslao, Chief Executive Officer. "In the early stages of project development, we've already locked in most construction material prices for both Parqal and MidPark Towers, keeping our costs protected from the run-up in prices. Meanwhile, our leverage ratios continued to be among the lowest in the industry, with peso- denominated and fixed-rate debt that kept us insulated from forex fluctuations and changes in interest rates. We firmly believe that beyond these short-term headwinds, the long-term growth story of the Philippine real estate industry remains intact. As such, we remain steadfast in executing our expansion plans," Mr. Wenceslao highlighted.

Filed on behalf by:

Name	Mark Gorriceta
Designation	Chief Information Officer