Additional financial information

Income statement

in € thousand	1–3 | 2019 Group	1–3 | 2019 Port Logistics	1–3 | 2019 Real Estate	1–3 | 2019 Consolidation
Revenue	347,606	339,841	9,752	- 1,987
Changes in inventories	141	141	0	0
Own work capitalised	1,675	1,502	0	173
Other operating income	8,388	7,301	1,421	- 334
Cost of materials	- 102,184	- 100,450	- 1,892	158
Personnel expenses	- 127,264	- 126,749	- 515	0
Other operating expenses	- 29,954	- 28,856	- 3,088	1,990
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**98,408**	**92,730**	**5,678**	**0**
Depreciation and amortisation	- 38,734	- 37,017	- 1,822	105
Earnings before interest and taxes (EBIT)	**59,674**	**55,713**	**3,856**	**105**
Earnings from associates accounted for using the equity method	1,241	1,241	0	0
Interest income	620	648	9	- 37
Interest expenses	- 9,784	- 9,048	- 773	37
Financial result	**- 7,923**	**- 7,159**	**- 764**	**0**
Earnings before tax (EBT)	**51,751**	**48,554**	**3,092**	**105**
Income tax	- 13,393	- 12,442	- 923	- 28
Profit after tax	**38,358**	**36,112**	**2,169**	**77**
of which attributable to non-controlling interests	8,920	8,920	0	
of which attributable to shareholders of the parent company	29,438	27,192	2,246	
Earnings per share, basic and diluted, in €	**0.40**	**0.39**	**0.83**	

Statement of comprehensive income

in € thousand	1–3 | 2019 Group	1–3 | 2019 Port Logistics	1–3 | 2019 Real Estate	1–3 | 2019 Consolidation
Profit after tax	**38,358**	**36,112**	**2,169**	**77**
Components which can not be transferred to the income statement				
Actuarial gains/losses	- 37,045	- 36,483	- 562	
Deferred taxes	11,957	11,776	181	
Total	**- 25,088**	**- 24,707**	**- 381**	
Components which can be transferred to the income statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	1,337	1,337	0	
Deferred taxes	- 1	- 1	0	
Other	3	3	0	
Total	**1,339**	**1,339**	**0**	
Income and expense recognised directly in equity	**- 23,749**	**- 23,368**	**- 381**	**0**
Total comprehensive income	**14,609**	**12,743**	**1,789**	**77**
of which attributable to non-controlling interests	8,461	8,461	0	
of which attributable to shareholders of the parent company	6,148	4,282	1,866	

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
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**	
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	

Balance sheet

in € thousand	31.03.2019 Group	31.03.2019 Port Logistics	31.03.2019 Real Estate	31.03.2019 Consolidation
ASSETS				
Intangible assets	90,619	90,607	12	0
Property, plant and equipment	1,600,991	1,562,208	24,996	13,787
Investment property	183,920	29,581	179,556	- 25,217
Associates accounted for using the equity method	18,657	18,657	0	0
Financial assets	15,072	10,994	4,078	0
Deferred taxes	118,600	128,811	0	- 10,211
Non-current assets	**2,027,859**	**1,840,858**	**208,642**	**- 21,641**
Inventories	24,454	24,370	84	0
Trade receivables	188,232	187,041	1,191	0
Receivables from related parties	100,335	80,916	20,554	- 1,135
Other financial receivables	4,548	4,400	148	0
Other assets	30,359	28,927	1,432	0
Income tax receivables	1,789	1,777	49	- 37
Cash, cash equivalents and short-term deposits	227,267	224,787	2,480	0
Current assets	**576,984**	**552,218**	**25,938**	**- 1,172**
Balance sheet total	**2,604,843**	**2,393,077**	**234,580**	**- 22,814**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	487,559	438,676	57,473	- 8,590
Other comprehensive income	- 126,343	- 125,565	- 778	0
Non-controlling interests	- 4,602	- 4,602	0	0
Equity	**570,951**	**519,635**	**59,906**	**- 8,590**
Pension provisions	489,993	482,655	7,338	0
Other non-current provisions	104,900	102,478	2,422	0
Non-current liabilities to related parties	510,048	490,855	19,193	0
Non-current financial liabilities	608,200	497,791	110,409	0
Deferred taxes	17,867	11,800	19,119	- 13,052
Non-current liabilities	**1,731,008**	**1,585,579**	**158,481**	**- 13,052**
Other current provisions	27,200	27,097	103	0
Trade liabilities	91,499	87,571	3,928	0
Current liabilities to related parties	32,169	29,207	4,097	- 1,135
Current financial liabilities	100,965	95,118	5,847	0
Other liabilities	45,451	43,320	2,131	0
Income tax liabilities	5,601	5,550	88	- 37
Current liabilities	**302,885**	**287,863**	**16,194**	**- 1,172**
Balance sheet total	**2,604,843**	**2,393,077**	**234,580**	**- 22,814**

