Additional financial information

Income statement

in € thousand	1–9 | 2019 Group	1–9 | 2019 Port Logistics	1–9 | 2019 Real Estate	1–9 | 2019 Consolidation
Revenue	1,044,619	1,020,230	29,926	- 5,537
Changes in inventories	1,136	1,136	0	0
Own work capitalised	5,085	4,456	0	629
Other operating income	27,927	24,707	4,250	- 1,030
Cost of materials	- 304,608	- 299,250	- 5,841	483
Personnel expenses	- 383,719	- 382,016	- 1,703	0
Other operating expenses	- 95,313	- 92,124	- 8,644	5,455
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**295,127**	**277,139**	**17,988**	**0**
Depreciation and amortisation	- 119,692	- 114,427	- 5,530	265
Earnings before interest and taxes (EBIT)	**175,435**	**162,712**	**12,458**	**265**
Earnings from associates accounted for using the equity method	3,626	3,626	0	0
Interest income	1,487	1,570	27	- 110
Interest expenses	- 30,200	- 27,887	- 2,423	110
Financial result	**- 25,087**	**- 22,691**	**- 2,396**	**0**
Earnings before tax (EBT)	**150,348**	**140,021**	**10,062**	**265**
Income tax	- 38,865	- 35,800	- 2,999	- 66
Profit after tax	**111,483**	**104,221**	**7,063**	**199**
of which attributable to non-controlling interests	27,668	27,668	0	
of which attributable to shareholders of the parent company	83,816	76,553	7,262	0
Earnings per share, basic and diluted, in €	**1.15**	**1.09**	**2.69**	

Statement of comprehensive income

in € thousand	1–9 | 2019 Group	1–9 | 2019 Port Logistics	1–9 | 2019 Real Estate	1–9 | 2019 Consolidation
Profit after tax	**111,483**	**104,221**	**7,063**	**199**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	- 69,716	- 68,577	- 1,139	
Deferred taxes	22,502	22,134	368	
Total	**- 47,214**	**- 46,443**	**- 771**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	8,210	8,210	0	
Deferred taxes	0	0	0	
Other	- 1	- 1	0	
Total	**8,209**	**8,209**	**0**	**0**
Income and expense recognised directly in equity	**- 39,005**	**- 38,234**	**- 771**	**0**
Total comprehensive income	**72,478**	**65,987**	**6,292**	**199**
of which attributable to non-controlling interests	26,675	26,675	0	
of which attributable to shareholders of the parent company	45,803	39,312	6,491	

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
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 cannot 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	7–9 | 2019 Group	7–9 | 2019 Port Logistics	7–9 | 2019 Real Estate	7–9 | 2019 Consolidation
Revenue	350,964	342,763	9,991	- 1,790
Changes in inventories	1,102	1,102	0	0
Own work capitalised	1,824	1,595	0	229
Other operating income	8,941	7,915	1,422	- 396
Cost of materials	- 102,865	- 101,059	- 1,973	167
Personnel expenses	- 123,867	- 123,280	- 587	0
Other operating expenses	- 33,911	- 32,640	- 3,061	1,790
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**102,188**	**96,396**	**5,792**	**0**
Depreciation and amortisation	- 41,088	- 39,328	- 1,840	80
Earnings before interest and taxes (EBIT)	**61,100**	**57,068**	**3,952**	**80**
Earnings from associates accounted for using the equity method	1,200	1,200	0	0
Interest income	- 365	- 339	9	- 35
Interest expenses	- 10,377	- 9,806	- 606	35
Financial result	**- 9,542**	**- 8,945**	**- 597**	**0**
Earnings before tax (EBT)	**51,558**	**48,123**	**3,355**	**80**
Income tax	- 12,930	- 11,898	- 1,013	- 19
Profit after tax	**38,628**	**36,225**	**2,342**	**61**
of which attributable to non-controlling interests	9,502	9,502	0	
of which attributable to shareholders of the parent company	29,127	26,724	2,403	
Earnings per share, basic and diluted, in €	**0.40**	**0.38**	**0.89**	

Statement of comprehensive income

in € thousand	7–9 | 2019 Group	7–9 | 2019 Port Logistics	7–9 | 2019 Real Estate	7–9 | 2019 Consolidation
Profit after tax	**38,628**	**36,225**	**2,342**	**61**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	- 18,545	- 18,234	- 311	
Deferred taxes	5,986	5,885	101	
Total	**- 12,559**	**- 12,349**	**- 210**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	0	0	0	
Foreign currency translation differences	5,628	5,628	0	
Deferred taxes	1	1	0	
Other	- 2	- 2	0	
Total	**5,627**	**5,627**	**0**	**0**
Income and expense recognised directly in equity	**- 6,932**	**- 6,722**	**- 210**	**0**
Total comprehensive income	**31,696**	**29,503**	**2,132**	**61**
of which attributable to non-controlling interests	9,275	9,275	0	
of which attributable to shareholders of the parent company	22,421	20,228	2,193	

