

Blackberry A A/S

Amaliegade 15, 2. sal, 1256 København K

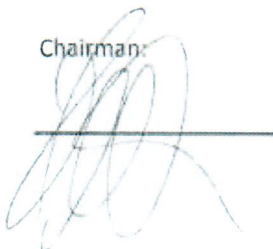
CVR No. 34 21 95 67

Annual report

For the year ended 31 December 2015

Approved at the annual general meeting, on 31 May 2016

Chairman:



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Statement by the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have today discussed and approved the annual report of Blackberry A A/S for the financial year 1 January – 31 December 2015.

The annual report is prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2015 and of the results of the Company's operations for the financial year 1 January – 31 December 2015.

We recommend the adoption of the annual report at the annual general meeting.

Copenhagen, 31. May 2016

Executive Board:

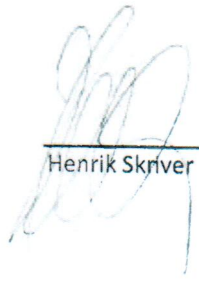


Henrik Skriver

Board of Directors:



Kevin Jeremiah Cahill

Daniel Liem

Henrik Skriver

Independent auditors' report on the financial statements

To the shareholders of Blackberry A A/S

We have audited the financial statements of Blackberry A A/S for the financial year 1 January – 31 December 2015, which comprise an income statement, balance sheet, statement of changes in equity and notes, including accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

Management's responsibility for the financial statements

Management is responsible for the preparation of the financial statements that give a true and fair view in accordance with the Danish Financial Statements Act. Further, Management is responsible for such internal control as it determines in necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing and additional requirements according to Danish audit regulations. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the audits' judgement, including an assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of financial statements that give a true and fair view. The purpose is to design audit procedures that are appropriate in the circumstances, but not to express an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used, the reasonableness of accounting estimates made by Management as well as the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Our audit has not resulted in any qualification.

Opinion

In our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2015 and of the results of its operations for the year 1 January – 31 December 2015 in accordance with the Danish Financial Statements Act.

Odense, 31 May 2016

Ernst & Young

Godkendt Revisionspartnerselskab

CVR No. 30 70 02 28


Morten Schougaard Sørensen

State Authorised Public Accountant

Management's review

Company details

Name	Blackberry A A/S
Address, Postal code, City	Amaliegade 15, 2. sal, 1256 København K
CVR No.	34 21 95 67
Established	31.01.2012
Registered office	Copenhagen
Financial year	1 January – 31 December
Supervisory Board	Kevin Jeremiah Cahill, chairman Daniel Liem Henrik Skriver
Executive board	Henrik Skriver
Auditors	Ernst & Young Godkendt Revisionspartnerselskab Englandsgade 25, P O Box 200, 5100 Odense C, Denmark

Financial statements for the period 1 January - 31 December

Income statement

Notes	DKK	2015	2014
	Gross profit/loss	6.446.125	6.950.357
	Fair value adjustment of investment property	43.306.968	12.078.630
	Fair value adjustment of debt related to investment property	-245.089	405.898
	Operating profit	49.508.004	19.434.885
	Financial income	40.593	18.555
	Financial expenses	-2.731.770	-3.008.171
	Profit/loss before tax	46.816.827	16.445.269
3	Tax for the year	-10.301.635	-3.518.059
	Profit/loss for the year	36.515.192	12.927.210
	Recommended appropriation of the profit/loss for the year		
	Proposed dividend recognised under equity	0	5.000.000
	Retained earnings	36.515.192	7.927.210
		36.515.192	12.927.210

Financial statements for the period 1 January - 31 December

Balance sheet

Notes DKK	<u>2015</u>	<u>2014</u>
Assets		
Fixed assets		
Investment property	178.000.000	161.767.217
4 Property, plant and equipment	<u>178.000.000</u>	<u>161.767.217</u>
Total fixed assets	<u>178.000.000</u>	<u>161.767.217</u>
Current assets		
Receivables from group entities	0	5.945.031
Prepayments	0	220.519
Other receivables	113.563	22.386
Receivables	<u>113.563</u>	<u>6.187.936</u>
Cash	<u>5.122.718</u>	<u>690.344</u>
Total current assets	<u>5.236.281</u>	<u>6.878.280</u>
Total assets	<u><u>183.236.281</u></u>	<u><u>168.645.497</u></u>

