Additional financial information

Income statement

in € thousand	1–9 | 2020 Group	1–9 | 2020 Port Logistics	1–9 | 2020 Real Estate	1–9 | 2020 Consolidation
Revenue	959,888	937,406	28,233	- 5,751
Changes in inventories	329	329	0	0
Own work capitalised	3,058	2,349	0	709
Other operating income	30,645	27,120	4,634	- 1,109
Cost of materials	- 280,066	- 274,795	- 5,733	462
Personnel expenses	- 381,586	- 379,837	- 1,749	0
Other operating expenses	- 100,774	- 96,665	- 9,798	5,689
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**231,494**	**215,907**	**15,587**	**0**
Depreciation and amortisation	- 124,353	- 119,341	- 5,281	269
Earnings before interest and taxes (EBIT)	**107,141**	**96,566**	**10,306**	**269**
Earnings from associates accounted for using the equity method	1,658	1,658	0	0
Interest income	1,237	1,307	24	- 94
Interest expenses	- 28,461	- 26,472	- 2,083	94
Other financial result	0	0	0	0
Financial result	**- 25,566**	**- 23,507**	**- 2,059**	**0**
Earnings before tax (EBT)	**81,575**	**73,059**	**8,247**	**269**
Income tax	- 24,372	- 21,774	- 2,531	- 67
Profit after tax	**57,203**	**51,285**	**5,716**	**202**
of which attributable to non-controlling interests	20,031	20,031	0	
of which attributable to shareholders of the parent company	37,172	31,254	5,918	
Earnings per share, basic and diluted, in €	**0.51**	**0.45**	**2.19**	

Statement of comprehensive income

in € thousand	1–9 | 2020 Group	1–9 | 2020 Port Logistics	1–9 | 2020 Real Estate	1–9 | 2020 Consolidation
Profit after tax	**57,203**	**51,285**	**5,716**	**202**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	- 17,674	- 17,286	- 388	
Deferred taxes	5,704	5,579	125	
Total	**- 11,970**	**- 11,707**	**- 263**	**0**
Components which can be transferred to the income statement				
Foreign currency translation differences	- 14,270	- 14,270	0	
Deferred taxes	0	0	0	
Other	- 166	- 166	0	
Total	**- 14,436**	**- 14,436**	**0**	**0**
Income and expense recognised directly in equity	**- 26,406**	**- 26,143**	**- 263**	**0**
Total comprehensive income	**30,797**	**25,142**	**5,453**	**202**
of which attributable to non-controlling interests	19,615	19,615	0	
of which attributable to shareholders of the parent company	11,182	5,527	5,655	

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
Other financial result	0	0	0	0
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	
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				
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	7–9 | 2020 Group	**7–9 | 2020 Port Logistics**	**7–9 | 2020 Real Estate**	7–9 | 2020 Consolidation
Revenue	331,469	323,203	10,188	- 1,922
Changes in inventories	- 236	- 236	0	0
Own work capitalised	847	599	0	248
Other operating income	8,334	7,024	1,729	- 419
Cost of materials	- 94,004	- 92,237	- 1,923	156
Personnel expenses	- 121,581	- 120,993	- 588	0
Other operating expenses	- 33,429	- 31,887	- 3,479	1,937
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**91,400**	**85,473**	**5,927**	**0**
Depreciation and amortisation	- 39,723	- 38,044	- 1,760	81
Earnings before interest and taxes (EBIT)	**51,677**	**47,429**	**4,167**	**81**
Earnings from associates accounted for using the equity method	966	966	0	0
Interest income	127	149	8	- 30
Interest expenses	- 9,048	- 8,398	- 680	30
Other financial result	100	100	0	0
Financial result	**- 7,855**	**- 7,183**	**- 672**	**0**
Earnings before tax (EBT)	**43,822**	**40,246**	**3,495**	**81**
Income tax	- 12,725	- 11,632	- 1,073	- 20
Profit after tax	**31,097**	**28,614**	**2,423**	**61**
of which attributable to non-controlling interests	8,034	8,034	0	
of which attributable to shareholders of the parent company	23,063	20,579	2,484	
Earnings per share, basic and diluted, in €	**0.32**	**0.30**	**0.92**	

Statement of comprehensive income

in € thousand	7–9 | 2020 Group	**7–9 | 2020 Port Logistics**	**7–9 | 2020 Real Estate**	7–9 | 2020 Consolidation
Profit after tax	**31,097**	**28,614**	**2,423**	**61**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	- 9,104	- 8,965	- 140	
Deferred taxes	2,938	2,893	45	
Total	**- 6,166**	**- 6,071**	**- 95**	**0**
Components which can be transferred to the income statement				
Foreign currency translation differences	- 5,787	- 5,787	0	
Deferred taxes	0	0	0	
Other	- 166	- 166	0	
Total	**- 5,953**	**- 5,953**	**0**	**0**
Income and expense recognised directly in equity	**- 12,119**	**- 12,024**	**- 95**	**0**
Total comprehensive income	**18,978**	**16,590**	**2,328**	**61**
of which attributable to non-controlling interests	7,755	7,755	0	
of which attributable to shareholders of the parent company	11,223	8,835	2,389	

