

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. Date of Report (Date of earliest event reported)
Jul 6, 2018
2. SEC Identification Number
26986
3. BIR Tax Identification No.
000-846-618-000
4. Exact name of issuer as specified in its charter
D.M. Wenceslao & Associates Incorporated
5. Province, country or other jurisdiction of incorporation
Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
3rd Floor, Aseana Powerstation Building, Aseana Business Park, D. Macapagal
Boulevard corner Bradco Avenue, Paranaque City, 1701, Philippines
Postal Code
1701
8. Issuer's telephone number, including area code
+632 8545711
9. Former name or former address, if changed since last report
N/A
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 and Amount of Debt Outstanding
Common Stock	3,395,864,100
11. Indicate the item numbers reported herein
N/A

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



D.M. Wenceslao & Associates, Incorporated

DMW

PSE Disclosure Form 4-13 - Clarification of News Reports References: SRC Rule 17 (SEC Form 17-C) and Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Clarification and confirmation of the news article entitled "D.M. Wenceslao to spend P12B on Aseana City over next 5 years" posted in BusinessWorld (Online Edition) on July 6, 2018

Source	BusinessWorld (Online Edition)
Subject of News Report	D.M. Wenceslao to spend P12B on Aseana City over next 5 years
Date of Publication	Jul 6, 2018

Clarification of News Report

The Company confirms the news article published in BusinessWorld Online Edition on July 6, 2018, to wit:

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"D.M. Wenceslao & Associates, Inc. (DMWAI) will be spending P12 billion over the next five years to develop its mixed-use estate in Pasay City, banking on the rising demand for residential, retail, and commercial spaces in the area.

The newly listed property and construction firm said this spending plan will allow for the development of projects covering 400,000 square meters in the 204-hectare mixed-use business district Aseana City. '(Development) depends on demand, whether the market can readily absorb it. At least for the next five years, that's the demand we're seeing,' DMWAI Chief Executive Officer Delfin Angelo C. Wenceslao said in a press briefing in Pasay City on Thursday.

The company has allotted P3.1 billion for its capital expenditures in 2018, more than three times higher than the P850 million it spent in 2017. DMWAI is set to spend P3.5 billion for 2019 and P4.3 billion for 2020, while the balance will be spent from 2021 to 2022.

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Of the 80,000 sq.m of office leasing under their portfolio, Mr. Wenceslao said around 30% has been taken up by online gaming companies. The company is limiting their exposure to the gaming industry to around 30-40% of their portfolio.

'If you take away the areas that have been leased, developed, the areas for our future pipeline that is four hectares, you're left with roughly 29 hectares. It's still good for, at least for our development, 10 years,' Mr. Wenceslao said.

The DMWAI executive noted that Aseana City comprises around 65% of their current land bank, with rest located in Cavite, Quezon City, and Makati. The company, however, does not intend to develop their other properties any time soon.

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In response to the request of the Exchange for clarification and/or confirmation of the above-quoted news article, the Company hereby confirms that the above-quoted statements were accurately made in substance by its Chief Executive Officer, Mr. Delfin Angelo C. Wenceslao.

We would like to further clarify that the Company will be spending around P11 billion until 2020 for it development of projects. Also, at this time, only 352,890 sq.m (not 400,000 sq.m.), of leasable/saleable floor area in Aseana City is earmarked for the development of projects. Likewise, the total leasable floor area is 89,914 sq.m. (not 80,000 sq.m.). Lastly, the Aseana City comprises 73% (not 65%) of the Company's current landbank, and only 27% of its landbank is outside Aseana City.

Other Relevant Information

N/A

Filed on behalf by:

Name	Mark Gorriceta
Designation	Chief Information Officer