Financial statements for the period 1 January - 31 December

Balance sheet

Notes DKK	<u>2015</u>	<u>2014</u>
Equity and liabilities		
Equity		
5 Share Capital	30.000.000	30.000.000
Retained earnings	52.988.972	15.676.239
Proposed dividend	0	5.000.000
Total equity	<u>82.988.972</u>	<u>50.676.239</u>
Provisions		
Provisions for deferred tax	12.100.245	2.221.000
6 Total provisions	<u>12.100.245</u>	<u>2.221.000</u>
Liabilities		
Mortgage debt	82.092.231	99.226.451
Other payables	3.183.277	3.679.731
7 Long-term liabilities	<u>85.275.508</u>	<u>102.906.182</u>
7 Current portion of long-term liabilities	1.661.684	2.213.101
Bank debt	27.247	138.494
Trade payables	22.497	39.973
Payables to Blackberry B A/S	900.000	0
Deferred income	54.466	0
Other payables	205.662	10.450.508
Short-term liabilities	<u>2.871.556</u>	<u>12.842.076</u>
Total liabilities	<u>88.147.064</u>	<u>115.748.258</u>
Total equity and liabilities	<u><u>183.236.281</u></u>	<u><u>168.645.497</u></u>

Financial statements for the period 1 January - 31 December

Statement of changes in equity

(DKK)	<u>Share capital</u>	<u>Retained earnings</u>	<u>Proposed dividend</u>	<u>Total</u>
Equity at 1/1 2015	30.000.000	15.676.239	5.000.000	50.676.239
Profit/loss for the year		36.515.192	-5.000.000	31.515.192
Hedging		797.541		797.541
Equity at 31/12 2015	<u>30.000.000</u>	<u>52.988.972</u>	<u>0</u>	<u>82.988.972</u>

Financial statements for the period 1 January - 31 December

Notes

1. Accounting policies

The annual report of Blackberry A A/S has been presented in accordance with the provisions of the Danish Financial Statements Act as regards reporting class B enterprises.

The accounting policies applied by the company are consistent with those of last year.

Reporting currency

The financial statements are presented in Danish kroner (DKK).

Derivative financial instruments

On initial recognition, derivative financial instruments are recognised at cost in the balance sheet and are subsequently measured at fair value. Positive and negative fair values of derivative financial instruments are included in other receivables and payables, respectively.

Changes in the fair value of derivative financial instruments designated as and qualifying for recognition as a hedge of the fair value of a recognised asset or liability are recognised in the income statement together with changes in the fair value of the hedged asset or liability.

Changes in the fair value of derivative financial instruments designated as and qualifying for hedging of future assets or liabilities are recognised in other receivables or other payables and in equity. If the hedged forecast transaction results in the recognition of assets or liabilities, amounts previously recognised in equity are transferred to the cost of the asset or liability, respectively. If the hedged forecast transaction results in income or expenses, amounts previously deferred in equity are transferred to the income statement in the period in which the hedged item affects the profit/loss for the year.

For derivative financial instruments that do not qualify for hedge accounting, changes in fair value are recognised in the income statement on a regular basis.

Income Statement

Revenue

Revenue comprises rental income from the leases of properties. Revenue is recognized on an actual basis.

Revenue is measured net of all types of discounts/rebates granted. Also, revenue is measured net of VAT and other indirect taxes charged on behalf of third parties.

Financial statements for the period 1 January - 31 December

Notes

1. Accounting policies - continued

Gross profit

With reference to section 32 of the Danish Financial Statements Act, the items 'Revenue', 'Cost of sale', 'Other external expenses' and 'Other operating income' are consolidated into one item designated 'Gross margin'.