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
Other financial result	0	0	0	0
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				
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	

Balance sheet

in € thousand	30.09.2020 Group	30.09.2020 Port Logistics	30.09.2020 Real Estate	30.09.2020 Consolidation
ASSETS				
Intangible assets	100,141	100,111	30	0
Property, plant and equipment	1,665,958	1,634,228	18,576	13,154
Investment property	192,338	24,433	191,980	- 24,075
Associates accounted for using the equity method	18,364	18,364	0	0
Non-current financial assets	15,656	11,911	3,745	0
Deferred taxes	124,588	135,658	0	- 11,070
Non-current assets	**2,117,045**	**1,924,705**	**214,331**	**- 21,991**
Inventories	27,099	27,036	63	0
Trade receivables	178,573	176,159	2,414	0
Receivables from related parties	90,236	80,218	11,433	- 1,415
Current financial assets	2,765	2,517	248	0
Other assets	28,953	27,844	1,109	0
Income tax receivables	601	1,758	0	- 1,157
Cash, cash equivalents and short-term deposits	127,471	126,799	672	0
Current assets	**455,698**	**442,331**	**15,939**	**- 2,572**
Balance sheet total	**2,572,743**	**2,367,036**	**230,270**	**- 24,563**
EQUITY AND LIABILITIES				
Subscribed capital	74,405	71,700	2,705	0
Capital reserve	165,098	164,592	506	0
Retained earnings	482,142	431,296	59,053	- 8,206
Other comprehensive income	- 150,268	- 149,429	- 839	0
Non-controlling interests	7,708	7,708	0	0
Equity	**579,085**	**525,867**	**61,424**	**- 8,206**
Pension provisions	530,115	522,916	7,199	0
Other non-current provisions	115,103	112,103	3,000	0
Non-current liabilities to related parties	463,407	451,363	12,044	0
Non-current financial liabilities	582,720	478,250	104,470	0
Deferred taxes	21,611	14,739	20,657	- 13,785
Non-current liabilities	**1,712,956**	**1,579,371**	**147,370**	**- 13,785**
Other current provisions	22,085	21,843	242	0
Trade liabilities	93,558	85,157	8,401	0
Current liabilities to related parties	37,179	34,085	4,509	- 1,415
Current financial liabilities	67,041	61,922	5,119	0
Other liabilities	53,398	52,007	1,391	0
Income tax liabilities	7,441	6,784	1,814	- 1,157
Current liabilities	**280,702**	**261,798**	**21,476**	**- 2,572**
Balance sheet total	**2,572,743**	**2,367,036**	**230,270**	**- 24,563**

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	1–9 | 2020 Group	**1–9 | 2020 Port Logistics**	**1–9 | 2020 Real Estate**	1–9 | 2020 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	107,141	96,566	10,306	269
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	124,353	119,341	5,281	- 269
Increase (+), decrease (-) in provisions	4,888	4,821	67	
Gains (-), losses (+) from the disposal of non-current assets	- 319	- 319	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 15,822	- 14,236	- 1,781	195
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	15,733	11,171	4,757	- 195
Interest received	5,220	5,290	24	- 94
Interest paid	- 21,924	- 19,658	- 2,360	94
Income tax paid	- 15,450	- 15,027	- 423	
Exchange rate and other effects	- 331	- 331	0	
Cash flow from operating activities	**203,489**	**187,618**	**15,871**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	5,324	5,290	34	
Payments for investments in property, plant and equipment and investment property	- 116,500	- 105,975	- 10,525	
Payments for investments in intangible assets	- 5,442	- 5,441	- 1	
Payments for investments in associates accounted for using the equity method	- 400	- 400	0	
Proceeds from disposal of non-current financial assets	45	45	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 50	- 50	0	
Proceeds (+), payments (-) for short-term deposits	25,000	25,000	0	
Cash flow from investing activities	**- 92,022**	**- 81,530**	**- 10,492**	**0**
3. Cash flow from financing activities				
Dividends paid to shareholders of the parent company	- 29,549	- 23,870	- 5,679	
Dividends/settlement obligation paid to non-controlling interests	- 36,197	- 36,197	0	
Redemption of lease liabilities	- 39,222	- 33,923	- 5,299	
Payments for the redemption of (financial) loans	- 18,714	- 15,203	- 3,511	
Cash flow from financing activities	**- 123,682**	**- 109,193**	**- 14,489**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 12,215	- 3,105	- 9,110	0
Change in financial funds due to exchange rates	- 2,339	- 2,339	0	
Financial funds at the beginning of the period	208,022	187,240	20,782	
Financial funds at the end of the period	**193,468**	**181,796**	**11,672**	**0**

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 investments in associates accounted for using the equity method	0	0	0	
Proceeds from disposal of non-current financial assets	0	0	0	
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				
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	
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**