

Statistical code: 14434459-6810-113-01

Company registration number: 01-09-903759

The Company's name: Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

The Company's address: 1082 Budapest, Futó u. 47-53. VII.emelet

Balance sheet

31/12/2021

Date: Budapest, 27 April 2022

L.S.

László Péter Pusztai
Company Manager

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

BALANCE SHEET Version "A" – Assets

All figures in EUR

No.	Line item	31/12/2020	Adjustments to previous year(s)	31/12/2021
a	b	c	d	e
1 A.	NON-CURRENT ASSETS	76 501 350	0	183 711 769
2 I.	INTANGIBLE ASSETS	6 825	0	6 103
3	Capitalised value of foundation/restructuring	0	0	0
4	Capitalised value of experimental development	0	0	0
5	Intangible property rights	0	0	0
6	Intellectual property	6 825	0	6 103
7	Goodwill	0	0	0
8	Advance payments for intangible assets	0	0	0
9	Adjustment to intangible assets	0	0	0
10 II.	TANGIBLE ASSETS	0	0	0
11	Land and buildings, and related intangible property rights	0	0	0
12	Technical equipment, machinery, and vehicles	0	0	0
13	Other equipment, fixtures and fittings, and vehicles	0	0	0
14	Breeding stock	0	0	0
15	Capital projects, refurbishments	0	0	0
16	Advance payments for capital projects	0	0	0
17	Adjustment to tangible assets	0	0	0
18 III.	NON-CURRENT FINANCIAL ASSETS	76 494 525	0	183 705 666
19	Long-term participating interests in related companies	66 574 453	0	56 523 010
20	Long-term loans to related companies	9 875 581	0	126 300 925
21	Long-term major participating interests	0	0	0
22	Long-term loans to undertakings with which the company is linked by virtue of major participating interests	0	0	0
23	Other long-term participating interests	44 491	0	881 731
24	Long-term loans to undertakings with which the company is linked by virtue of other participating interests	0	0	0
25	Other long-term loans	0	0	0
26	Long-term debt securities	0	0	0
27	Adjustment to non-current financial assets	0	0	0
28	Valuation difference on non-current financial assets	0	0	0

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BALANCE SHEET Version "A" – Assets

All figures in EUR

No.	Line item	31/12/2020	Adjustments to previous year(s)	31/12/2021
a	b	c	d	e
29 B.	CURRENT ASSETS	48 275 154	0	245 610 399
30 I.	INVENTORIES	0	0	0
31	Raw materials	0	0	0
32	Work in progress and semi-finished products	0	0	0
33	Young, fattened and other livestock	0	0	0
34	Finished products	0	0	0
35	Goods	0	0	0
36	Advance payments for inventories	0	0	0
37 II.	RECEIVABLES	21 577 906	0	24 962 290
38	Receivables from supplies of goods and services (trade receivables)	0	0	0
39	Receivables from related companies	8 131 895	0	5 247 422
40	Receivables from undertakings with which the company is linked by virtue of major participating interests	0	0	0
41	Receivables from undertakings with which the company is linked by virtue of other participating interests	0	0	0
42	Notes receivable	0	0	0
43	Other receivables	13 446 011	0	19 714 868
44	Valuation difference on receivables	0	0	0
45	Positive valuation difference on derivative transactions	0	0	0
46 III.	SECURITIES	0	0	3 998 555
47	Participating interests in related companies	0	0	0
48	Major participating interests	0	0	0
49	Other participating interests	0	0	0
50	Own shares	0	0	0
51	Debt securities held for dealing	0	0	3 998 555
52	Valuation difference on securities	0	0	0
53 IV.	CASH AT BANK AND IN HAND	26 697 248	0	216 649 554
54	Petty cash, cheques	3 785	0	321
55	Bank deposits	26 693 463	0	216 649 233
56 C.	PREPAYMENTS	221 390	0	13 495 583
57	Accrued income	221 390	0	1 961 539
58	Prepaid expenses	0	0	11 534 044
59	Deferred expenses	0	0	0
60	TOTAL ASSETS	124 997 894	0	442 817 751

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

**BALANCE SHEET Version "A" -
Liabilities**

All figures in EUR

No.	Line item	31/12/2020	Adjustments to previous year(s)	31/12/2021
a	b	c	d	e
61 D.	EQUITY	119 449 922	0	125 389 175
62 I.	SHARE CAPITAL	11 520 000	0	11 520 000
63	of which: repurchased participating interests at face value	0	0	0
64 II.	CALLED UP SHARE CAPITAL NOT PAID (-)	0	0	0
65 III.	CAPITAL RESERVE	85 894 072	0	85 894 072
66 IV.	RETAINED EARNINGS *	20 818 656	0	22 035 850
67 V.	NON-DISTRIBUTABLE RESERVE	0	0	0
68 VI.	REVALUATION RESERVE	0	0	0
69	Revaluation reserve for adjustments	0	0	0
70	Fair value reserve	0	0	0
71 VII.	AFTER-TAX PROFIT/(LOSS)	1 217 194	0	5 939 253
72 E.	PROVISIONS	0	0	0
73	Provisions for contingent liabilities	0	0	0
74	Provision for future expenses	0	0	0
75	Other provisions	0	0	0
76 F.	LIABILITIES	2 104 812	0	306 103 803
77 I.	SUBORDINATED LIABILITIES	0	0	0
78	Subordinated liabilities to related companies	0	0	0
79	Subordinated liabilities to undertakings with which the company is linked by virtue of major participating interests	0	0	0
80	Subordinated liabilities to undertakings with which the company is linked by virtue of other participating interests	0	0	0
81	Subordinated liabilities to other entities	0	0	0
82 II.	NON-CURRENT LIABILITIES	0	0	306 097 561
83	Long-term borrowings	0	0	0
84	Convertible bonds and contingent convertible bonds	0	0	0
85	Liabilities from the issue of bonds	0	0	306 097 561
86	Loans for capital and development projects	0	0	0
87	Other long-term loans	0	0	0
88	Non-current liabilities to related companies	0	0	0
89	Non-current liabilities to undertakings with which the company is linked by virtue of major participating interests	0	0	0
90	Non-current liabilities to undertakings with which the company is linked by virtue of other participating interests	0	0	0
91	Other non-current liabilities	0	0	0

