

COVER SHEET

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S.E.C. Registration No.

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I	N	C	O	R	P	O	R	A	T	E	D																		

(Company's Full Name)

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C	O	R	N	E	R		A	S	E	A	N		A	V	E	.		A	S	E	A	N	A		C	I	T	Y	
P	A	R	A	N	A	Q	U	E		C	I	T	Y																

(Business Address : No. Street City / Town / Province )

MARK S. GORRICETA

Contact Person

(02) 8889-6467

Company Telephone Number

1	2
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Month  
Day  
Fiscal Year

SEC FORM 17-C

FORM TYPE

2ND WEEK OF JUNE

Month  
Day  
Annual Meeting

N/A

Secondary License Type, If Applicable

M	S	R	D
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Dept. Requiring this Doc.

N/A

Amended Articles Number/Section

Total No. of Stockholders

N/A

Domestic

N/A

Foreign

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

STAMPS

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. **May 19, 2025**  
Date of Report (Date of earliest event reported)
2. SEC Identification Number **26986**
3. BIR Tax Identification No. **000-846-618-000**
4. **D.M. WENCESLAO & ASSOCIATES, INCORPORATED**  
Exact name of issuer as specified in its charter
5. **Philippines**
6.  (SEC Use Only)
- Province, country or other jurisdiction of incorporation
- Industry Classification Code:
7. **15<sup>th</sup> Floor, Aseana 3, D. Macapagal Blvd corner Asean Ave.,  
Aseana City, Parañaque City**  
Address of principal office
- 1701**  
Postal Code
8. **(632) 8854-5711**  
Issuer's telephone number, including area code
9. **Not Applicable**  
Former name or former address, if changed since last report
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

**Common Shares**

**3, 395, 864, 100**

11. Indicate the item numbers reported herein: **N/A**

On 19 May 2025, D.M. WENCESLAO & ASSOCIATES, INCORPORATED (the “Company” or “DMW”) submitted PSE Disclosure Form 4-31 or Press Release.

In the said Press Release, it was announced that the Company broke ground on the first phase of Aseana Plaza, a landmark office development in Aseana City that will be the company’s largest commercial project to date.

As the latest addition to Aseana City, Aseana Plaza Phase 1 will offer roughly 70,000sqms of gross leasable area (GLA), out of approximately 130,000sqms GLA for the entire project. Upon completion of Aseana Plaza Phase 1, DMW's commercial portfolio will rise to over 300,000sqms GLA.

Aseana Plaza is designed to cater to diverse tenants, offering state-of-the-art office space for global logistics and shipping firms, business process outsourcing (BPO) companies, and traditional corporate headquarters. DMW aims to capitalize on demand from companies seeking modern work environments within an integrated urban community.

Aligned with Aseana City's people-centric master plan, the complex will feature a central al fresco plaza connecting to the adjacent Parqal greenway. Aseana Plaza will also connect to the estate's upcoming skywalk system, enhancing walkability and connectivity throughout Aseana City.

"We have always envisioned Aseana City as more than just a business district – it's a community where work, leisure, and daily life intersect," said Delfin Angelo "Buds" Wenceslao, Chief Executive Officer. "Breaking ground on Aseana Plaza is a major step toward realizing that vision, creating a destination where global industry players and local communities converge," Mr. Wenceslao added.

The Issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**D.M. WENCESLAO & ASSOCIATES INCORPORATED**

Issuer

  
**Atty. Patrick I. Penachos**

Compliance Officer

**May 19, 2025**

Date



## **D.M. Wenceslao Breaks Ground on the First Phase of its Largest Commercial Project in Aseana City**

**Paranaque City, Philippines, May 19, 2025** – D.M. Wenceslao and Associates, Inc. (DMW) broke ground on the first phase of Aseana Plaza, a landmark office development in Aseana City that will be the company's largest commercial project to date.

As the latest addition to Aseana City, Aseana Plaza Phase 1 will offer roughly 70,000sqms of gross leasable area (GLA), out of approximately 130,000sqms GLA for the entire project. Upon completion of Aseana Plaza Phase 1, DMW's commercial portfolio will rise to over 300,000sqms GLA.

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"We have always envisioned Aseana City as more than just a business district – it's a community where work, leisure, and daily life intersect," said Delfin Angelo "Buds" Wenceslao, Chief Executive Officer. "Breaking ground on Aseana Plaza is a major step toward realizing that vision, creating a destination where global industry players and local communities converge," Mr. Wenceslao added.

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### **ABOUT D.M. WENCESLAO & ASSOCIATES, INCORPORATED**

DMW is an integrated property developer with expertise in land reclamation, construction, and real estate development. It is the master developer and primary owner of Aseana City, a development project with a total land area of 107.5 hectares located along the coastal waters of Manila Bay. Since 1965, DMW has reclaimed more than 2.4 million square meters of land leased or developed over 400,000 square meters of land and buildings and completed over 140 construction and infrastructure projects including large, complex government developments throughout the Philippines.

For further information, visit [dmwai.com](https://dmwai.com) or contact [iro@dmwai.com](mailto:iro@dmwai.com)