

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

Special purpose financial statement
30/06/2022

: Budapest, 29 September 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	31/12/2021	Adjustments to previous year(s)	30/60/2022
a	b	c	d	e
1 A.	FIXED ASSETS	183 711 769	0	171 752 756
2 I.	INTANGIBLE ASSETS	6 103	0	5 746
3	Capitalized value of foundation/restructuring expenses	0	0	0
4	Capitalized value of research and development	0	0	0
5	Concessions, licences and similar rights	0	0	0
6	Intellectual property products	6 103	0	5 746
7	Goodwill	0	0	0
8	Advances and payments on account in respect of tangible assets	0	0	0
9	Adjusted value of intangible assets	0	0	0
10 II.	TANGIBLE ASSETS	0	0	0
11	Land and buildings and rights to immovables	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	Investments, refurbishments	0	0	0
16	Advance payments for investments	0	0	0
17	Adjusted value of tangible assets	0	0	0
18 III.	FINANCIAL INVESTMENTS	183 705 666	0	171 747 010
19	Long-term participations in affiliated companies	56 523 010	0	56 494 009
20	Long-term loans to affiliated companies	126 300 925	0	108 561 270
21	Long-term major participating interests	0	0	0
22	Long-term loans to companies linked by virtue of major participating interests	0	0	5 803 951
23	Other long-term participations	881 731	0	887 780
24	Long-term loans to other companies linked by virtue of participating interests	0	0	0
25	Other long-term loans	0	0	0
26	Long-term debt securities	0	0	0
27	Adjusted value of financial investments	0	0	0
28	Valuation margin of financial investments	0	0	0

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BALANCE SHEET Version "A" – Assets

All figures in EUR

No.	Line item	31/12/2021	Adjustments to previous year(s)	30/60/2022
a	b	c	d	e
29 B.	CURRENT ASSETS	245 610 399	0	260 647 108
30 I.	INVENTORIES	0	0	0
31	Raw materials	0	0	0
32	Work in progress and intermediate goods	0	0	0
33	Rearing animals, hogs 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	24 962 290	0	36 085 126
38	Receivables from supplies of goods and services (trade debtors)	0	0	0
39	Receivables from affiliated companies	5 247 422	0	4 361 248
40	Receivables from undertakings with which the company is linked by virtue of major participating interests	0	0	0
41	Receivables from others companies with which the company is linked by virtue of other participating interests	0	0	0
42	Notes receivable	0	0	0
43	Other receivables	19 714 868	0	31 723 878
44	Valuation margin of receivables	0	0	0
45	Valuation margin of derivative instruments	0	0	0
46 III.	SECURITIES	3 998 555	0	112 341 923
47	Shares in affiliated companies	0	0	0
48	Major participating interests	0	0	0
49	Other participating interests	0	0	4 984 547
50	Own shares and own partnership shares	0	0	0
51	Debt securities held for trading	3 998 555	0	107 357 376
52	Valuation margin of securities	0	0	0
53 IV.	CASH AT BANK AND IN HAND	216 649 554	0	112 220 059
54	Cash in hand, checks	321	0	321
55	Cash at bank	216 649 233	0	112 219 738
56 C.	ACCRUED AND DEFERRED ASSETS	13 495 583	0	16 163 336
57	Accrued income	1 961 539	0	5 050 258
58	Accrued expenses	11 534 044	0	11 113 078
59	Deferred expenses	0	0	0
60	TOTAL ASSETS	442 817 751	0	448 563 200

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item	31/12/2021	Adjustments to previous year(s)	30/60/2022
a	b	c	d	e
61 D.	EQUITY	125 389 175	0	131 766 719
62 I.	SHARE CAPITAL	11 520 000	0	11 520 000
63	of which: ownership shares repurchased at nominal value	0	0	0
64 II.	SUBSCRIBED CAPITAL unpaid (-)	0	0	0
65 III.	CAPITAL RESERVE	85 894 072	0	85 894 072
66 IV.	RETAINED EARNINGS *	22 035 850	0	27 975 103
67 V.	TIED-UP REVERSE	0	0	0
68 VI.	REVALUATION RESERVE	0	0	0
69	Valuation reserve for adjustments	0	0	0
70	Fair value reserve	0	0	0
71 VII.	PROFIT AFTER TAX	5 939 253	0	6 377 544
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	306 103 803	0	307 723 496
77 I.	SUBORDINATED LIABILITIES	0	0	0
78	Subordinated liabilities to related companies	0	0	0
79	Subordinated liabilities to companies linked by virtue of major participating interests	0	0	0
80	Subordinated liabilities to other companies linked by virtue of other participating interests	0	0	0
81	Subordinated liabilities to other entities	0	0	0
82 II.	LONG-TERM LIABILITIES	306 097 561	0	304 977 946
83	Long-term loans	0	0	0
84	Convertible and equity bonds	0	0	0
85	Liabilities from the issue of bonds	306 097 561	0	304 977 946
86	Investment and development loans	0	0	0
87	Other long-term loans	0	0	0
88	Long-term liabilities to affiliated companies	0	0	0
89	Long-term liabilities to companies linked by virtue of major participating interests	0	0	0
90	Long-term liabilities to other companies linked by virtue of other participating interests	0	0	0
91	Other long-term 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	31/12/2021	Adjustments to previous year(s)	30/60/2022
Special	b	c	d	e
92 III.	CURRENT LIABILITIES	6 242	0	2 745 550
93	Short-term loans	0	0	0
94	of which: convertible and equity 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)	6 133	0	0
98	Notes payable	0	0	0
99	Short-term liabilities to affiliated companies	0	0	2 488 428
100	Short-term liabilities to companies linked by virtue of major participating interests	0	0	0
101	Short-term liabilities to other companies linked by virtue of other participating interests	0	0	0
102	Other short-term liabilities	109	0	257 122
103	Valuation margin of liabilities	0	0	0
104	Valuation margin of derivative instruments	0	0	0
105 G.	ACCRUALS AND DEFERRED INCOME	11 324 773	0	9 072 985
106	Accrued and deferred income	0	0	0
107	Deferred costs and expenses	11 324 554	0	9 072 985
108	Deferred income	0	0	0
109	TOTAL LIABILITIES	442 817 751	0	448 563 200