Other external expenses

Other external expenses include the year's expenses relating to the entity's core activities, including expenses relating to distribution, sale, advertising, administration, premises, bad debts, payments under operating leases, etc.

Financial

Financial income and expenses are recognized in the income statements at the amounts that concern the financial year. Net financials include interest income and expenses, etc.

Tax

Tax for the year include current tax on the year's expected taxable income and the year's deferred tax adjustments. The portion of the tax for the year that relates to the profit/loss for the year is recognized in the income statement, whereas the portion that relates to transactions taken to equity is recognized in equity.

The entity and its Danish group entities are taxed on a joint basis. The Danish income tax charge is allocated between profit-making and loss-making Danish entities in proportion to their taxable income (full allocation method).

Jointly taxed companies entitled to a tax refund are, as a minimum, reimbursed by the management company according to the current rates applicable to interest allowance, and jointly taxed companies having paid too little tax pay, as a maximum, a surcharge according to the current rates applicable to interest surcharges to the management company.

Balance sheet

Investment property

Investment properties are measured at cost at first recognition. After the first recognition investment properties are measured at fair value. Fair value is measured based on yield for comparable properties. Annual changes in fair value is recognized in the income statement.

Receivables

Receivables are measured at amortized cost, which usually corresponds to the nominal value. Provisions are made for bad debts on the basis of objective evidence that a receivable or a group of receivables are impaired. Provisions are made to the lower of the net realizable value and the carrying amount.

Financial statements for the period 1 January - 31 December

Notes

1. Accounting policies - continued

Cash and cash equivalents

Cash comprises cash balances and bank balances.

Equity

Proposed dividends

Dividends proposed for the financial year are presented as a separate item under 'Equity'.

Corporation tax

Current tax payable and receivable is recognized in the balance sheet as the estimated tax charge in respect of the taxable income for the year, adjusted for tax on prior year's taxable income and tax paid on account.

Provisions for deferred tax are calculated, based on the liability method, of all temporary differences between carrying amounts and tax values.

Deferred tax is measured according to the taxation rules and taxations rates applicable at the balance sheet date when the deferred tax is expected to crystallize as current tax. Deferred tax assets are recognized at the value at which they are expected to be utilized, either through elimination against tax on future earnings or through a set-off against deferred tax liabilities within the same jurisdiction.

Liabilities

Mortgage loans related to investment properties are measured at fair value.

Other liabilities are measured at net realizable value.

Financial statements for the period 1 January - 31 December

Notes

2. The company's primary activities and company details

The company is primarily engaged in investment in real estate and related activities.

DKK	<u>2015</u>
3. Tax for the year	
Estimated tax charge for the year	647.337
Deferred tax adjustments in the year	9.654.298
	<u>10.301.635</u>

4. Property, plant and equipment

DKK	Investment <u>property</u>
Cost	
Balance at 1/1 2015	142.570.748
Disposals	-19.833.235
Cost at 31/12 2015	<u>122.737.513</u>
Value adjustments at 1/1 2015	19.196.469
Value adjustments for the year	38.303.577
Reversal of accumulated revaluation of disposals	-2.237.559
Value adjustments at 31/12 2015	<u>55.262.487</u>
Carrying amount at 31/12 2015	<u>178.000.000</u>

5. Share capital

	<u>2015</u>
There has been no change in share capital since the company was established.	30.000.000

6. Provisions

The provisions for deferred tax primarily relates to timing differences in respect of property.
Deferred tax DKK 12.100.245.

7. Long-term liabilities

Of the long-term liabilities, DKK 75.198.766 falls due for payment after more than 5 years after the balance sheet date.

Other payables comprise of deposits and prepaid rent.

8. Security for loans

As security for the company's mortgage debt, the company has placed assets with carrying amount of DKK 178.000 thousand.

Financial statements for the period 1 January - 31 December

Notes

9. Related parties

The following shareholders are registered in the Company's register of shareholders as holding minimum 5% of the share capital:

<u>Name</u>	<u>Domicile</u>
Holding Brombær Parken A A/S	Amaliegade 15, 2. sal 1256 København K