

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
31/12/2025

Date: Budapest, 30 April 2026

L.S.

László Pusztai 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	31/12/2024	Adjustments to previous year(s)	31/12/2025
a	b	c	d	e
1 A.	FIXED ASSETS	488 612 058	0	463 617 307
2 I.	INTANGIBLE ASSETS	3 938	0	3 217
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	3 938	0	3 217
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	2 328	0	1 164
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	2 328	0	1 164
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	488 605 792	0	463 612 926
19	Long-term participations in affiliated companies	50 992 586	0	80 855 178
20	Long-term loans to affiliated companies	295 436 824	0	240 682 668
21	Long-term major participating interests	141 000 000	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	1 176 382	0	1 075 080
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
29 IV.	Deferred tax assets	0	0	0

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BALANCE SHEET Version "A" – Assets

All figures in EUR

No.	Line item	31/12/2024	Adjustments to previous year(s)	31/12/2025
a	b	c	d	e
30	B. CURRENT ASSETS	59 970 755	0	89 674 555
31	I. INVENTORIES	0	0	0
32	Raw materials	0	0	0
33	Work in progress and intermediate goods	0	0	0
34	Rearing animals, hogs and other livestock	0	0	0
35	Finished products	0	0	0
36	Goods	0	0	0
37	Advance payments for inventories	0	0	0
38	II. RECEIVABLES	27 306 015	0	13 375 257
39	Receivables from supplies of goods and services (trade debtors)	0	0	0
40	Receivables from affiliated companies	2 038 501	0	2 041 501
41	Receivables from undertakings with which the company is linked by virtue of major participating interests	0	0	0
42	Receivables from others companies with which the company is linked by virtue of other participating interests	0	0	0
43	Notes receivable	0	0	0
44	Other receivables	25 267 514	0	11 333 756
45	Valuation margin of receivables	0	0	0
46	Valuation margin of derivative instruments	0	0	0
47	III. SECURITIES	23 847 800	0	74 293 725
48	Shares in affiliated companies	0	0	0
49	Major participating interests	0	0	0
50	Other participating interests	21 972 117	0	71 450 000
51	Own shares and own partnership shares	0	0	0
52	Debt securities held for trading	1 875 683	0	2 843 725
53	Valuation margin of securities	0	0	0
54	IV. CASH AT BANK AND IN HAND	8 816 940	0	2 005 573
55	Cash in hand, checks	321	0	321
56	Cash at bank	8 816 619	0	2 005 252
57	C. ACCRUED AND DEFERRED ASSETS	60 289 126	0	61 837 905
58	Accrued income	51 323 106	0	53 727 911
59	Accrued expenses	8 966 020	0	8 109 994
60	Deferred expenses	0	0	0
61	TOTAL ASSETS	608 871 939	0	615 129 767

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Futureal Development Holding Ingatlanforgalmazó Korlátolt Felelősségű Társaság

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

All figures in EUR

No.	Line item	31/12/2024	Adjustments to previous year(s)	31/12/2025
a	b	c	d	e
62 D.	EQUITY	163 747 878	0	131 380 445
63 I.	SHARE CAPITAL	11 520 000	0	11 520 000
64	of which: ownership shares repurchased at nominal value	0	0	0
65 II.	SUBSCRIBED CAPITAL unpaid (-)	0	0	0
66 III.	CAPITAL RESERVE	85 894 072	0	85 894 072
67 IV.	RETAINED EARNINGS *	34 895 273	0	66 454 327
68 V.	TIED-UP REVERSE	0	0	0
69 VI.	REVALUATION RESERVE	0	0	0
70	Valuation reserve for adjustments	0	0	0
71	Fair value reserve	0	0	0
72 VII.	PROFIT AFTER TAX	31 438 533	0	-32 487 954
73 E.	PROVISIONS	0	0	0
74	Provisions for contingent liabilities	0	0	0
75	Provision for future expenses	0	0	0
76	Other provisions	0	0	0
77 F.	LIABILITIES	430 107 587	0	469 125 058
78 I.	SUBORDINATED LIABILITIES	0	0	0
79	Subordinated liabilities to related companies	0	0	0
80	Subordinated liabilities to companies linked by virtue of major participating interests	0	0	0
81	Subordinated liabilities to other companies linked by virtue of other participating interests	0	0	0
82	Subordinated liabilities to other entities	0	0	0
83 II.	LONG-TERM LIABILITIES	420 057 183	0	438 959 523
84	Long-term loans	0	0	0
85	Convertible and equity bonds	0	0	0
86	Liabilities from the issue of bonds	420 057 183	0	438 959 523
87	Investment and development loans	0	0	0
88	Other long-term loans	0	0	0
89	Long-term liabilities to affiliated companies	0	0	0
90	Long-term liabilities to companies linked by virtue of major participating interests	0	0	0
91	Long-term liabilities to other companies linked by virtue of other participating interests	0	0	0
92	Other long-term liabilities	0	0	0
93	Deferred tax 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	31/12/2024	Adjustments to previous year(s)	31/12/2025
a	b	c	d	e
94	III. CURRENT LIABILITIES	10 050 404	0	30 165 535
95	Short-term loans	0	0	0
96	of which: convertible and equity bonds	0	0	0
97	Short-term loans	10 000 000	0	10 000 000
98	Advance payments received from customers	0	0	0
99	Liabilities from supplies of goods and services (trade liabilities)	0	0	0
100	Notes payable	0	0	0
101	Short-term liabilities to affiliated companies	46 064	0	18 537 251
102	Short-term liabilities to companies linked by virtue of major participating interests	0	0	0
103	Short-term liabilities to other companies linked by virtue of other participating interests	0	0	0
104	Other short-term liabilities	4 340	0	1 628 284
105	Valuation margin of liabilities	0	0	0
106	Valuation margin of derivative instruments	0	0	0
107	G. ACCRUALS AND DEFERRED INCOME	15 016 474	0	14 624 264
108	Accrued and deferred income	0	0	0
109	Deferred costs and expenses	15 016 474	0	14 624 264
110	Deferred income	0	0	0
111	TOTAL LIABILITIES	608 871 939	0	615 129 767