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Futuréal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item	01/01/2021 - 31/12/2021	Adjustments to previous year(s)	01/01/2022 - 30/06/2022
a	b	c	d	e
1 01.	Net domestic sales revenues	343	0	7 959
2 02.	Net export sales revenues	0	0	0
3 I.	Net sales revenues (lines 01+02)	343	0	7 959
4 03.	Variation in inventories of finish goods and in work in progress ±	0	0	0
5 04.	Own work capitalized	0	0	0
6 II.	Work performed by the company for its own purposes and capitalized (03+04)	0	0	0
7 III.	Other income	832	0	539
8	of which: impairment reversed	0	0	0
9 05.	Raw materials	0	0	0
10 06.	Value of services consumed	539 877	0	331 772
11 07.	Other services	11 523	0	49 292
12 08.	Cost of goods sold	0	0	0
13 09.	Services resold (intermediated)	0	0	8 295
14 IV.	Material expenses (lines 05+06+07+08+09)	551 400	0	389 359
15 10.	Wages and salaries	0	0	1 531
16 11.	Other employee benefits	0	0	38
17 12.	Contributions on wages and salaries	0	0	204
18 V.	Payments to personnel (lines 10+11+12)	0	0	1 773
19 VI.	Depreciation	721	0	358
20 VII.	Other expenses	21 066	0	25 000
21	of which: impairment	15 087	0	0
22 A.	OPERATING/TRADING PROFIT/(LOSS) (lines I±II+III-IV-V-VI-VII)	-572 012	0	-407 992

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Futureau Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item	01/01/2021 - 31/12/2021	Adjustments to previous year(s)	01/01/2022 - 30/06/2022
a	b	c	d	e
23	13. Dividends and profit sharing receivable	15 696 360	0	2 346 933
24	of which: received from related companies	15 696 360	0	2 261 340
25	14. Income and exchange gains from participating interests	0	0	0
26	of which: from affiliated companies	0	0	0
27	15. Income and exchange gains from financial investments (securities, loans)	2 061 195	0	1 703 034
28	of which: from affiliated companies	2 061 195	0	1 703 034
29	16. Other interest receivable and similar income	676 762	0	3 568 094
30	of which: from affiliated companies	668 749	0	955
31	17. Other income from financial transactions	3 772 551	0	17 915 955
32	of which: valuation margin	0	0	0
33	VIII. Income from financial transactions (lines 13+14+15+16+17)	22 206 868	0	25 534 016
34	18. Expenses and exchange losses from participating interests	0	0	0
35	of which: to affiliated companies	0	0	0
36	19. Expenses and exchange losses from financial investments (securities, loans)	2 655	0	150 377
37	of which: to affiliated companies	0	0	0
38	20. Interest payable (paid) and similar expenses	4 955 446	0	6 026 445
39	of which: to affiliated companies	2 094	0	0
40	21. Impairment on participating interests, securities, long-term loans and bank deposits	10 128 317	0	0
41	22. Other expenses on financial transactions	575 879	0	12 235 761
42	of which: valuation margin	0	0	0
43	IX. Expenses on financial transactions (lines 18+19+20±21+22)	15 662 297	0	18 412 583
44	B. PROFIT OR LOSS FROM FINANCIAL TRANSACTIONS (lines VIII-IX)	6 544 571	0	7 121 433
45	C. PROFIT OR LOSS BEFORE TAX) (±A±B)	5 972 559	0	6 713 441
46	X. Tax liability	33 306	0	335 897
47	D. PROFIT AFTER TAX (lines ±C-X)	5 939 253	0	6 377 544

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