Additional Financial Information

Income Statement

in € thousand	1–3 | 2018 Group	1–3 | 2018 Port Logistics	1–3 | 2018 Real Estate	1–3 | 2018 Consolidation
Revenue	315,215	307,335	9,422	- 1,542
Changes in inventories	675	673	2	0
Own work capitalised	1,267	1,054	0	213
Other operating income	8,023	7,054	1,332	- 363
Cost of materials	- 88,884	- 87,047	- 1,877	40
Personnel expenses	- 118,676	- 118,138	- 538	0
Other operating expenses	- 39,852	- 38,022	- 3,482	1,652
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**77,768**	**72,909**	**4,859**	**0**
Depreciation and amortisation	- 29,843	- 28,713	- 1,234	104
Earnings before interest and taxes (EBIT)	**47,925**	**44,196**	**3,625**	**104**
Earnings from associates accounted for using the equity method	994	994	0	0
Interest income	606	639	9	- 42
Interest expenses	- 5,258	- 4,612	- 688	42
Other financial result	0	0	0	0
Financial result	**- 3,658**	**- 2,979**	**- 679**	**0**
Earnings before tax (EBT)	**44,267**	**41,217**	**2,946**	**104**
Income tax	- 11,463	- 10,552	- 884	- 27
Profit after tax	**32,804**	**30,665**	**2,062**	**77**
of which attributable to non-controlling interests	9,114	9,114	0	
of which attributable to shareholders of the parent company	23,690	21,551	2,139	
Earnings per share, basic and diluted, in €	**0.33**	**0.31**	**0.79**	

Statement of Comprehensive Income

in € thousand	1–3 | 2018 Group	1–3 | 2018 Port Logistics	1–3 | 2018 Real Estate	1–3 | 2018 Consolidation
Profit after tax	**32,804**	**30,665**	**2,062**	**77**
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	5,390	5,303	87	
Deferred taxes	- 1,752	- 1,724	- 28	
Total	**3,638**	**3,579**	**59**	**0**
Components which can be transferred to the Income Statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	1,012	1,012	0	
Deferred taxes	35	35	0	
Other	- 108	- 108	0	
Total	**939**	**939**	**0**	
Income and expense recognised directly in equity	**4,577**	**4,518**	**59**	**0**
Total comprehensive income	**37,381**	**35,183**	**2,121**	**77**
of which attributable to non-controlling interests	9,139	9,139	0	
of which attributable to shareholders of the parent company	28,242	26,044	2,198	

Income Statement

in € thousand	1–3 | 2017 Group	1–3 | 2017 Port Logistics	1–3 | 2017 Real Estate	1–3 | 2017 Consolidation
Revenue	305,129	297,384	9,291	- 1,546
Changes in inventories	413	409	4	0
Own work capitalised	1,406	1,326	0	80
Other operating income	11,400	10,507	1,150	- 257
Cost of materials	- 94,826	- 93,073	- 1,785	32
Personnel expenses	- 111,814	- 111,286	- 528	0
Other operating expenses	- 36,652	- 34,899	- 3,444	1,691
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	75,056	70,368	4,688	0
Depreciation and amortisation	- 29,811	- 28,649	- 1,248	86
Earnings before interest and taxes (EBIT)	45,245	41,719	3,440	86
Earnings from associates accounted for using the equity method	1,506	1,506	0	0
Interest income	1,041	1,078	10	- 47
Interest expenses	- 5,600	- 4,921	- 726	47
Other financial result	0	0	0	0
Financial result	- 3,053	- 2,337	- 716	0
Earnings before tax (EBT)	42,192	39,382	2,724	86
Income tax	- 10,690	- 9,833	- 835	- 22
Profit after tax	31,502	29,549	1,889	64
of which attributable to non-controlling interests	7,119	7,119	0	
of which attributable to shareholders of the parent company	24,383	22,430	1,953	
Earnings per share, basic and diluted, in €	0.34	0.32	0.72	

Statement of Comprehensive Income

in € thousand	1–3 | 2017 Group	1–3 | 2017 Port Logistics	1–3 | 2017 Real Estate	1–3 | 2017 Consolidation
Profit after tax	31,502	29,549	1,889	64
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	5,714	5,623	91	
Deferred taxes	- 1,844	- 1,815	- 29	
Total	3,870	3,808	62	0
Components which can be transferred to the Income Statement				
Cash flow hedges	- 85	- 85	0	
Foreign currency translation differences	- 935	- 935	0	
Deferred taxes	- 17	- 17	0	
Other	54	54	0	
Total	- 983	- 983	0	
Income and expense recognised directly in equity	2,887	2,825	62	0
Total comprehensive income	34,389	32,374	1,951	64
of which attributable to non-controlling interests	7,166	7,166	0	
of which attributable to shareholders of the parent company	27,223	25,208	2,015	

