Additional financial information

Income statement

in € thousand	1–9 | 2021 Group	1–9 | 2021 Port Logistics	1–9 | 2021 Real Estate	1–9 | 2021 Consolidation
Revenue	1,078,882	1,057,489	27,639	- 6,246
Changes in inventories	3,316	3,316	0	0
Own work capitalised	3,059	2,254	0	805
Other operating income	28,916	24,594	5,458	- 1,136
Cost of materials	- 297,430	- 292,342	- 5,532	444
Personnel expenses	- 413,820	- 411,967	- 1,853	0
Other operating expenses	- 112,800	- 109,230	- 9,704	6,133
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**290,123**	**274,114**	**16,008**	**0**
Depreciation and amortisation	- 128,032	- 122,804	- 5,498	270
Earnings before interest and taxes (EBIT)	**162,091**	**151,310**	**10,511**	**270**
Earnings from associates accounted for using the equity method	2,606	2,606	0	0
Interest income	604	658	26	- 80
Interest expenses	- 24,012	- 22,139	- 1,953	80
Other financial result	0	0	0	0
Financial result	**- 20,801**	**- 18,875**	**- 1,927**	**0**
Earnings before tax (EBT)	**141,289**	**132,435**	**8,585**	**270**
Income tax	- 40,609	- 38,075	- 2,467	- 67
Profit after tax	**100,681**	**94,360**	**6,118**	**203**
of which attributable to non-controlling interests	21,304	21,304	0	
of which attributable to shareholders of the parent company	79,376	73,056	6,321	
Earnings per share, basic and diluted, in €	**1.06**	**1.02**	**2.34**	

Statement of comprehensive income

in € thousand	1–9 | 2021 Group	1–9 | 2021 Port Logistics	1–9 | 2021 Real Estate	1–9 | 2021 Consolidation
Profit after tax	**100,681**	**94,360**	**6,118**	**203**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	29,068	28,627	441	
Deferred taxes	- 9,382	- 9,239	- 142	
Total	**19,686**	**19,388**	**299**	**0**
Components which can be transferred to the income statement				
Foreign currency translation differences	5,506	5,506	0	
Deferred taxes	- 6	- 6	0	
Other	- 1	- 1	0	
Total	**5,499**	**5,499**	**0**	**0**
Income and expense recognised directly in equity	**25,185**	**24,887**	**299**	**0**
Total comprehensive income	**125,866**	**119,247**	**6,417**	**203**
of which attributable to non-controlling interests	21,893	21,893	0	
of which attributable to shareholders of the parent company	103,973	97,354	6,619	

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	7–9 | 2021 Group	**7–9 | 2021 Port Logistics**	**7–9 | 2021 Real Estate**	7–9 | 2021 Consolidation
Revenue	369,725	362,402	9,255	- 1,932
Changes in inventories	1,747	1,747	0	0
Own work capitalised	961	756	0	205
Other operating income	9,325	7,582	2,112	- 369
Cost of materials	- 95,474	- 93,617	- 2,000	143
Personnel expenses	- 135,436	- 134,794	- 643	0
Other operating expenses	- 36,953	- 35,987	- 2,920	1,953
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**113,895**	**108,089**	**5,804**	**0**
Depreciation and amortisation	- 42,317	- 40,529	- 1,869	81
Earnings before interest and taxes (EBIT)	**71,578**	**67,560**	**3,937**	**81**
Earnings from associates accounted for using the equity method	1,271	1,271	0	0
Interest income	- 400	- 381	7	- 26
Interest expenses	- 8,048	- 7,389	- 685	26
Other financial result	0	0	0	0
Financial result	**- 7,177**	**- 6,500**	**- 678**	**0**
Earnings before tax (EBT)	**64,400**	**61,060**	**3,260**	**81**
Income tax	- 16,184	- 15,253	- 911	- 20
Profit after tax	**48,217**	**45,806**	**2,348**	**62**
of which attributable to non-controlling interests	7,651	7,651	0	
of which attributable to shareholders of the parent company	40,565	38,155	2,410	
Earnings per share, basic and diluted, in €	**0.54**	**0.53**	**0.89**	

Statement of comprehensive income

in € thousand	7–9 | 2021 Group	**7–9 | 2021 Port Logistics**	**7–9 | 2021 Real Estate**	7–9 | 2021 Consolidation
Profit after tax	**48,217**	**45,806**	**2,348**	**62**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	- 7	0	- 7	
Deferred taxes	2	0	2	
Total	**- 5**	**0**	**- 5**	**0**
Components which can be transferred to the income statement				
Foreign currency translation differences	1,687	1,687	0	
Deferred taxes	1	1	0	
Other	- 24	- 24	0	
Total	**1,664**	**1,664**	**0**	**0**
Income and expense recognised directly in equity	**1,659**	**1,664**	**- 5**	**0**
Total comprehensive income	**49,876**	**47,470**	**2,343**	**62**
of which attributable to non-controlling interests	7,658	7,658	0	
of which attributable to shareholders of the parent company	42,219	39,813	2,405	

