

Additional financial information

Income statement

in € thousand	1–3 2022 Group	1–3 2022 Port Logistics	1–3 2022 Real Estate	1–3 2022 Consolidation
Revenue	386,203	377,487	10,691	- 1,975
Changes in inventories	601	601	0	0
Own work capitalised	1,094	806	0	288
Other operating income	12,403	11,345	1,622	- 564
Cost of materials	- 117,196	- 115,128	- 2,224	156
Personnel expenses	- 146,603	- 146,073	- 530	0
Other operating expenses	- 39,933	- 38,827	- 3,201	2,095
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	96,569	90,211	6,358	0
Depreciation and amortisation	- 42,858	- 41,028	- 1,937	107
Earnings before interest and taxes (EBIT)	53,711	49,183	4,421	107
Earnings from associates accounted for using the equity method	640	640	0	0
Interest income	541	557	6	- 22
Interest expenses	- 8,749	- 7,968	- 803	22
Financial result	- 7,568	- 6,771	- 797	0
Earnings before tax (EBT)	46,143	42,412	3,624	107
Income tax	- 15,248	- 14,044	- 1,176	- 29
Profit after tax	30,895	28,369	2,448	78
of which attributable to non-controlling interests	8,049	8,049	0	
of which attributable to shareholders of the parent company	22,846	20,320	2,526	
Earnings per share, basic and diluted, in €	0.30	0.28	0.93	

Statement of comprehensive income

in € thousand	1–3 2022 Group	1–3 2022 Port Logistics	1–3 2022 Real Estate	1–3 2022 Consolidation
Profit after tax	30,895	28,369	2,448	78
Components which cannot be transferred to the income statement				
Actuarial gains/losses	48,752	48,171	580	
Deferred taxes	- 15,735	- 15,547	- 187	
Total	33,017	32,624	393	0
Components which can be transferred to the income statement				
Foreign currency translation differences	- 2,196	- 2,196	0	
Deferred taxes	5	5	0	
Other	- 14	- 14	0	
Total	- 2,206	- 2,206	0	0
Income and expense recognised directly in equity	30,811	30,418	393	0
Total comprehensive income	61,706	58,787	2,841	78
of which attributable to non-controlling interests	8,928	8,928	0	
of which attributable to shareholders of the parent company	52,778	49,859	2,919	

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
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	

Balance sheet

in € thousand	31.03.2022 Group	31.03.2022 Port Logistics	31.03.2022 Real Estate	31.03.2022 Consolidation
ASSETS				
Intangible assets	123,171	123,137	34	0
Property, plant and equipment	1,819,710	1,789,239	17,952	12,519
Investment property	215,946	19,275	219,572	- 22,901
Associates accounted for using the equity method	17,632	17,632	0	0
Non-current financial assets	17,839	14,038	3,801	0
Deferred taxes	111,883	124,977	0	- 13,094
Non-current assets	2,306,180	2,088,298	241,358	- 23,476
Inventories	35,650	35,582	68	0
Trade receivables	210,881	209,383	1,497	0
Receivables from related parties	107,801	81,167	27,407	- 773
Current financial assets	4,996	4,905	90	0
Other non-financial assets	41,974	40,916	1,058	0
Income tax receivables	3,509	3,911	938	- 1,339
Cash, cash equivalents and short-term deposits	170,033	169,612	422	0
Current assets	574,844	545,476	31,480	- 2,112
Balance sheet total	2,881,024	2,633,775	272,838	- 25,589
EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,718	179,212	506	0
Retained earnings	563,886	505,592	66,095	- 7,800
Other comprehensive income	- 88,470	- 88,525	55	0
Non-controlling interests	36,549	36,549	0	0
Equity	766,903	705,343	69,360	- 7,800
Pension provisions	444,403	438,754	5,649	0
Other non-current provisions	160,671	157,540	3,131	0
Non-current liabilities to related parties	449,606	439,754	9,852	0
Non-current financial liabilities	626,160	508,065	118,095	0
Deferred taxes	26,484	19,533	22,627	- 15,676
Non-current liabilities	1,707,325	1,563,647	159,354	- 15,676
Other current provisions	28,337	28,297	41	0
Trade liabilities	133,180	123,037	10,143	0
Current liabilities to related parties	50,146	45,808	5,111	- 773
Current financial liabilities	115,848	89,723	26,126	0
Other non-financial liabilities	58,469	57,237	1,232	0
Income tax liabilities	20,815	20,683	1,471	- 1,339
Current liabilities	406,796	364,784	44,124	- 2,112
Balance sheet total	2,881,024	2,633,775	272,838	- 25,589

