Additional Financial Information

Income Statement

in € thousand	1–9 | 2018 Group	1–9 | 2018 Port Logistics	1–9 | 2018 Real Estate	1–9 | 2018 Consolidation
Revenue	964,185	939,870	29,299	- 4,984
Changes in inventories	1,466	1,466	0	0
Own work capitalised	3,965	3,371	0	594
Other operating income	26,863	23,927	4,219	- 1,283
Cost of materials	- 275,162	- 269,931	- 5,707	476
Personnel expenses	- 355,456	- 353,756	- 1,700	0
Other operating expenses	- 124,705	- 119,819	- 10,083	5,197
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	241,156	225,128	16,028	0
Depreciation and amortisation	- 85,015	- 81,554	- 3,724	263
Earnings before interest and taxes (EBIT)	156,141	143,574	12,304	263
Earnings from associates accounted for using the equity method	4,087	4,087	0	0
Interest income	1,583	1,667	40	- 124
Interest expenses	- 16,288	- 14,374	- 2,038	124
Other financial result	0	0	0	0
Financial result	- 10,618	- 8,620	- 1,998	0
Earnings before tax (EBT)	145,523	134,954	10,306	263
Income tax	- 36,675	- 33,651	- 2,958	- 66
Profit after tax	108,848	101,303	7,348	197
of which attributable to non-controlling interests	24,728	24,728	0	
of which attributable to shareholders of the parent company	84,120	76,575	7,545	
Earnings per share, basic and diluted, in €	1.16	1.09	2.79	

Statement of Comprehensive Income

in € thousand	1–9 | 2018 Group	1–9 | 2018 Port Logistics	1–9 | 2018 Real Estate	1–9 | 2018 Consolidation
Profit after tax	108,848	101,303	7,348	197
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	7,384	7,182	202	
Deferred taxes	- 2,390	- 2,325	- 65	
Total	4,994	4,857	137	0
Components which can be transferred to the Income Statement				
Cash flow hedges	23	23	0	
Foreign currency translation differences	- 77	- 77	0	
Deferred taxes	19	19	0	
Other	- 83	- 83	0	
Total	- 118	- 118	0	0
Income and expense recognised directly in equity	4,876	4,739	137	0
Total comprehensive income	113,724	106,042	7,485	197
of which attributable to non-controlling interests	24,776	24,776	0	
of which attributable to shareholders of the parent company	88,948	81,266	7,682	

Income Statement

in € thousand	1–9 | 2017 Group	1–9 | 2017 Port Logistics	1–9 | 2017 Real Estate	1–9 | 2017 Consolidation
Revenue	942,848	919,367	28,201	- 4,720
Changes in inventories	720	719	1	0
Own work capitalised	3,583	3,106	0	477
Other operating income	28,704	25,284	4,225	- 805
Cost of materials	- 277,141	- 272,040	- 5,540	439
Personnel expenses	- 337,924	- 336,236	- 1,688	0
Other operating expenses	- 115,452	- 110,980	- 9,081	4,609
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**245,338**	**229,220**	**16,118**	**0**
Depreciation and amortisation	- 90,182	- 86,671	- 3,756	245
Earnings before interest and taxes (EBIT)	**155,156**	**142,549**	**12,362**	**245**
Earnings from associates accounted for using the equity method	4,007	4,007	0	0
Interest income	3,458	3,566	30	- 138
Interest expenses	- 16,478	- 14,447	- 2,169	138
Other financial result	0	0	0	0
Financial result	**- 9,013**	**- 6,874**	**- 2,139**	**0**
Earnings before tax (EBT)	**146,143**	**135,675**	**10,223**	**245**
Income tax	- 37,638	- 34,310	- 3,268	- 60
Profit after tax	**108,505**	**101,365**	**6,955**	**185**
of which attributable to non-controlling interests	29,218	29,218	0	
of which attributable to shareholders of the parent company	79,287	72,147	7,140	
Earnings per share, basic and diluted, in €	**1.09**	**1.03**	**2.64**	