Balance Sheet

in € thousand	31.03.2018 Group	31.03.2018 Port Logistics	31.03.2018 Real Estate	31.03.2018 Consolidation
ASSETS				
Intangible assets	69,308	69,298	10	0
Property, plant and equipment	965,426	946,609	4,606	14,211
Investment property	181,223	28,840	178,369	- 25,986
Associates accounted for using the equity method	16,171	16,171	0	0
Financial assets	18,304	14,286	4,018	0
Deferred taxes	85,237	95,204	0	- 9,967
Non-current assets	**1,335,669**	**1,170,408**	**187,003**	**- 21,742**
Inventories	22,223	22,136	87	0
Trade receivables	170,016	168,942	1,074	0
Receivables from related parties	82,912	76,541	10,803	- 4,432
Other financial receivables	2,929	2,899	30	0
Other assets	45,967	44,514	1,453	0
Income tax receivables	2,390	1,622	768	0
Cash, cash equivalents and short-term deposits	177,370	173,507	3,863	0
Current assets	**503,807**	**490,161**	**18,078**	**- 4,432**
Balance sheet total	**1,839,476**	**1,660,569**	**205,081**	**- 26,174**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	476,119	430,377	54,591	- 8,849
Other comprehensive income	- 107,873	- 107,673	- 200	0
Non-controlling interests	7,351	7,351	0	0
Equity	**589,934**	**541,181**	**57,602**	**- 8,849**
Pension provisions	462,270	455,552	6,718	0
Other non-current provisions	111,952	109,558	2,394	0
Non-current liabilities to related parties	105,356	105,356	0	0
Non-current financial liabilities	297,756	193,456	104,300	0
Deferred taxes	21,787	15,886	18,794	- 12,893
Non-current liabilities	**999,121**	**879,808**	**132,206**	**- 12,893**
Other current provisions	31,718	31,651	67	0
Trade liabilities	79,189	74,016	5,173	0
Current liabilities to related parties	11,322	13,584	2,170	- 4,432
Current financial liabilities	81,901	76,382	5,519	0
Other liabilities	41,815	39,633	2,182	0
Income tax liabilities	4,476	4,314	162	0
Current liabilities	**250,421**	**239,580**	**15,273**	**- 4,432**
Balance sheet total	**1,839,476**	**1,660,569**	**205,081**	**- 26,174**

Balance Sheet

in € thousand	31.12.2017 Group (adjusted)	31.12.2017 Port Logistics (adjusted)	31.12.2017 Real Estate (adjusted)	31.12.2017 Consolidation
ASSETS				
Intangible assets	69,679	69,666	13	0
Property, plant and equipment	974,551	955,575	4,660	14,316
Investment property	179,884	29,798	176,282	- 26,196
Associates accounted for using the equity method	15,215	15,215	0	0
Financial assets[1]	21,881	17,851	4,030	0
Deferred taxes[1]	87,184	96,853	0	- 9,669
Non-current assets	**1,348,394**	**1,184,958**	**184,985**	**- 21,549**
Inventories	21,340	21,266	74	0
Trade receivables[1]	148,824	147,624	1,200	0
Receivables from related parties	81,527	75,945	9,575	- 3,993
Other financial receivables	2,651	2,613	38	0
Other assets	26,828	25,519	1,309	0
Income tax receivables	4,302	3,988	1,043	- 729
Cash, cash equivalents and short-term deposits	201,514	197,132	4,382	0
Current assets	**486,986**	**474,087**	**17,621**	**- 4,722**
Balance sheet total	**1,835,380**	**1,659,045**	**202,606**	**- 26,271**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings[1]	469,740	426,138	52,528	- 8,926
Other comprehensive income	- 112,439	- 112,180	- 259	0
Non-controlling interests[1]	30,823	30,823	0	0
Equity	**602,461**	**555,907**	**55,480**	**- 8,926**
Pension provisions	448,925	442,058	6,867	0
Other non-current provisions	112,893	110,511	2,382	0
Non-current liabilities to related parties	105,470	105,470	0	0
Non-current financial liabilities	304,721	198,872	105,849	0
Deferred taxes	21,779	15,902	18,500	- 12,623
Non-current liabilities	**993,788**	**872,813**	**133,598**	**- 12,623**
Other current provisions	34,585	34,519	66	0
Trade liabilities	77,246	73,240	4,006	0
Current liabilities to related parties	8,058	10,036	2,015	- 3,993
Current financial liabilities	80,836	75,612	5,224	0
Other liabilities	32,505	31,180	1,325	0
Income tax liabilities	5,901	5,738	892	- 729
Current liabilities	**239,131**	**230,325**	**13,528**	**- 4,722**
Balance sheet total	**1,835,380**	**1,659,045**	**202,606**	**- 26,271**

