

# 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 30, 2019
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  
Postal Code  
1714
8. Issuer's telephone number, including area code  
(632) 854-5711
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 Shares	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 4-31 - Press Release**  
**References: SRC Rule 17 (SEC Form 17-C)**  
**Section 4.4 of the Revised Disclosure Rules**

## Subject of the Disclosure

D.M. Wenceslao & Associates, Incorporated's Net Income Up 17% to P1.1 billion in 1H 2019

## Background/Description of the Disclosure

Paranaque City, Philippines, July 30, 2019 — D.M. Wenceslao & Associates, Incorporated (PSE: DMW) reports net income attributable to equity holders of P1,122.2 million for the first six months of 2019, up 17% from the same period in 2018. Net income margin was 90% from 89% last year.

Revenues expanded to P1,262.2 million, up 17% year-over-year, led by strong contribution from the residential segment. Of the total revenues, P983.4 million or 78% were recurring income, including rentals from land, building and other revenues such as common use service area fees. By business segment, leasing of land increased 3% to P497.4 million. Rentals of buildings and other revenues related to leasing grew 12% and 9% to P392.5 million and P93.4 million, respectively. Sale of residential condominium units rose six times to P266.7 million. Leasing of land, building and sale of condominium units represented 39%, 31% and 21% of the Company's total revenues, respectively.

"Second quarter was a record quarter for our residential business driven by higher percentage of residential project completion and ongoing pre-selling activities," said Delfin Angelo "Buds" C. Wenceslao, chief executive officer. During the quarter, DMW topped off Pixel Residences, its first residential development which was fully pre-sold in June 2017 and is expected to be completed by end-2019. The Company also launched the third tower of MidPark Towers after the project reached 90% take-up of the units launched in November 2018. As of July 31, total pre-sales of MidPark Towers have surpassed P4.8 billion from P4.3 billion reported in early June.

"Our commitment to continued growth is reflected in the ongoing trend in our capital expenditures. As of June 30, we have deployed P1,168.7 million or 15% of our net proceeds from the initial public offering primarily for pipeline project development," Wenceslao added.

## Other Relevant Information

This disclosure was amended to include the Condensed Consolidated Statements of Financial Position as of June 30, 2019 and December 31, 2018. (Please see attached)

## Filed on behalf by:

<b>Name</b>	Mark Gorriceta
<b>Designation</b>	Chief Information Officer