

Additional financial information

Income statement

in € thousand	1–3 2021 Group	1–3 2021 Port Logistics	1–3 2021 Real Estate	1–3 2021 Consolidation
Revenue	348,725	341,955	9,109	- 2,339
Changes in inventories	748	748	0	0
Own work capitalised	1,016	694	0	322
Other operating income	8,786	7,456	1,693	- 363
Cost of materials	- 101,072	- 99,501	- 1,714	143
Personnel expenses	- 135,426	- 134,853	- 573	0
Other operating expenses	- 34,418	- 32,847	- 3,809	2,238
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	88,359	83,652	4,706	0
Depreciation and amortisation	- 42,032	- 40,359	- 1,780	107
Earnings before interest and taxes (EBIT)	46,327	43,294	2,926	107
Earnings from associates accounted for using the equity method	1,243	1,243	0	0
Interest income	143	163	7	- 27
Interest expenses	- 8,172	- 7,545	- 654	27
Other financial result	0	0	0	0
Financial result	- 6,786	- 6,140	- 647	0
Earnings before tax (EBT)	39,540	37,154	2,280	107
Income tax	- 11,364	- 10,683	- 653	- 28
Profit after tax	28,176	26,471	1,627	78
of which attributable to non-controlling interests	6,833	6,833	0	
of which attributable to shareholders of the parent company	21,343	19,638	1,705	
Earnings per share, basic and diluted, in €	0.29	0.27	0.63	

Statement of comprehensive income

in € thousand	1–3 2021 Group	1–3 2021 Port Logistics	1–3 2021 Real Estate	1–3 2021 Consolidation
Profit after tax	28,176	26,471	1,627	78
Components which cannot be transferred to the income statement				
Actuarial gains/losses	23,001	22,719	282	
Deferred taxes	- 7,423	- 7,332	- 91	
Total	15,577	15,386	191	0
Components which can be transferred to the income statement				
Foreign currency translation differences	2,344	2,344	0	
Deferred taxes	0	0	0	
Other	- 1	- 1	0	
Total	2,343	2,343	0	0
Income and expense recognised directly in equity	17,920	17,729	191	0
Total comprehensive income	46,096	44,200	1,818	78
of which attributable to non-controlling interests	7,340	7,340	0	
of which attributable to shareholders of the parent company	38,757	36,860	1,897	

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 cannot 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	0
Components which can be transferred to the income statement				
Foreign currency translation differences	- 10,688	- 10,688	0	
Deferred taxes	7	7	0	
Other	- 21	- 21	0	
Total	- 10,702	- 10,702	0	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	

Balance sheet

in € thousand	31.03.2021 Group	31.03.2021 Port Logistics	31.03.2021 Real Estate	31.03.2021 Consolidation
ASSETS				
Intangible assets	121,679	121,650	29	0
Property, plant and equipment	1,760,266	1,728,932	18,392	12,942
Investment property	201,255	22,637	202,293	- 23,675
Associates accounted for using the equity method	18,711	18,711	0	0
Non-current financial assets	17,093	13,422	3,671	0
Deferred taxes	133,913	146,590	0	- 12,677
Non-current assets	2,252,916	2,051,943	224,385	- 23,412
Inventories	31,978	31,904	74	0
Trade receivables	185,912	183,537	2,375	0
Receivables from related parties	82,049	80,242	2,571	- 764
Current financial assets	3,990	3,865	125	0
Other non-financial assets	28,815	27,703	1,112	0
Income tax receivables	1,074	1,074	809	- 809
Cash, cash equivalents and short-term deposits	134,341	132,787	1,554	0
Current assets	468,159	461,111	8,621	- 1,573
Balance sheet total	2,721,075	2,513,054	233,006	- 24,985
EQUITY AND LIABILITIES				
Subscribed capital	74,405	71,700	2,705	0
Capital reserve	164,599	164,093	506	0
Retained earnings	488,088	434,158	61,995	- 8,065
Other comprehensive income	- 138,043	- 137,331	- 712	0
Non-controlling interests	14,210	14,210	0	0
Equity	603,259	546,830	64,494	- 8,065
Pension provisions	512,573	505,632	6,941	0
Other non-current provisions	158,230	155,206	3,024	0
Non-current liabilities to related parties	455,191	444,171	11,020	0
Non-current financial liabilities	628,899	526,330	102,569	0
Deferred taxes	22,693	16,827	21,212	- 15,346
Non-current liabilities	1,777,587	1,648,167	144,766	- 15,346
Other current provisions	27,699	27,635	64	0
Trade liabilities	114,019	104,000	10,019	0
Current liabilities to related parties	44,175	40,114	4,825	- 764
Current financial liabilities	91,560	85,977	5,582	0
Other non-financial liabilities	55,626	54,132	1,494	0
Income tax liabilities	7,150	6,198	1,761	- 809
Current liabilities	340,229	318,057	23,746	- 1,573
Balance sheet total	2,721,075	2,513,054	233,006	- 24,985