1 *The previous year's figures have been retrospectively restated resulting from application of IFRS 9.*

Cash Flow Statement

in € thousand	1–3 | 2018 Group	1–3 | 2018 Port Logistics	1–3 | 2018 Real Estate	1–3 | 2018 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	47,925	44,196	3,625	104
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	29,843	28,713	1,234	- 104
Increase (+), decrease (-) in provisions	12,902	12,986	- 84	
Gains (-), losses (+) from the disposal of non-current assets	- 961	- 960	- 1	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 38,937	- 38,137	- 1,239	439
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	17,625	15,376	2,688	- 439
Interest received	306	339	9	- 42
Interest paid	- 3,132	- 2,306	- 868	42
Income tax paid	- 10,752	- 9,679	- 1,073	
Exchange rate and other effects	- 183	- 183	0	
Cash flow from operating activities	54,636	50,345	4,291	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	1,236	1,235	1	
Payments for investments in property, plant and equipment and investment property	- 20,059	- 16,795	- 3,264	
Payments for investments in intangible assets	- 1,525	- 1,525	0	
Payments for acquiring interests in consolidated companies and other business units (including funds purchased)	- 200	- 200	0	
Proceeds (+), payments (-) for short-term deposits	0	0	0	
Cash flow from investing activities	- 20,548	- 17,285	- 3,263	0
3. Cash flow from financing activities				
Payments for increasing interests in fully consolidated companies	- 49,908	- 49,908	0	
Redemption of lease liabilities	- 1,099	- 1,099	0	
Payments for the redemption of (financial) loans	- 7,621	- 6,074	- 1,547	
Cash flow from financing activities	- 58,628	- 57,081	- 1,547	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 24,540	- 24,021	- 519	0
Change in financial funds due to exchange rates	391	391	0	
Financial funds at the beginning of the period	255,514	244,632	10,882	
Financial funds at the end of the period	231,365	221,002	10,363	0

Cash Flow Statement

in € thousand	1–3 | 2017 Group	1–3 | 2017 Port Logistics	1–3 | 2017 Real Estate	1–3 | 2017 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	45,245	41,719	3,440	86
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	29,811	28,649	1,248	- 86
Increase (+), decrease (-) in provisions	- 1,633	- 1,617	- 16	
Gains (-), losses (+) from the disposal of non-current assets	- 490	- 490	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	7,069	5,353	251	1,465
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	19,354	18,079	2,740	- 1,465
Interest received	869	906	10	- 47
Interest paid	- 3,528	- 2,610	- 965	47
Income tax paid	- 8,793	- 7,408	- 1,385	
Exchange rate and other effects	- 1,105	- 1,105	0	
Cash flow from operating activities	86,799	81,476	5,323	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	543	543	0	
Payments for investments in property, plant and equipment and investment property	- 42,061	- 41,535	- 526	
Payments for investments in intangible assets	- 1,251	- 1,251	0	
Payments for acquiring interests in consolidated companies and other business units (including funds purchased)	0	0	0	
Proceeds (+), payments (-) for short-term deposits	- 30,528	- 30,528	0	
Cash flow from investing activities	- 73,297	- 72,771	- 526	0
3. Cash flow from financing activities				
Payments for increasing interests in fully consolidated companies	0	0	0	
Redemption of lease liabilities	- 1,070	- 1,070	0	
Payments for the redemption of (financial) loans	- 7,529	- 5,982	- 1,547	
Cash flow from financing activities	- 8,599	- 7,052	- 1,547	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	4,903	1,653	3,250	0
Change in financial funds due to exchange rates	- 150	- 150	0	
Financial funds at the beginning of the period	232,397	222,537	9,860	
Financial funds at the end of the period	237,150	224,040	13,110	0