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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	31/12/2024	Adjustments to previous year(s)	01/01/2025 - 31/12/2025
a	b	c	d	e
1 01.	Net domestic sales revenues	344	0	368
2 02.	Net export sales revenues	0	0	0
3 I.	Net sales revenues (lines 01+02)	344	0	368
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	5 418	0	0
8	of which: impairment reversed	0	0	0
9 05.	Raw materials	2 305	0	2 172
10 06.	Value of services consumed	134 308	0	104 771
11 07.	Other services	44 166	0	63 266
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)	180 779	0	170 209
15 10.	Wages and salaries	68 802	0	109 714
16 11.	Other employee benefits	883	0	1 556
17 12.	Contributions on wages and salaries	9 185	0	14 608
18 V.	Payments to personnel (lines 10+11+12)	78 870	0	125 878
19 VI.	Depreciation	1 890	0	1 885
20 VII.	Other expenses	570 128	0	7 604 178
21	of which: impairment	0	0	5 910 004
22 A.	OPERATING/TRADING PROFIT/(LOSS) (lines I±II+III-IV-V-VI-VII)	-825 905	0	-7 901 782

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

All figures in EUR

No.	Line item	31/12/2024	Adjustments to previous year(s)	01/01/2025 - 31/12/2025
a	b	c	d	e
23	13. Dividends and profit sharing receivable	3 183 071	0	7 406 505
24	of which: received from related companies	3 056 296	0	7 319 449
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)	24 508 982	0	13 144 532
28	of which: from affiliated companies	24 508 982	0	13 144 532
29	16. Other interest receivable and similar income	3 170 642	0	546 336
30	of which: from affiliated companies	111 394	0	93 918
31	17. Other income from financial transactions	28 920 423	0	9 350 439
32	of which: valuation margin	0	0	0
33	VIII. Income from financial transactions (lines 13+14+15+16+17)	59 783 118	0	30 447 812
34	18. Expenses and exchange losses from participating interests	0	0	1 393
35	of which: to affiliated companies	0	0	1 393
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	19 981 180	0	20 863 203
39	of which: to affiliated companies	0	0	12 560
40	21. Impairment on participating interests, securities, long-term loans and bank deposits	2 899 382	0	9 690 532
41	22. Other expenses on financial transactions	4 298 924	0	24 193 112
42	of which: valuation margin	0	0	0
43	IX. Expenses on financial transactions (lines 18+19+20±21+22)	27 179 486	0	54 748 240
44	B. PROFIT OR LOSS FROM FINANCIAL TRANSACTIONS (lines VIII-IX)	32 603 632	0	-24 300 428
45	C. PROFIT OR LOSS BEFORE TAX) (±A±B)	31 777 727	0	-32 202 210
46	X. Tax liability	339 194	0	285 744
47	X/1. Deferred Tax (±)	0	0	0
48	D. PROFIT AFTER TAX (lines ±C-X)	31 438 533	0	-32 487 954

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