

Statistical code: 14434459-6421-113-01

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

31/12/2024

Date: Budapest, 28 April 2025

L.S.

László Péter Pusztai and Zsuzsa László
Company Managers

Statistical code: 14434459-6421-113-01

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

BALANCE SHEET Version "A" – Assets

All figures in EUR

No.	Line item		31/12/2023	Adjustments to previous year(s)	31/12/2024
a	b		c	d	e
Balance sheet and	A.	FIXED ASSETS	453 979 384	0	488 612 058
2	I.	INTANGIBLE ASSETS	4 661	0	3 938
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	4 661	0	3 938
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	2 328
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	2 328
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	453 974 723	0	488 605 792
19		Long-term participations in affiliated companies	53 936 968	0	50 992 586
20		Long-term loans to affiliated companies	399 753 957	0	295 436 824
21		Long-term major participating interests	0	0	141 000 000
22		Long-term loans to companies linked by virtue of major participating interests	0	0	0
23		Other long-term participations	283 798	0	1 176 382
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		31/12/2023	Adjustments to previous year(s)	31/12/2024
a	b		c	d	e
Balance sheet	B.	CURRENT ASSETS	95 068 094	0	59 970 755
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	34 420 518	0	27 306 015
38		Receivables from supplies of goods and services (trade debtors)	0	0	0
39		Receivables from affiliated companies	2 245 655	0	2 038 501
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	32 174 863	0	25 267 514
44		Valuation margin of receivables	0	0	0
45		Valuation margin of derivative instruments	0	0	0
46	III.	SECURITIES	40 162 049	0	23 847 800
47		Shares in affiliated companies	0	0	0
48		Major participating interests	0	0	0
49		Other participating interests	38 437 076	0	21 972 117
50		Own shares and own partnership shares	0	0	0
51		Debt securities held for trading	1 724 973	0	1 875 683
52		Valuation margin of securities	0	0	0
53	IV.	CASH AT BANK AND IN HAND	20 485 527	0	8 816 940
54		Cash in hand, checks	321	0	321
55		Cash at bank	20 485 206	0	8 816 619
56	C.	ACCRUED AND DEFERRED ASSETS	36 415 532	0	60 289 126
57		Accrued income	26 593 427	0	51 323 106
58		Accrued expenses	9 822 105	0	8 966 020
59		Deferred expenses	0	0	0
60		TOTAL ASSETS	585 463 010	0	608 871 939

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item		31/12/2023	Adjustments to previous year(s)	31/12/2024
a	b		c	d	e
Balance sheet	D.	EQUITY	129 131 012	0	163 747 878
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 *	37 837 584	0	34 895 273
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	-6 120 644	0	31 438 533
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	441 114 161	0	430 107 587
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	441 108 470	0	420 057 183
83		Long-term loans	0	0	0
84		Convertible and equity bonds	0	0	0
85		Liabilities from the issue of bonds	441 108 470	0	420 057 183
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	31/12/2023	Adjustments to previous year(s)	31/12/2024
Balance sheet	b	c	d	e
92 III.	CURRENT LIABILITIES	5 691	0	10 050 404
93	Short-term loans	0	0	0
94	of which: convertible and equity bonds	0	0	0
95	Short-term loans	0	0	10 000 000
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	5 494	0	46 064
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	197	0	4 340
103	Valuation margin of liabilities	0	0	0
104	Valuation margin of derivative instruments	0	0	0
105 G.	ACCRUALS AND DEFERRED INCOME	15 217 837	0	15 016 474
106	Accrued and deferred income	0	0	0
107	Deferred costs and expenses	15 217 837	0	15 016 474
108	Deferred income	0	0	0
109	TOTAL LIABILITIES	585 463 010	0	608 871 939

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Futural Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item		01/01/2023 - 31/12/2023	Adjustments to previous year(s)	01/01/2024 - 31/12/2024
a	b		c	d	e
P&L	01.	Net domestic sales revenues	375	0	344
	2 02.	Net export sales revenues	0	0	0
	3 I.	Net sales revenues (lines 01+02)	375	0	344
	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	18 542	0	5 418
	8	of which: impairment reversed	0	0	0
	9 05.	Raw materials	0	0	2 305
	10 06.	Value of services consumed	39 222	0	134 308
	11 07.	Other services	19 116	0	44 166
	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)	58 338	0	180 779
	15 10.	Wages and salaries	9 926	0	68 802
	16 11.	Other employee benefits	213	0	883
	17 12.	Contributions on wages and salaries	1 334	0	9 185
	18 V.	Payments to personnel (lines 10+11+12)	11 473	0	78 870
	19 VI.	Depreciation	721	0	1 890
	20 VII.	Other expenses	132 661	0	570 128
	21	of which: impairment	0	0	0
	22 A.	OPERATING/TRADING PROFIT/(LOSS) (lines I±II+III-IV-V-VI-VII)	-184 276	0	-825 905

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

All figures in EUR

No.	Line item		01/01/2023 - 31/12/2023	Adjustments to previous year(s)	01/01/2024 - 31/12/2024
a	b		c	d	e
P&L	13.	Dividends and profit sharing receivable	7 920 933	0	3 183 071
	24	of which: received from related companies	7 848 180	0	3 056 296
	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)	21 241 582	0	24 508 982
	28	of which: from affiliated companies	20 685 612	0	24 508 982
	29 16.	Other interest receivable and similar income	4 765 914	0	3 170 642
	30	of which: from affiliated companies	580 546	0	111 394
	31 17.	Other income from financial transactions	6 130 798	0	28 920 423
	32	of which: valuation margin	0	0	0
	33 VIII.	Income from financial transactions (lines 13+14+15+16+17)	40 059 227	0	59 783 118
	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)	0	0	0
	37	of which: to affiliated companies	0	0	0
	38 20.	Interest payable (paid) and similar expenses	19 967 732	0	19 981 180
	39	of which: to affiliated companies	2 049	0	0
	40 21.	Impairment on participating interests, securities, long-term loans and bank deposits	10 052 755	0	2 899 382
	41 22.	Other expenses on financial transactions	15 975 108	0	4 298 924
	42	of which: valuation margin	0	0	0
	43 IX.	Expenses on financial transactions (lines 18+19+20+21+22)	45 995 595	0	27 179 486
	44 B.	PROFIT OR LOSS FROM FINANCIAL TRANSACTIONS (lines VIII-IX)	-5 936 368	0	32 603 632
	45 C.	PROFIT OR LOSS BEFORE TAX) (±A±B)	-6 120 644	0	31 777 727
	46 X.	Tax liability	0	0	339 194
	47 X/1.	Deferred Tax (±)	0	0	0
	48 D.	PROFIT AFTER TAX (lines ±C-X)	-6 120 644	0	31 438 533

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