

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 and income statement**  
**31/12/2023**

Date: Budapest, 26 April 2024

**L.S.**

David Hendrych and Zsuzsa László  
Company Managers

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**Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság**

**BALANCE SHEET Version "A" -**

**Assets**

All figures in EUR

No.	Line item		31/12/202	Adjustments to previous year(s)	31/12/2023
a	b		c	d	e
Balance	A.	FIXED ASSETS	278 364 600	0	453 979 384
2	I.	INTANGIBLE ASSETS	5 382	0	4 661
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	5 382	0	4 661
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	278 359 218	0	453 974 723
19		Long-term participations in affiliated companies	63 133 184	0	53 936 968
20		Long-term loans to affiliated companies	201 306 450	0	399 753 957
21		Long-term major participating interests	0	0	0
22		Long-term loans to companies linked by virtue of major participating interests	0	0	0
23		Other long-term participations	541 196	0	283 798
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	13 378 388	0	0
27		Adjusted value of financial investments	0	0	0
28		Valuation margin of financial investments	0	0	0

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**Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság**

**BALANCE SHEET Version "A" – Assets**

All figures in EUR

No.	Line item		31/12/2022	Adjustments to previous year(s)	31/12/2023
a	b		c	d	e
Balance	B.	CURRENT ASSETS	153 397 565	0	95 068 094
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	1 411 112	0	34 420 518
38		Receivables from supplies of goods and services (trade debtors)	0	0	0
39		Receivables from affiliated companies	1 290 033	0	2 245 655
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	121 079	0	32 174 863
44		Valuation margin of receivables	0	0	0
45		Valuation margin of derivative instruments	0	0	0
46	III.	SECURITIES	22 485 007	0	40 162 049
47		Shares in affiliated companies	0	0	0
48		Major participating interests	0	0	0
49		Other participating interests	2 166 015	0	38 437 076
50		Own shares and own partnership shares	0	0	0
51		Debt securities held for trading	20 318 992	0	1 724 973
52		Valuation margin of securities	0	0	0
53	IV.	CASH AT BANK AND IN HAND	129 501 446	0	20 485 527
54		Cash in hand, checks	321	0	321
55		Cash at bank	129 501 125	0	20 485 206
56	C.	ACCRUED AND DEFERRED ASSETS	20 302 113	0	36 415 532
57		Accrued income	9 624 005	0	26 593 427
58		Accrued expenses	10 678 108	0	9 822 105
59		Deferred expenses	0	0	0
60		TOTAL ASSETS	452 064 278	0	585 463 010

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**Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság**

**BALANCE SHEET Version "A" -**

**Liabilities**

All figures in EUR

No.	Line item		31/12/2022	Adjustments to previous year(s)	31/12/2023
a	b		c	d	e
Balance	D.	EQUITY	141 238 303	0	129 131 012
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 *	27 975 103	0	37 837 584
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	15 849 128	0	-6 120 644
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	302 903 494	0	441 114 161
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	302 311 056	0	441 108 470
83		Long-term loans	0	0	0
84		Convertible and equity bonds	0	0	0
85		Liabilities from the issue of bonds	302 311 056	0	441 108 470
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	31/12/2022	Adjustments to previous year(s)	31/12/2023
Balance	b	c	d	e
92	III. CURRENT LIABILITIES	592 438	0	5 691
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)	0	0	0
98	Notes payable	0	0	0
99	Short-term liabilities to affiliated companies	4 475	0	5 494
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	587 963	0	197
103	Valuation margin of liabilities	0	0	0
104	Valuation margin of derivative instruments	0	0	0
105	G. ACCRUALS AND DEFERRED INCOME	7 922 481	0	15 217 837
106	Accrued and deferred income	0	0	0
107	Deferred costs and expenses	7 922 481	0	15 217 837
108	Deferred income	0	0	0
109	<b>TOTAL LIABILITIES</b>	<b>452 064 278</b>	<b>0</b>	<b>585 463 010</b>

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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		01/01/2022 - 31/12/2022	Adjustments to previous year(s)	01/01/2023 - 31/12/2023
a	b		c	d	e
Balance	01.	Net domestic sales revenues	8 599	0	375
	2 02.	Net export sales revenues	0	0	0
	3 I.	Net sales revenues (lines 01+02)	8 599	0	375
	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	539	0	18 542
	8	of which: impairment reversed	0	0	0
	9 05.	Raw materials	0	0	0
	10 06.	Value of services consumed	371 671	0	39 222
	11 07.	Other services	101 948	0	19 116
	12 08.	Cost of goods sold	0	0	0
	13 09.	Services resold (intermediated)	8 295	0	0
	14 IV.	Material expenses (lines 05+06+07+08+09)	481 914	0	58 338
	15 10.	Wages and salaries	3 894	0	9 926
	16 11.	Other employee benefits	75	0	213
	17 12.	Contributions on wages and salaries	521	0	1 334
	18 V.	Payments to personnel (lines 10+11+12)	4 490	0	11 473
	19 VI.	Depreciation	721	0	721
	20 VII.	Other expenses	40 492	0	132 661
	21	of which: impairment	167	0	0
	22 A.	OPERATING/TRADING PROFIT/(LOSS) (lines I±II+III-IV-V-VI-VII)	-518 479	0	-184 276

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**Futereal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság**

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

All figures in EUR

No.	Line item		01/01/2022 - 31/12/2022	Adjustments to previous year(s)	01/01/2023 - 31/12/2023
a	b		c	d	e
Balance	13.	Dividends and profit sharing receivable	2 346 933	0	7 920 933
	24	of which: received from related companies	2 261 340	0	7 848 180
	25	14. Income and exchange gains from participating interests	15 166	0	0
	26	of which: from affiliated companies	15 166	0	0
	27	15. Income and exchange gains from financial investments (securities, loans)	7 045 441	0	21 241 582
	28	of which: from affiliated companies	7 003 105	0	20 685 612
	29	16. Other interest receivable and similar income	7 696 110	0	4 765 914
	30	of which: from affiliated companies	504 691	0	580 546
	31	17. Other income from financial transactions	26 571 653	0	6 130 798
	32	of which: valuation margin	0	0	0
	33	VIII. Income from financial transactions (lines 13+14+15+16+17)	43 675 303	0	40 059 227
	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)	181 465	0	0
	37	of which: to affiliated companies	0	0	0
	38	20. Interest payable (paid) and similar expenses	12 384 251	0	19 967 732
	39	of which: to affiliated companies	0	0	2 049
	40	21. Impairment on participating interests, securities, long-term loans and bank deposits	-4 029 047	0	10 052 755
	41	22. Other expenses on financial transactions	18 098 982	0	15 975 108
	42	of which: valuation margin	0	0	0
	43	IX. Expenses on financial transactions (lines 18+19+20±21+22)	26 635 651	0	45 995 595
	44	B. PROFIT OR LOSS FROM FINANCIAL TRANSACTIONS (lines VIII-IX)	17 039 652	0	-5 936 368
	45	C. PROFIT OR LOSS BEFORE TAX) (±A±B)	16 521 173	0	-6 120 644
	46	X. Tax liability	672 045	0	0
	47	X/1. Deferred Tax (±)	0	0	0
	48	D. PROFIT AFTER TAX (lines ±C-X)	15 849 128	0	-6 120 644

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