COVER SHEET

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S.E.C. Registration No.

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(Company's Full Name)

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

MARK S. GORRICETA	(632) 8854-5711
Contact Person	Company Telephone Number

1	2	3	1	17-C	2ND WEEK OF JUNE
Month	Day			FORM TYPE	Month Day
Fiscal Year					Annual Meeting

N/A

Secondary License Type, If Applicable

M	S	R	D	N/A
Dept. Requiring this Doc.				Amended Articles Number/Section

	Total Amount of Borrowings	
	N/A	N/A
Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number	LCU
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. **November 5, 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** — **1701**
   Address of principal office — 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 5 November 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 9M2026 Net Income Reaches ₱1.25 Billion

D.M. Wenceslao and Associates, Inc. (DMW) ended 9M2026 with net income of ₱1.25 billion thanks to steady performance of its properties in Aseana City.

Recurring revenues which comprise rentals from land, commercial buildings, and other ancillary leasing represented 93% of total revenues, totaling ₱2.5 billion for the period. Sales from Midpark Towers, its second residential project, reached ₱162.2 million for the period. DMW is focused on the sale of the project which won Best Completed Condo Development and Best Lifestyle Condo Development at the 14th PropertyGuru Philippines Property Awards held last August.

DMW's prudent spending and efficient cash management reinforces its strategy in the current macroeconomic environment. With a debt-to-equity ratio of only 0.06x as well as a current ratio of 3.5x, DMW is well-placed to manage the evolution of the property mrket and further grow the Aseana City ecosystem.

DMW remains ready for movements in the property market. With office tenants pointing towards deferred leasing decisions, DMW retains both ample supply to welcome anchor tenant demand and our very own AXS co-working space for those who are still looking at managing capital utilization. The residential market has continued to prioritize the sale of current supply. While Midpark Towers continues to perform, DMW is taking into account the demands and needs of Aseana City's prospective inhabitants. Meanwhile, the retail market has seen a shift to provide a more experiential selling proposition. Parqal is more than ready to tackle this shift, having opened its spaces for various community-led events and various wellness activities which continue to bring steady foot traffic into the area.

"In Aseana City we continue to foster a truly integrated ecosystem. Together with strong capital management and a focused development path, DMW strives to provide the community with new developments and projects to fit demand despite the current market conditions," 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

November 5, 2026
Date

Atty. Patrick I. Penachos
Compliance Officer

D.M. WENCESLAO
AND ASSOCIATES, INCORPORATED
15th Floor, Aseana 3 Bldg., Pres. D. Macapagal Blvd. corner
Asean Ave., Aseana City, Parañaque City
Tel: (632) 8854-5711 - Fax: (632) 8853-2590

DMW's 9M2026 Net Income Reaches ₱1.25 Billion

Paranaque City, Philippines, November 4, 2026 – D.M. Wenceslao and Associates, Inc. (DMW) ended 9M2026 with net income of ₱1.25 billion thanks to steady performance of its properties in Aseana City.

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D.M. WENCESLAO
AND ASSOCIATES, INCORPORATED

15th Floor, Aseana 3 Bldg., Pres. D. Macapagal Blvd. corner
Asean Ave., Aseana City, Parañaque City
Tel: (632) 8854-5711 - Fax: (632) 8853-2590

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