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	

Balance sheet

in € thousand	30.09.2021 Group	30.09.2021 Port Logistics	30.09.2021 Real Estate	30.09.2021 Consolidation
ASSETS				
Intangible assets	123,232	123,191	40	0
Property, plant and equipment	1,745,237	1,714,546	17,961	12,730
Investment property	208,220	20,671	210,851	- 23,301
Associates accounted for using the equity method	19,724	19,724	0	0
Non-current financial assets	16,735	13,256	3,479	0
Deferred taxes	131,179	144,630	0	- 13,451
Non-current assets	**2,244,328**	**2,036,018**	**232,331**	**- 24,022**
Inventories	33,628	33,552	75	0
Trade receivables	191,916	189,784	2,132	0
Receivables from related parties	70,468	82,372	71	- 11,976
Current financial assets	3,124	2,917	207	0
Other non-financial assets	29,347	27,841	1,507	0
Income tax receivables	364	624	35	- 295
Cash, cash equivalents and short-term deposits	185,558	184,878	680	0
Current assets	**514,405**	**521,969**	**4,707**	**- 12,272**
Balance sheet total	**2,758,733**	**2,557,987**	**237,039**	**- 36,293**
EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,777	179,271	506	0
Retained earnings	508,176	455,311	60,806	- 7,941
Other comprehensive income	- 130,859	- 130,255	- 604	0
Non-controlling interests	27,838	27,838	0	0
Equity	**660,153**	**604,681**	**63,413**	**- 7,941**
Pension provisions	509,164	502,442	6,722	0
Other non-current provisions	154,685	151,644	3,041	0
Non-current liabilities to related parties	437,434	427,408	10,026	0
Non-current financial liabilities	628,093	544,421	83,672	0
Deferred taxes	23,748	17,926	21,902	- 16,080
Non-current liabilities	**1,753,125**	**1,643,841**	**125,363**	**- 16,080**
Other current provisions	28,342	28,305	37	0
Trade liabilities	121,671	112,592	9,080	0
Current liabilities to related parties	46,459	42,661	15,775	- 11,976
Current financial liabilities	73,584	51,545	22,039	0
Other non-financial liabilities	63,248	61,933	1,315	0
Income tax liabilities	12,151	12,429	18	- 295
Current liabilities	**345,455**	**309,464**	**48,263**	**- 12,272**
Balance sheet total	**2,758,733**	**2,557,987**	**237,039**	**- 36,293**

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	1–9 | 2021 Group	1–9 | 2021 Port Logistics	1–9 | 2021 Real Estate	1–9 | 2021 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	162,091	151,310	10,511	270
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	128,032	122,804	5,498	- 270
Increase (+), decrease (-) in provisions	10,970	11,142	- 172	
Gains (-), losses (+) from the disposal of non-current assets	21	21	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 28,959	- 30,995	248	1,788
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	43,368	42,536	2,620	- 1,788
Interest received	4,044	4,098	26	- 80
Interest paid	- 21,693	- 19,545	- 2,228	80
Income tax paid	- 42,510	- 38,720	- 3,790	
Exchange rate and other effects	- 272	- 272	0	
Cash flow from operating activities	**255,092**	**242,379**	**12,713**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	1,019	1,018	1	
Payments for investments in property, plant and equipment and investment property	- 100,415	- 82,905	- 17,510	
Payments for investments in intangible assets	- 8,249	- 8,230	- 19	
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	- 67	- 67	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	- 10,000	- 10,000	0	
Cash flow from investing activities	**- 133,834**	**- 116,306**	**- 17,528**	**0**
3. Cash flow from financing activities				
Payments for capital procurement costs	- 467	- 467	0	
Dividends paid to shareholders of the parent company	- 20,842	- 15,163	- 5,679	
Dividends/settlement obligation paid to non-controlling interests	- 25,456	- 25,456	0	
Redemption of lease liabilities	- 34,437	- 32,329	- 2,108	
Proceeds from the issuance of bonds and (financial) loans	14,339	14,339	0	
Payments for the redemption of (financial) loans	- 22,618	- 19,107	- 3,511	
Cash flow from financing activities	**- 89,481**	**- 78,183**	**- 11,298**	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	31,777	47,890	- 16,113	0
Change in financial funds due to exchange rates	718	718	0	
Financial funds at the beginning of the period	168,847	161,253	7,594	
Financial funds at the end of the period	**201,342**	**209,861**	**- 8,519**	**0**

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 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)	- 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				
Payments for capital procurement costs	0	0	0	
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	
Proceeds from the issuance of bonds and (financial) loans	0	0	0	
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**