Additional financial information

Income statement

in € thousand	1–3 | 2020 Group	1–3 | 2020 Port Logistics	1–3 | 2020 Real Estate	1–3 | 2020 Consolidation
Revenue	335,657	327,401	10,144	- 1,888
Changes in inventories	444	444	0	0
Own work capitalised	1,274	1,043	0	231
Other operating income	8,308	7,289	1,397	- 378
Cost of materials	- 100,387	- 98,504	- 2,037	154
Personnel expenses	- 133,821	- 133,239	- 582	0
Other operating expenses	- 34,016	- 32,823	- 3,074	1,881
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**77,459**	**71,611**	**5,848**	**0**
Depreciation and amortisation	- 40,807	- 39,154	- 1,759	106
Earnings before interest and taxes (EBIT)	**36,652**	**32,457**	**4,089**	**106**
Earnings from associates accounted for using the equity method	421	421	0	0
Interest income	840	872	0	- 32
Interest expenses	- 12,097	- 11,423	- 706	32
Other financial result	- 100	- 100	0	0
Financial result	**- 10,936**	**- 10,230**	**- 706**	**0**
Earnings before tax (EBT)	**25,716**	**22,227**	**3,383**	**106**
Income tax	- 7,838	- 6,803	- 1,009	- 26
Profit after tax	**17,878**	**15,424**	**2,374**	**80**
of which attributable to non-controlling interests	7,737	7,737	0	
of which attributable to shareholders of the parent company	10,141	7,687	2,454	
Earnings per share, basic and diluted, in €	**0.14**	**0.11**	**0.91**	

Statement of comprehensive income

in € thousand	1–3 | 2020 Group	1–3 | 2020 Port Logistics	1–3 | 2020 Real Estate	1–3 | 2020 Consolidation
Profit after tax	**17,878**	**15,424**	**2,374**	**80**
Components which can not be transferred to the income statement				
Actuarial gains/losses	46,160	45,545	615	
Deferred taxes	- 14,898	- 14,700	- 198	
Total	**31,262**	**30,845**	**417**	
Components which can be transferred to the income statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	- 10,688	- 10,688	0	
Deferred taxes	7	7	0	
Other	- 21	- 21	0	
Total	**- 10,702**	**- 10,702**	**0**	
Income and expense recognised directly in equity	**20,560**	**20,143**	**417**	**0**
Total comprehensive income	**38,438**	**35,567**	**2,791**	**80**
of which attributable to non-controlling interests	8,411	8,411	0	
of which attributable to shareholders of the parent company	30,027	27,156	2,871	

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
Other financial result	0	0	0	0
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	

Balance sheet

in € thousand	31.03.2020 Group	**31.03.2020 Port Logistics**	**31.03.2020 Real Estate**	31.03.2020 Consolidation
ASSETS				
Intangible assets	104,379	104,341	38	0
Property, plant and equipment	1,675,028	1,641,983	19,680	13,365
Investment property	185,985	26,329	184,105	- 24,449
Associates accounted for using the equity method	18,011	18,011	0	0
Non-current financial assets	16,192	12,262	3,930	0
Deferred taxes	108,349	119,176	0	- 10,827
Non-current assets	**2,107,944**	**1,922,102**	**207,753**	**- 21,911**
Inventories	26,273	26,190	83	0
Trade receivables	180,133	179,037	1,096	0
Receivables from related parties	98,254	81,416	20,890	- 4,052
Current financial assets	2,727	2,689	38	0
Other assets	28,373	27,002	1,371	0
Income tax receivables	505	2,210	0	- 1,705
Cash, cash equivalents and short-term deposits	163,175	161,535	1,640	0
Current assets	**499,440**	**480,079**	**25,118**	**- 5,757**
Balance sheet total	**2,607,384**	**2,402,181**	**232,871**	**- 27,668**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	509,824	456,763	61,390	- 8,330
Other comprehensive income	- 104,392	- 104,232	- 160	0
Non-controlling interests	- 2,469	- 2,469	0	0
Equity	**617,300**	**561,189**	**64,441**	**- 8,330**
Pension provisions	461,843	455,533	6,310	0
Other non-current provisions	114,906	111,928	2,978	0
Non-current liabilities to related parties	475,818	462,725	13,093	0
Non-current financial liabilities	605,243	498,767	106,476	0
Deferred taxes	20,925	14,141	20,365	- 13,581
Non-current liabilities	**1,678,735**	**1,543,094**	**149,222**	**- 13,581**
Other current provisions	25,179	25,077	102	0
Trade liabilities	90,235	85,309	4,926	0
Current liabilities to related parties	36,644	33,939	6,757	- 4,052
Current financial liabilities	106,783	101,393	5,390	0
Other liabilities	44,893	43,824	1,069	0
Income tax liabilities	7,615	8,356	964	- 1,705
Current liabilities	**311,349**	**297,898**	**19,208**	**- 5,757**
Balance sheet total	**2,607,384**	**2,402,181**	**232,871**	**- 27,668**