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
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 cannot 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	

Balance sheet

in € thousand	30.09.2019 Group	30.09.2019 Port Logistics	30.09.2019 Real Estate	30.09.2019 Consolidation
ASSETS				
Intangible assets	104,499	104,490	9	0
Property, plant and equipment	1,659,773	1,622,395	23,801	13,577
Investment property	184,442	28,097	181,194	- 24,849
Associates accounted for using the equity method	20,210	20,210	0	0
Non-current financial assets	15,713	11,691	4,022	0
Deferred taxes	129,128	139,733	0	- 10,605
Non-current assets	**2,113,765**	**1,926,616**	**209,026**	**- 21,877**
Inventories	26,737	26,669	68	0
Trade receivables	186,454	185,657	797	0
Receivables from related parties	99,880	83,223	17,739	- 1,082
Current financial assets	2,919	2,792	127	0
Other assets	21,650	20,354	1,296	0
Income tax receivables	782	1,649	18	- 885
Cash, cash equivalents and short-term deposits	200,382	199,386	996	0
Current assets	**538,804**	**519,730**	**21,041**	**- 1,967**
Balance sheet total	**2,652,569**	**2,446,346**	**230,067**	**- 23,844**
EQUITY AND LIABILITIES				
Subscribed capital	72,753	70,048	2,705	0
Capital reserve	141,584	141,078	506	0
Retained earnings	480,217	431,999	56,688	- 8,469
Other comprehensive income	- 141,066	- 139,897	- 1,169	0
Non-controlling interests	13,581	13,581	0	0
Equity	**567,069**	**516,809**	**58,730**	**- 8,469**
Pension provisions	525,737	517,893	7,844	0
Other non-current provisions	118,767	115,823	2,944	0
Non-current liabilities to related parties	493,825	476,145	17,680	0
Non-current financial liabilities	647,495	539,056	108,439	0
Deferred taxes	19,334	13,152	19,589	- 13,407
Non-current liabilities	**1,805,158**	**1,662,069**	**156,496**	**- 13,407**
Other current provisions	23,298	23,234	64	0
Trade liabilities	93,029	89,319	3,710	0
Current liabilities to related parties	36,038	32,794	4,326	- 1,082
Current financial liabilities	70,263	65,509	4,754	0
Other liabilities	51,617	49,850	1,767	0
Income tax liabilities	6,097	6,762	220	- 885
Current liabilities	**280,342**	**267,468**	**14,841**	**- 1,967**
Balance sheet total	**2,652,569**	**2,446,346**	**230,067**	**- 23,844**

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
Non-current 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
Current financial assets	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	1–9 | 2019 Group	1–9 | 2019 Port Logistics	1–9 | 2019 Real Estate	1–9 | 2019 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	175,435	162,712	12,458	265
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	119,692	114,427	5,530	- 265
Increase (+), decrease (-) in provisions	- 2,031	- 1,981	- 50	
Gains (-), losses (+) from the disposal of non-current assets	- 4,589	- 4,589	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 2,531	- 3,278	454	293
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	26,107	26,314	86	- 293
Interest received	2,100	2,183	27	- 110
Interest paid	- 22,987	- 20,553	- 2,544	110
Income tax paid	- 30,722	- 28,463	- 2,259	
Exchange rate and other effects	- 381	- 381	0	
Cash flow from operating activities	**260,093**	**246,391**	**13,702**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	6,114	6,114	0	
Payments for investments in property, plant and equipment and investment property	- 96,510	- 91,369	- 5,141	
Payments for investments in intangible assets	- 7,584	- 7,583	- 1	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 2,007	- 2,007	0	
Proceeds (+), payments (-) for short-term deposits	- 17,550	- 17,550	0	
Cash flow from investing activities	**- 117,538**	**- 112,396**	**- 5,142**	**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	- 61,719	- 56,040	- 5,679	
Dividends/settlement obligation paid to non-controlling interests	- 29,661	- 29,661	0	
Redemption of lease liabilities	- 32,840	- 30,639	- 2,201	
Proceeds from the issuance of bonds and (financial) loans	0	0	0	
Payments for the redemption of (financial) loans	- 21,692	- 18,181	- 3,511	
Cash flow from financing activities	**- 145,912**	**- 134,521**	**- 11,391**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 3,357	- 526	- 2,831	0
Change in financial funds due to exchange rates	2,030	2,030	0	
Financial funds at the beginning of the period	253,989	232,862	21,127	
Financial funds at the end of the period	**252,662**	**234,366**	**18,296**	**0**

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 (including funds purchased)	- 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	
Redemption of lease 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 exchange rates	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**