Statement of Comprehensive Income

in € thousand	1–9 | 2017 Group	1–9 | 2017 Port Logistics	1–9 | 2017 Real Estate	1–9 | 2017 Consolidation
Profit after tax	**108,505**	**101,365**	**6,955**	**185**
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	14,200	13,993	207	
Deferred taxes	- 4,584	- 4,517	- 67	
Total	**9,616**	**9,476**	**140**	**0**
Components which can be transferred to the Income Statement				
Cash flow hedges	- 41	- 41	0	
Foreign currency translation differences	- 3,107	- 3,107	0	
Deferred taxes	- 34	- 34	0	
Other	61	61	0	
Total	**- 3,121**	**- 3,121**	**0**	**0**
Income and expense recognised directly in equity	**6,495**	**6,355**	**140**	**0**
Total comprehensive income	**115,000**	**107,720**	**7,095**	**185**
of which attributable to non-controlling interests	29,141	29,141	0	
of which attributable to shareholders of the parent company	85,859	78,579	7,280	

Income Statement

in € thousand	7–9 | 2018 Group	7–9 | 2018 Port Logistics	7–9 | 2018 Real Estate	7–9 | 2018 Consolidation
Revenue	331,148	322,792	10,042	- 1,686
Changes in inventories	951	953	- 2	0
Own work capitalised	1,001	856	0	145
Other operating income	5,694	4,917	1,233	- 456
Cost of materials	- 96,443	- 94,696	- 1,902	155
Personnel expenses	- 117,867	- 117,298	- 569	0
Other operating expenses	- 41,054	- 39,245	- 3,651	1,842
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	83,430	78,279	5,151	0
Depreciation and amortisation	- 27,232	- 26,069	- 1,242	79
Earnings before interest and taxes (EBIT)	56,198	52,210	3,909	79
Earnings from associates accounted for using the equity method	1,356	1,356	0	0
Interest income	550	571	20	- 41
Interest expenses	- 4,953	- 4,326	- 668	41
Other financial result	0	0	0	0
Financial result	- 3,047	- 2,399	- 648	0
Earnings before tax (EBT)	53,151	49,811	3,261	79
Income tax	- 13,106	- 12,253	- 833	- 20
Profit after tax	40,045	37,558	2,428	59
of which attributable to non-controlling interests	8,280	8,280	0	
of which attributable to shareholders of the parent company	31,765	29,278	2,487	
Earnings per share, basic and diluted, in €	0.44	0.41	0.92	

Statement of Comprehensive Income

in € thousand	7–9 | 2018 Group	7–9 | 2018 Port Logistics	7–9 | 2018 Real Estate	7–9 | 2018 Consolidation
Profit after tax	40,045	37,558	2,428	59
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	5,518	5,629	- 111	
Deferred taxes	- 1,777	- 1,813	36	
Total	3,741	3,816	- 75	0
Components which can be transferred to the Income Statement				
Cash flow hedges	1	1	0	
Foreign currency translation differences	- 2,860	- 2,860	0	
Deferred taxes	- 6	- 6	0	
Other	16	16	0	
Total	- 2,849	- 2,849	0	0
Income and expense recognised directly in equity	892	967	- 75	0
Total comprehensive income	40,937	38,525	2,353	59
of which attributable to non-controlling interests	8,331	8,331	0	
of which attributable to shareholders of the parent company	32,606	30,194	2,412	

Income Statement

in € thousand	7–9 | 2017 Group	7–9 | 2017 Port Logistics	7–9 | 2017 Real Estate	7–9 | 2017 Consolidation
Revenue	320,016	312,038	9,504	- 1,526
Changes in inventories	394	393	1	0
Own work capitalised	739	537	0	202
Other operating income	6,748	5,677	1,359	- 288
Cost of materials	- 92,534	- 90,803	- 2,108	377
Personnel expenses	- 110,420	- 109,841	- 579	0
Other operating expenses	- 38,124	- 36,786	- 2,573	1,235
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	86,819	81,215	5,604	0
Depreciation and amortisation	- 30,479	- 29,314	- 1,245	80
Earnings before interest and taxes (EBIT)	56,340	51,901	4,359	80
Earnings from associates accounted for using the equity method	1,024	1,024	0	0
Interest income	737	771	10	- 44
Interest expenses	- 5,446	- 4,767	- 723	44
Other financial result	0	0	0	0
Financial result	- 3,685	- 2,972	- 713	0
Earnings before tax (EBT)	52,655	48,929	3,646	80
Income tax	- 14,481	- 13,329	- 1,133	- 19
Profit after tax	38,174	35,600	2,513	61
of which attributable to non-controlling interests	11,503	11,503	0	
of which attributable to shareholders of the parent company	26,671	24,097	2,574	
Earnings per share, basic and diluted, in €	0.37	0.34	0.95	