Balance sheet

in € thousand	31.12.2019 Group	**31.12.2019 Port Logistics**	**31.12.2019 Real Estate**	31.12.2019 Consolidation
ASSETS				
Intangible assets	104,506	104,465	41	0
Property, plant and equipment	1,677,256	1,640,617	23,169	13,470
Investment property	185,149	27,645	182,165	- 24,661
Associates accounted for using the equity method	17,193	17,193	0	0
Non-current financial assets	16,177	12,254	3,923	0
Deferred taxes	124,071	134,467	0	- 10,397
Non-current assets	**2,124,352**	**1,936,641**	**209,298**	**- 21,588**
Inventories	25,242	25,184	58	0
Trade receivables	168,127	167,174	953	0
Receivables from related parties	98,805	79,871	20,154	- 1,220
Current financial assets	3,579	3,455	124	0
Other assets	29,672	28,650	1,022	0
Income tax receivables	2,201	3,165	614	- 1,578
Cash, cash equivalents and short-term deposits	158,041	157,259	782	0
Current assets	**485,667**	**464,758**	**23,707**	**- 2,798**
Balance sheet total	**2,610,019**	**2,401,399**	**233,005**	**- 24,386**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	499,683	449,076	59,016	- 8,409
Other comprehensive income	- 124,278	- 123,702	- 577	0
Non-controlling interests	- 10,880	- 10,880	0	0
Equity	**578,862**	**525,620**	**61,650**	**- 8,409**
Pension provisions	503,239	496,296	6,943	0
Other non-current provisions	114,093	111,127	2,966	0
Non-current liabilities to related parties	485,442	468,408	17,034	0
Non-current financial liabilities	626,335	518,318	108,017	0
Deferred taxes	20,704	13,940	19,943	- 13,179
Non-current liabilities	**1,749,813**	**1,608,089**	**154,903**	**- 13,179**
Other current provisions	24,005	23,996	9	0
Trade liabilities	74,879	70,560	4,318	0
Current liabilities to related parties	37,152	33,337	5,035	- 1,220
Current financial liabilities	102,351	97,254	5,097	0
Other liabilities	36,767	35,936	831	0
Income tax liabilities	6,190	6,607	1,162	- 1,578
Current liabilities	**281,344**	**267,690**	**16,452**	**- 2,798**
Balance sheet total	**2,610,019**	**2,401,399**	**233,005**	**- 24,386**

Cash flow statement

in € thousand	1–3 | 2020 Group	1–3 | 2020 Port Logistics	1–3 | 2020 Real Estate	1–3 | 2020 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	36,652	32,457	4,089	106
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	40,807	39,154	1,759	- 106
Increase (+), decrease (-) in provisions	5,629	5,564	65	
Gains (-), losses (+) from the disposal of non-current assets	- 257	- 257	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 12,448	- 13,104	- 2,176	2,832
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	18,761	19,188	2,405	- 2,832
Interest received	181	213	0	- 32
Interest paid	- 7,593	- 7,189	- 436	32
Income tax paid	- 3,663	- 3,296	- 367	
Exchange rate and other effects	796	796	0	
Cash flow from operating activities	**78,865**	**73,526**	**5,339**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	330	330	0	
Payments for investments in property, plant and equipment and investment property	- 52,063	- 51,856	- 207	
Payments for investments in intangible assets	- 2,148	- 2,147	- 1	
Payments for investments in associates accounted for using the equity method	- 400	- 400	0	
Payments for acquiring interests in consolidated companies and other business units (including funds purchased)	- 54	- 54	0	
Proceeds (+), payments (-) for short-term deposits	- 10,000	- 10,000	0	
Cash flow from investing activities	**- 64,335**	**- 64,127**	**- 208**	**0**
3. Cash flow from financing activities				
Redemption of lease liabilities	- 11,377	- 7,651	- 3,726	
Payments for the redemption of (financial) loans	- 7,488	- 5,940	- 1,548	
Cash flow from financing activities	**- 18,865**	**- 13,591**	**- 5,274**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 4,335	- 4,192	- 143	0
Change in financial funds due to exchange rates	- 1,593	- 1,593	0	
Financial funds at the beginning of the period	208,022	187,240	20,782	
Financial funds at the end of the period	**202,094**	**181,455**	**20,639**	**0**

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 investments in associates accounted for using the equity method	0	0	0	
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				
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**