

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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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

Contact Person

(632) 8854-5711

Company Telephone Number

1	2	3	1
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Month Day
Fiscal Year

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

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Total No. of Stockholders

Total Amount of Borrowings	
N/A	N/A

Domestic

Foreign

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

STAMPS

Residential revenues stood at ₱115 million. MidPark Towers has begun transitioning into a lived-in community, adding a growing residential base to Aseana City and further supporting the estate's live-work-play ecosystem, including foot traffic and patronage at Parqal.

DMW maintains a robust financial position with a debt-to-equity ratio of only 0.07x and a net cash position of ₱1.7 billion. This financial flexibility is crucial in a more volatile macroeconomic environment, allowing DMW to support ongoing projects, pace development prudently, and preserve balance sheet strength.

The broader operating environment has become more challenging, with inflation accelerating well-above the BSP's target range and the central bank raising policy rates. These conditions may weigh on the pace of property market recovery, particularly as consumers and businesses navigate higher costs and tighter financial conditions.

"This environment does not change DMW's strategy; it reinforces it," said Delfin Angelo "Buds" C. Wenceslao, Chief Executive Officer. "In a more difficult market, the strength of a real estate platform is tested by the quality of its assets, the resilience of its recurring income, and the discipline of its balance sheet. Aseana City is an integrated district where offices, residences, retail, public spaces, institutions, and mobility infrastructure reinforce one another. That structure gives us the ability to navigate cycles with a long-term perspective. We will continue to move forward with discipline, prioritize recurring income, and build Aseana City in a way that compounds value over time," 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

May 13, 2026

Issuer

Date


Atty. Patrick I. Penachos
Compliance Officer

DMW's 1Q2026 Net Income Reaches ₱550 Million

Paranaque City, Philippines, May 13, 2026 – D.M. Wenceslao and Associates, Inc.'s (DMW) 1Q2026 net income reached ₱550 million, supported by the continued resilience of its integrated estate platform.

Recurring revenues comprising rentals from land, commercial buildings, and other ancillary leasing sources totaled ₱823 million, representing 87% of revenues for the quarter.

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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 or contact iro@dmwai.com