Statement of Comprehensive Income

in € thousand	7–9 | 2017 Group	7–9 | 2017 Port Logistics	7–9 | 2017 Real Estate	7–9 | 2017 Consolidation
Profit after tax	38,174	35,600	2,513	61
Components which can not be transferred to the Income Statement				
Actuarial gains/losses	0	0	0	
Deferred taxes	0	0	0	
Total	0	0	0	0
Components which can be transferred to the Income Statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	- 1,526	- 1,526	0	
Deferred taxes	0	0	0	
Other	0	0	0	
Total	- 1,526	- 1,526	0	0
Income and expense recognised directly in equity	- 1,526	- 1,526	0	0
Total comprehensive income	36,648	34,074	2,513	61
of which attributable to non-controlling interests	11,491	11,491	0	
of which attributable to shareholders of the parent company	25,157	22,583	2,574	

Balance Sheet

in € thousand	30.09.2018 Group	30.09.2018 Port Logistics	30.09.2018 Real Estate	30.09.2018 Consolidation
ASSETS				
Intangible assets	91,562	91,556	6	0
Property, plant and equipment	1,030,584	1,012,051	4,534	13,999
Investment property	182,899	28,244	180,271	- 25,616
Associates accounted for using the equity method	18,538	18,538	0	0
Financial assets	16,146	12,044	4,102	0
Deferred taxes	82,606	93,287	0	- 10,681
Non-current assets	**1,422,335**	**1,255,720**	**188,913**	**- 22,298**
Inventories	23,841	23,770	71	0
Trade receivables	172,108	170,875	1,233	0
Receivables from related parties	86,704	83,029	6,755	- 3,080
Other financial receivables	18,741	18,709	32	0
Other assets	28,317	26,982	1,335	0
Income tax receivables	1,587	1,852	3	- 268
Cash, cash equivalents and short-term deposits	105,101	101,416	3,685	0
Current assets	**436,399**	**426,633**	**13,114**	**- 3,348**
Balance sheet total	**1,858,734**	**1,682,353**	**202,027**	**- 25,646**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	484,209	438,470	54,468	- 8,729
Other comprehensive income	- 107,596	- 107,474	- 122	0
Non-controlling interests	22,384	22,384	0	0
Equity	**613,334**	**564,506**	**57,557**	**- 8,729**
Pension provisions	455,790	449,339	6,451	0
Other non-current provisions	110,487	108,075	2,412	0
Non-current liabilities to related parties	105,102	105,102	0	0
Non-current financial liabilities	325,213	222,878	102,335	0
Deferred taxes	22,121	16,223	19,467	- 13,569
Non-current liabilities	**1,018,713**	**901,617**	**130,665**	**- 13,569**
Other current provisions	24,258	24,173	85	0
Trade liabilities	92,466	88,294	4,172	0
Current liabilities to related parties	9,395	11,300	1,175	- 3,080
Current financial liabilities	48,954	42,486	6,468	0
Other liabilities	50,051	48,488	1,563	0
Income tax liabilities	1,563	1,489	342	- 268
Current liabilities	**226,687**	**216,230**	**13,805**	**- 3,348**
Balance sheet total	**1,858,734**	**1,682,353**	**202,027**	**- 25,646**

Balance Sheet

in € thousand	31.12.2017 Group	31.12.2017 Port Logistics	31.12.2017 Real Estate	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	21,579	17,549	4,030	0
Deferred taxes	87,093	96,762	0	- 9,669
Non-current assets	**1,348,001**	**1,184,565**	**184,985**	**- 21,549**
Inventories	21,340	21,266	74	0
Trade receivables	149,115	147,913	1,202	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	**487,277**	**474,376**	**17,623**	**- 4,722**
Balance sheet total	**1,835,278**	**1,658,941**	**202,608**	**- 26,271**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	469,672	426,068	52,530	- 8,926
Other comprehensive income	- 112,439	- 112,180	- 259	0
Non-controlling interests	30,790	30,790	0	0
Equity	**602,359**	**555,803**	**55,482**	**- 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	**1,835,278**	**1,658,941**	**202,608**	**- 26,271**

