

COVER SHEET

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S.E.C. Registration No.

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(Company's Full Name)

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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
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Month

3	1
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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

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. August 13, 2026
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. 15th 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 13 August 2026, 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 1H2026 net income reached ₱865 million.

Recurring revenues comprising rentals from land, commercial buildings, and other ancillary leasing represented 92% of total revenues, totaling ₱1.6 billion for the period. Residential revenues reached ₱129.4 million, with Midpark Towers completely inaugurated last May.

Continuing global conflicts and geopolitical tensions have contributed to an increase in economic uncertainty which has affected consumer confidence and investment decisions. The resulting volatility in fuel prices and cost of goods and services have led to a wait and observe approach, with market research pointing towards deferred leasing decisions and slower residential unit take-up.

The company aims to continue to evolve despite the current environment, with the Department of Tourism awarding Parqal as a Tourism Recreation Center and Gallio Events Hall as a MICE Accredited facility. DMW continues to focus on sustainability, having ensured 100% renewable energy supply in Aseana City for the foreseeable future.

With a low debt-to-equity ratio of 0.07x and a net cash position of over ₱1.3 billion, DMW maintains the financial strength and flexibility to continue developments throughout Aseana City and its properties to support expansion pipeline.

“As we manage current market conditions, we lean on the constant development of Aseana City’s ecosystem, efficiently managing and optimizing returns for all our stakeholders,” said Benigno A. Tatunay, Chief Finance Officer.

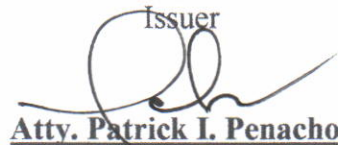
The Issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

D.M. WENCESLAO & ASSOCIATES INCORPORATED

August 13, 2026

Issuer

Date


Atty. Patrick I. Penachos
Compliance Officer

DMW Nets ₱865 Million in 1H2026

Paranaque City, Philippines, August 13, 2026 – D.M. Wenceslao and Associates, Inc. (DMW) ended 1H2026 with net income of ₱865.0 million as backed by its resilient leasing segment.

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15th Floor, Aseana 3 Bldg., Pres. D. Macapagal Blvd. corner
Asean Ave., Aseana City, Brgy. Tambo, Parañaque City

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