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

**BALANCE SHEET Version "A" -
Liabilities**

All figures in EUR

No.	Line item	31/12/2020	Adjustments to previous year(s)	31/12/2021
Special	b	c	d	e
92 III.	CURRENT LIABILITIES	2 104 812	0	6 242
93	Short-term borrowings	0	0	0
94	of which: convertible bonds and contingent convertible bonds	0	0	0
95	Short-term loans	0	0	0
96	Advance payments received from customers	0	0	0
97	Liabilities from supplies of goods and services (trade liabilities)	3 826	0	6 133
98	Notes payable	0	0	0
99	Current liabilities to related companies	2 100 000	0	0
100	Current liabilities to undertakings with which the company is linked by virtue of major participating interests	0	0	0
101	Current liabilities to undertakings with which the company is linked by virtue of other participating interests	0	0	0
102	Other current liabilities	986	0	109
103	Valuation difference on liabilities	0	0	0
104	Negative valuation difference on derivative transactions	0	0	0
105 G.	ACCRUALS	3 443 160	0	11 324 773
106	Prepaid income	0	0	219
107	Accrued expenses	3 443 160	0	11 324 554
108	Deferred income	0	0	0
109	TOTAL LIABILITIES	124 997 894	0	442 817 751

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

PROFIT AND LOSS ACCOUNT (using the cost by nature method)

All figures in EUR

No.	Line item	01/01/2020 - 31/12/2020	Adjustments to previous year(s)	01/01/2021 - 31/12/2021
a	b	c	d	e
1 01.	Net domestic sales revenues	194	0	343
2 02.	Net export sales revenues	0	0	0
3 I.	Net sales revenues (lines 01+02)	194	0	343
4 03.	Change in self-produced inventories ±	0	0	0
5 04.	Capitalised value of internally generated assets	0	0	0
6 II.	Own work capitalised (lines ±03+04)	0	0	0
7 III.	Other income	5 575 246	0	832
8	of which: impairment reversed	5 572 623	0	0
9 05.	Raw materials	0	0	0
10 06.	Services received	36 198	0	539 877
11 07.	Other services	18 577	0	11 523
12 08.	Cost of goods sold	0	0	0
13 09.	Services resold (intermediated)	0	0	0
14 IV.	Material expenses (lines 05+06+07+08+09)	54 775	0	551 400
15 10.	Wages	0	0	0
16 11.	Other payments to personnel	0	0	0
17 12.	Contributions on wages	0	0	0
18 V.	Payments to personnel (lines 10+11+12)	0	0	0
19 VI.	Depreciation	386	0	721
20 VII.	Other expenses	474 787	0	21 066
21	of which: impairment	2 605	0	15 087
22 A.	OPERATING/TRADING PROFIT/(LOSS) (lines I±II+III-IV-V-VI-VII)	5 045 992	0	-572 012

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Futoreal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

PROFIT AND LOSS ACCOUNT (using the cost by nature method)

All figures in EUR

No.	Line item	01/01/2020 - 31/12/2020	Adjustments to previous year(s)	01/01/2021 - 31/12/2021
a	b	c	d	e
23	13. Dividends and profit sharing received (due)	15 775	0	15 696 360
24	of which: received from related companies	15 775	0	15 696 360
25	14. Income and exchange gains from participating interests	16 159	0	0
26	of which: received from related companies	16 159	0	0
27	15. Income and exchange gains from non-current financial assets (securities, loans)	552 307	0	2 061 195
28	of which: received from related companies	552 307	0	2 061 195
29	16. Other interest and similar income received (due)	204 437	0	676 762
30	of which: received from related companies	204 343	0	668 749
31	17. Other income from financial transactions	5 514 926	0	3 772 551
32	of which: valuation difference	0	0	0
33	VIII. Income from financial transactions (lines 13+14+15+16+17)	6 303 604	0	22 206 868
34	18. Expenses and exchange losses from participating interests	0	0	0
35	of which: paid to related companies	0	0	0
36	19. Expenses and exchange losses from non-current financial assets (securities, loans)	11 908	0	2 655
37	of which: paid to related companies	0	0	0
38	20. Interest payable (paid) and similar expenses	361 740	0	4 955 446
39	of which: paid to related companies	341 224	0	2 094
40	21. Impairment on participating interests, securities, long-term loans and bank deposits	3 996 678	0	10 128 317
41	22. Other expenses of financial transactions	5 683 751	0	575 879
42	of which: valuation difference	0	0	0
43	IX. Expenses of financial transactions (lines 18+19+20±21+22)	10 054 077	0	15 662 297
44	B. FINANCIAL PROFIT/(LOSS) (lines VIII-IX)	-3 750 473	0	6 544 571
45	C. PRE-TAX PROFIT/(LOSS) (±A±B)	1 295 519	0	5 972 559
46	X. Tax liability	78 326	0	33 306
47	D. AFTER-TAX PROFIT/(LOSS) (lines ±C-X)	1 217 193	0	5 939 253

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