Cash Flow Statement

in € thousand	1–9 | 2018 Group	1–9 | 2018 Port Logistics	1–9 | 2018 Real Estate	1–9 | 2018 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	156,141	143,574	12,304	263
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	85,015	81,554	3,724	- 263
Increase (+), decrease (-) in provisions	- 4,590	- 4,321	- 269	
Gains (-), losses (+) from the disposal of non-current assets	- 3,440	- 3,439	- 1	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 34,090	- 35,302	299	913
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	22,187	23,104	- 4	- 913
Interest received	1,626	1,710	40	- 124
Interest paid	- 8,175	- 6,749	- 1,550	124
Income tax paid	- 35,847	- 34,280	- 1,567	
Exchange rate and other effects	- 1,071	- 1,071	0	
Cash flow from operating activities	**177,756**	**164,780**	**12,976**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	5,301	5,300	1	
Payments for investments in property, plant and equipment and investment property	- 73,016	- 65,435	- 7,581	
Payments for investments in intangible assets	- 7,285	- 7,285	0	
Payments for the acquisition of interests in consolidated companies and other business units	- 72,235	- 72,235	0	
Proceeds (+), payments (-) for short-term deposits	20,000	20,000	0	
Cash flow from investing activities	**- 127,235**	**- 119,655**	**- 7,580**	**0**
3. Cash flow from financing activities				
Payments for equity repatriation	- 342	- 342	0	
Payments for increasing interests in fully consolidated companies	- 51,845	- 51,845	0	
Dividends paid to shareholders of the parent company	- 52,342	- 46,933	- 5,409	
Dividends/settlement obligation paid to non-controlling interests	- 31,161	- 31,161	0	
Payments for the redemption of leasing liabilities	- 3,290	- 3,290	0	
Proceeds from the issuance of bonds and (financial) loans	36,924	36,924	0	
Payments for the redemption of (financial) loans	- 20,306	- 16,796	- 3,510	
Cash flow from financing activities	**- 122,362**	**- 113,443**	**- 8,919**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 71,841	- 68,318	- 3,523	0
Change in financial funds due to consolidation	100	100	0	
Financial funds at the beginning of the period	255,514	244,631	10,883	
Financial funds at the end of the period	**183,773**	**176,413**	**7,360**	**0**

Cash Flow Statement

in € thousand	1–9 | 2017 Group	1–9 | 2017 Port Logistics	1–9 | 2017 Real Estate	1–9 | 2017 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	155,156	142,549	12,362	245
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	90,182	86,671	3,756	- 245
Increase (+), decrease (-) in provisions	- 11,581	- 11,440	- 141	
Gains (-), losses (+) from the disposal of non-current assets	364	371	- 7	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	9,843	10,245	0	- 402
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	30,820	27,209	3,209	402
Interest received	1,878	1,986	30	- 138
Interest paid	- 9,208	- 7,695	- 1,651	138
Income tax paid	- 44,480	- 41,154	- 3,326	
Exchange rate and other effects	- 1,347	- 1,347	0	
Cash flow from operating activities	**221,627**	**207,395**	**14,232**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	195	182	13	
Payments for investments in property, plant and equipment and investment property	- 85,637	- 82,093	- 3,544	
Payments for investments in intangible assets	- 2,736	- 2,736	0	
Payments for the acquisition of interests in consolidated companies and other business units	0	0	0	
Proceeds (+), payments (-) for short-term deposits	- 1,205	- 1,205	0	
Cash flow from investing activities	**- 89,383**	**- 85,852**	**- 3,531**	**0**
3. Cash flow from financing activities				
Payments for equity repatriation	0	0	0	
Payments for increasing interests in fully consolidated companies	0	0	0	
Dividends paid to shareholders of the parent company	- 46,738	- 41,329	- 5,409	
Dividends/settlement obligation paid to non-controlling interests	- 22,885	- 22,885	0	
Payments for the redemption of leasing liabilities	- 4,610	- 4,610	0	
Proceeds from the issuance of bonds and (financial) loans	0	0	0	
Payments for the redemption of (financial) loans	- 33,608	- 30,008	- 3,600	
Cash flow from financing activities	**- 107,841**	**- 98,832**	**- 9,009**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	24,403	22,711	1,692	0
Change in financial funds due to consolidation	- 1,073	- 1,073	0	
Financial funds at the beginning of the period	232,397	222,537	9,860	
Financial funds at the end of the period	**255,727**	**244,175**	**11,552**	**0**