Balance sheet

in € thousand	31.12.2020 Group	31.12.2020 Port Logistics	31.12.2020 Real Estate	31.12.2020 Consolidation
ASSETS				
Intangible assets	100,840	100,807	33	0
Property, plant and equipment	1,677,635	1,646,536	18,051	13,048
Investment property	197,138	23,462	197,564	- 23,888
Associates accounted for using the equity method	17,418	17,418	0	0
Non-current financial assets	16,427	12,475	3,952	0
Deferred taxes	141,420	152,686	0	- 11,266
Non-current assets	2,150,879	1,953,384	219,600	- 22,105
Inventories	25,554	25,485	70	0
Trade receivables	166,913	165,025	1,887	0
Receivables from related parties	85,283	79,147	7,124	- 988
Current financial assets	3,134	3,040	94	0
Other non-financial assets	31,133	29,540	1,593	0
Income tax receivables	1,369	1,369	809	- 809
Cash, cash equivalents and short-term deposits	126,858	126,264	594	0
Current assets	440,245	429,869	12,172	- 1,797
Balance sheet total	2,591,123	2,383,253	231,772	- 23,902
EQUITY AND LIABILITIES				
Subscribed capital	74,405	71,700	2,705	0
Capital reserve	164,599	164,093	506	0
Retained earnings	487,544	435,320	60,368	- 8,144
Other comprehensive income	- 155,456	- 154,553	- 903	0
Non-controlling interests	- 4,089	- 4,089	0	0
Equity	567,003	512,471	62,676	- 8,144
Pension provisions	531,144	523,866	7,278	0
Other non-current provisions	155,658	152,645	3,013	0
Non-current liabilities to related parties	457,149	445,633	11,516	0
Non-current financial liabilities	558,693	454,635	104,058	0
Deferred taxes	22,069	15,112	20,918	- 13,961
Non-current liabilities	1,724,714	1,591,891	146,784	- 13,961
Other current provisions	25,581	25,515	67	0
Trade liabilities	90,913	81,776	9,137	0
Current liabilities to related parties	39,552	36,357	4,182	- 988
Current financial liabilities	88,075	82,686	5,389	0
Other non-financial liabilities	37,512	36,933	579	0
Income tax liabilities	17,774	15,625	2,958	- 809
Current liabilities	299,406	278,891	22,312	- 1,797
Balance sheet total	2,591,123	2,383,253	231,772	- 23,902

Cash flow statement

in € thousand	1–3 2021 Group	1–3 2021 Port Logistics	1–3 2021 Real Estate	1–3 2021 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	46,327	43,294	2,926	107
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	42,032	40,359	1,780	- 107
Increase (+), decrease (-) in provisions	6,295	6,357	- 62	
Gains (-), losses (+) from the disposal of non-current assets	152	152	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 17,431	- 17,497	290	- 224
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	18,938	16,963	1,751	224
Interest received	64	84	7	- 27
Interest paid	- 7,010	- 6,661	- 376	27
Income tax paid	- 20,855	- 19,210	- 1,645	
Exchange rate and other effects	- 299	- 299	0	
Cash flow from operating activities	68,213	63,542	4,671	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	91	91	0	
Payments for investments in property, plant and equipment and investment property	- 23,060	- 17,099	- 5,961	
Payments for investments in intangible assets	- 2,307	- 2,307	0	
Payments for investments in associates accounted for using the equity method	0	0	0	
Proceeds from disposal of non-current financial assets	125	125	0	
Payments for investments in non-current financial assets	- 33	- 33	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 16,247	- 16,247	0	
Proceeds (+), payments (-) for short-term deposits	- 1,000	- 1,000	0	
Cash flow from investing activities	- 42,431	- 36,470	- 5,961	0
3. Cash flow from financing activities				
Redemption of lease liabilities	- 12,308	- 11,606	- 702	
Payments for the redemption of (financial) loans	- 11,721	- 10,173	- 1,548	
Cash flow from financing activities	- 24,029	- 21,779	- 2,250	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	1,753	5,293	- 3,540	0
Change in financial funds due to exchange rates	152	152	0	
Financial funds at the beginning of the period	168,847	161,253	7,594	
Financial funds at the end of the period	170,752	166,698	4,054	0

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	
Proceeds from disposal of non-current financial assets	0	0	0	
Payments for investments in non-current financial assets	0	0	0	
Payments for the acquisition of 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