

# COVER SHEET

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S.E.C. Registration No.

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(Company's Full Name)

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M	A	C	A	P	A	G	A	L		B	L	V	D	.		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				

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

MARK S. GORRICETA
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Contact Person

(632) 8854-5711
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Company Telephone Number

1	2
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Month

3	1
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Day

Fiscal Year

17-C
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FORM TYPE

2ND WEEK OF JUNE
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Month

Day

Annual Meeting

N/A
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Secondary License Type, If Applicable

M	S	R	D
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Dept. Requiring this Doc.

N/A
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Amended Articles Number/Section

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Total No. of Stockholders

N/A
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Domestic

N/A
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Foreign

To be accomplished by SEC Personnel concerned

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File Number

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Document I.D.

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Cashier

STAMPS
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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. August 15, 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 15 August 2025, D.M. WENCESLAO & ASSOCIATES, INCORPORATED (the  
"Corporation") submitted PSE Disclosure Form 4-31 or Press Release.

In the said Press Release, it was announced that the Corporation's 1H2025 net income rose to  
Php936 million, reflecting sustained growth in its rental businesses.

Recurring revenues comprising rentals from land, commercial buildings, and other ancillary  
leasing sources increased 9% YoY to Php1.7 billion, representing 90% of total revenues.

Commercial building and ancillary rental revenues surged 17% to Php1.0 billion, driven by a consistently strong lease take-up and higher percentage-of-sales collections from top-performing F&B, retail, and wellness tenants at Parqal.

Riding a sustained leasing momentum, the Corporation broke ground on the first phase of Aseana Plaza in May 2025. Phase 1 will offer approximately 70,000sqms of gross leasable area (GLA), out of the 130,000sqms GLA total. The four-tower development will anchor the continued expansion of the Corporation's commercial leasing segment in the years ahead.

Residential revenues reached Php178 million as Midpark Towers moved closer to full completion. Two of the four towers have already been finished, with the remaining two scheduled for completion in the second half of the year. Unit handovers are underway, welcoming a new community of residents along Aseana's main street.

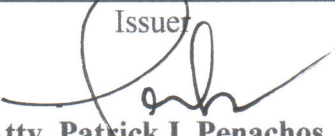
With a low debt-to-equity ratio of 0.09x and a net cash position, the Corporation maintains the financial strength and flexibility to advance its current pipeline while pursuing strategic growth opportunities.

"By focusing on building a community rather than standalone structures, we have created a stable platform that can weather industry cycles and deliver consistent value to our stakeholders," said Benigno A. Tatunay, Chief Finance Officer.

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

**August 15, 2025**

Date

## **DMW's 1H2025 Net Income Rises to ₱936 Million on Sustained Leasing Momentum**

**Paranaque City, Philippines, August 15, 2025** – D.M. Wenceslao and Associates, Inc.'s (DMW) 1H2025 net income rose to ₱936 million, reflecting sustained growth in its rental businesses.

Recurring revenues comprising rentals from land, commercial buildings, and other ancillary leasing sources increased 9% YoY to ₱1.7 billion, representing 90% of total revenues.

Commercial building and ancillary rental revenues surged 17% to ₱1.0 billion, driven by a consistently strong lease take-up and higher percentage-of-sales collections from top-performing F&B, retail, and wellness tenants at Parqal.

Riding a sustained leasing momentum, DMW broke ground on the first phase of Aseana Plaza in May 2025. Phase 1 will offer approximately 70,000sqms of gross leasable area (GLA), out of the 130,000sqms GLA total. The four-tower development will anchor the continued expansion of DMW's commercial leasing segment in the years ahead.

Residential revenues reached ₱178 million as Midpark Towers moved closer to full completion. Two of the four towers have already been finished, with the remaining two scheduled for completion in the second half of the year. Unit handovers are underway, welcoming a new community of residents along Aseana's main street.

With a low debt-to-equity ratio of 0.09x and a net cash position, DMW maintains the financial strength and flexibility to advance its current pipeline while pursuing strategic growth opportunities.

"By focusing on building a community rather than standalone structures, we have created a stable platform that can weather industry cycles and deliver consistent value to our stakeholders," said Benigno A. Tatunay, Chief Finance Officer.

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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](http://dmwai.com) or contact [iro@dmwai.com](mailto:iro@dmwai.com)