Balance sheet

in € thousand	31.12.2021 Group	31.12.2021 Port Logistics	31.12.2021 Real Estate	31.12.2021 Consolidation
ASSETS				
Intangible assets	119,899	119,867	32	0
Property, plant and equipment	1,801,047	1,771,718	16,703	12,626
Investment property	212,587	19,950	215,751	- 23,114
Associates accounted for using the equity method	16,912	16,912	0	0
Non-current financial assets	15,684	12,047	3,637	0
Deferred taxes	127,882	140,716	0	- 12,834
Non-current assets	2,294,010	2,081,210	236,123	- 23,323
Inventories	33,551	33,482	69	0
Trade receivables	188,271	186,576	1,695	0
Receivables from related parties	86,140	79,515	7,550	- 925
Current financial assets	4,100	3,994	107	0
Other non-financial assets	39,799	38,696	1,104	0
Income tax receivables	490	490	938	- 938
Cash, cash equivalents and short-term deposits	155,533	154,672	861	0
Current assets	507,885	497,424	12,324	- 1,863
Balance sheet total	2,801,895	2,578,634	248,447	- 25,186
EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,718	179,212	506	0
Retained earnings	541,070	485,302	63,647	- 7,879
Other comprehensive income	- 118,401	- 118,062	- 338	0
Non-controlling interests	27,621	27,621	0	0
Equity	705,227	646,587	66,520	- 7,879
Pension provisions	489,300	483,036	6,264	0
Other non-current provisions	159,649	156,574	3,076	0
Non-current liabilities to related parties	442,786	433,249	9,536	0
Non-current financial liabilities	613,687	515,305	98,382	0
Deferred taxes	24,766	17,956	22,254	- 15,444
Non-current liabilities	1,730,188	1,606,120	139,512	- 15,444
Other current provisions	28,070	28,030	41	0
Trade liabilities	107,936	98,800	9,136	0
Current liabilities to related parties	58,333	54,736	4,522	- 925
Current financial liabilities	109,395	82,545	26,850	0
Other non-financial liabilities	49,237	48,440	797	0
Income tax liabilities	13,508	13,376	1,070	- 938
Current liabilities	366,480	325,927	42,416	- 1,863
Balance sheet total	2,801,895	2,578,634	248,447	- 25,186

Cash flow statement

in € thousand	1–3 2022 Group	1–3 2022 Port Logistics	1–3 2022 Real Estate	1–3 2022 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	53,711	49,183	4,421	107
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	42,858	41,028	1,937	- 107
Increase (+), decrease (-) in provisions	3,708	3,753	- 45	
Gains (-), losses (+) from the disposal of non-current assets	- 242	- 241	- 1	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 30,455	- 30,345	42	- 152
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	36,725	35,822	751	152
Interest received	75	91	6	- 22
Interest paid	- 6,400	- 5,988	- 434	22
Income tax paid	- 10,515	- 9,924	- 591	
Exchange rate and other effects	- 324	- 324	0	
Cash flow from operating activities	89,141	83,055	6,086	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	453	452	1	
Payments for investments in property, plant and equipment and investment property	- 35,231	- 30,765	- 4,466	
Payments for investments in intangible assets	- 3,244	- 3,237	- 7	
Proceeds from disposal of non-current financial assets	0	0	0	
Payments for investments in non-current financial assets	- 497	- 497	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 17,304	- 17,304	0	
Proceeds (+), payments (-) for short-term deposits	25,000	25,000	0	
Cash flow from investing activities	- 30,823	- 26,351	- 4,472	0
3. Cash flow from financing activities				
Redemption of lease liabilities	- 12,258	- 11,552	- 706	
Proceeds from the issuance of bonds and the raising of (financial) loans	20,000	0	20,000	
Payments for the redemption of (financial) loans	- 6,738	- 5,191	- 1,547	
Cash flow from financing activities	1,004	- 16,743	17,747	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	59,323	39,962	19,361	0
Change in financial funds due to exchange rates	- 188	- 188	0	
Financial funds at the beginning of the period	173,016	164,655	8,361	
Financial funds at the end of the period	232,151	204,429	27,722	0

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	
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	
Proceeds from the issuance of bonds and the raising of (financial) loans	0	0	0	
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