Balance sheet

in € thousand	31.12.2018 Group	**31.12.2018 Port Logistics**	**31.12.2018 Real Estate**	31.12.2018 Consolidation
ASSETS				
Intangible assets	89,753	89,739	14	0
Property, plant and equipment	1,060,262	1,042,010	4,359	13,893
Investment property	184,724	30,444	179,710	- 25,430
Associates accounted for using the equity method	16,463	16,463	0	0
Financial assets	13,618	9,505	4,113	0
Deferred taxes	82,126	92,371	0	- 10,245
Non-current assets	**1,446,946**	**1,280,532**	**188,196**	**- 21,782**
Inventories	22,997	22,949	48	0
Trade receivables	179,824	178,624	1,200	0
Receivables from related parties	100,244	80,571	20,462	- 789
Other financial receivables	4,062	3,959	103	0
Other assets	30,758	29,483	1,275	0
Income tax receivables	6,656	6,869	612	- 825
Cash, cash equivalents and short-term deposits	181,460	180,312	1,148	0
Current assets	**526,001**	**502,767**	**24,848**	**- 1,614**
Balance sheet total	**1,972,947**	**1,783,299**	**213,044**	**- 23,396**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	512,369	464,806	56,231	- 8,668
Other comprehensive income	- 103,053	- 102,655	- 398	0
Non-controlling interests	- 8,812	- 8,812	0	0
Equity	**614,841**	**564,465**	**59,045**	**- 8,668**
Pension provisions	448,930	442,114	6,816	0
Other non-current provisions	110,138	107,724	2,414	0
Non-current liabilities to related parties	104,999	104,999	0	0
Non-current financial liabilities	429,886	317,968	111,918	0
Deferred taxes	20,704	14,382	19,435	- 13,113
Non-current liabilities	**1,114,657**	**987,187**	**140,583**	**- 13,113**
Other current provisions	28,045	27,846	199	0
Trade liabilities	87,043	82,560	4,483	0
Current liabilities to related parties	7,940	7,545	1,184	- 789
Current financial liabilities	82,684	77,509	5,175	0
Other liabilities	32,800	31,463	1,337	0
Income tax liabilities	4,937	4,724	1,038	- 825
Current liabilities	**243,449**	**231,647**	**13,416**	**- 1,614**
Balance sheet total	**1,972,947**	**1,783,299**	**213,044**	**- 23,396**

Cash flow statement

in € thousand	1–3 | 2019 Group	**1–3 | 2019 Port Logistics**	**1–3 | 2019 Real Estate**	1–3 | 2019 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	59,674	55,713	3,856	105
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	38,734	37,017	1,822	- 105
Increase (+), decrease (-) in provisions	3,403	3,569	- 166	
Gains (-), losses (+) from the disposal of non-current assets	- 196	- 196	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 10,151	- 10,210	- 287	346
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	17,245	16,542	1,049	- 346
Interest received	579	607	9	- 37
Interest paid	- 7,878	- 7,411	- 504	37
Income tax paid	- 6,842	- 5,839	- 1,003	
Exchange rate and other effects	- 190	- 190	0	
Cash flow from operating activities	**94,378**	**89,602**	**4,776**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	445	445	0	
Payments for investments in property, plant and equipment and investment property	- 25,766	- 24,682	- 1,084	
Payments for investments in intangible assets	- 2,411	- 2,410	- 1	
Payments for acquiring interests in consolidated companies and other business units (including funds purchased)	- 2,650	- 2,650	0	
Proceeds (+), payments (-) for short-term deposits	- 17,550	- 17,550	0	
Cash flow from investing activities	**- 47,932**	**- 46,847**	**- 1,085**	**0**
3. Cash flow from financing activities				
Payments for increasing interests in fully consolidated companies	0	0	0	
Redemption of lease liabilities	- 10,835	- 10,045	- 790	
Payments for the redemption of (financial) loans	- 7,819	- 6,271	- 1,548	
Cash flow from financing activities	**- 18,654**	**- 16,316**	**- 2,338**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	27,791	26,438	1,353	0
Change in financial funds due to exchange rates	485	485	0	
Financial funds at the beginning of the period	253,989	232,862	21,127	
Financial funds at the end of the period	**282,265**	**259,785**	**22,480**	**0**

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**