

Income statement

in € thousand	1–3 2026 Group	1–3 2026 Port Logistics	1–3 2026 Real Estate	1–3 2026 Consolidation
Revenue	450,942	441,771	11,578	- 2,407
Changes in inventories	390	390	0	0
Own work capitalised	2,578	2,244	0	334
Other operating income	14,181	12,537	2,049	- 405
Cost of materials	- 151,750	- 149,619	- 2,403	272
Personnel expenses	- 182,694	- 182,011	- 683	0
Other operating expenses	- 56,292	- 54,007	- 4,491	2,205
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	77,355	71,305	6,050	0
Depreciation and amortisation	- 46,860	- 44,143	- 2,824	107
Earnings before interest and taxes (EBIT)	30,494	27,161	3,227	107
Earnings from associates accounted for using the equity method	1,234	1,234	0	0
Interest income	2,599	2,520	79	0
Interest expenses	- 19,255	- 18,220	- 1,035	0
Financial result	- 15,423	- 14,466	- 956	0
Earnings before tax (EBT)	15,071	12,694	2,270	107
Income tax	- 9,292	- 8,587	- 684	- 21
Profit after tax	5,779	4,107	1,587	85
of which attributable to non-controlling interests	4,921	4,921	0	
of which attributable to shareholders of the parent company	858	- 813	1,672	
Earnings per share, basic and diluted, in €	0.01	- 0.01	0.62	

Statement of comprehensive income

in € thousand	1–3 2026 Group	1–3 2026 Port Logistics	1–3 2026 Real Estate	1–3 2026 Consolidation
Profit after tax	5,779	4,107	1,587	85
Components which cannot be transferred to the income statement				
Actuarial gains/losses	4,947	4,879	68	
Deferred taxes	- 1,614	- 1,596	- 18	
Total	3,332	3,283	50	0
Components which can be transferred to the income statement				
Cash flow hedges	1,413	1,384	28	
Foreign currency translation differences	2,159	2,159	0	
Deferred taxes	- 107	- 99	- 8	
Other	7	7	0	
Total	3,472	3,451	21	0
Income and expense recognised directly in equity	6,804	6,734	70	0
Total comprehensive income	12,583	10,841	1,657	85
of which attributable to non-controlling interests	5,008	5,008	0	
of which attributable to shareholders of the parent company	7,575	5,834	1,741	

Income statement

in € thousand	1–3 2025 Group	1–3 2025 Port Logistics	1–3 2025 Real Estate	1–3 2025 Consolidation
Revenue	435,603	426,339	11,623	- 2,360
Changes in inventories	- 3,323	- 3,323	0	0
Own work capitalised	2,000	1,712	0	288
Other operating income	15,689	14,026	2,178	- 515
Cost of materials	- 155,162	- 153,105	- 2,244	187
Personnel expenses	- 165,435	- 164,721	- 714	0
Other operating expenses	- 54,104	- 51,881	- 4,624	2,401
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	75,268	69,047	6,219	0
Depreciation and amortisation	- 42,724	- 40,290	- 2,541	107
Earnings before interest and taxes (EBIT)	32,543	28,757	3,679	107
Earnings from associates accounted for using the equity method	1,123	1,123	0	0
Interest income	3,715	3,322	393	0
Interest expenses	- 17,178	- 16,049	- 1,129	0
Financial result	- 12,340	- 11,604	- 736	0
Earnings before tax (EBT)	20,203	17,153	2,944	107
Income tax	- 7,016	- 6,039	- 950	- 28
Profit after tax	13,186	11,114	1,994	79
of which attributable to non-controlling interests	5,320	5,320	0	
of which attributable to shareholders of the parent company	7,866	5,794	2,073	
Earnings per share, basic and diluted, in €	0.10	0.08	0.77	

Statement of comprehensive income

in € thousand	1–3 2025 Group	1–3 2025 Port Logistics	1–3 2025 Real Estate	1–3 2025 Consolidation
Profit after tax	13,186	11,114	1,994	79
Components which cannot be transferred to the income statement				
Actuarial gains/losses	13,882	14,047	- 164	
Deferred taxes	- 4,362	- 4,415	53	
Total	9,521	9,632	- 111	0
Components which can be transferred to the income statement				
Cash flow hedges	659	630	28	
Foreign currency translation differences	356	356	0	
Deferred taxes	- 348	- 339	- 9	
Other	51	51	0	
Total	718	698	19	0
Income and expense recognised directly in equity	10,239	10,330	- 92	0
Total comprehensive income	23,425	21,444	1,902	79
of which attributable to non-controlling interests	5,702	5,702	0	
of which attributable to shareholders of the parent company	17,723	15,742	1,980	

Balance sheet

in € thousand	31.03.2026 Group	31.03.2026 Port Logistics	31.03.2026 Real Estate	31.03.2026 Consolidation
ASSETS				
Intangible assets	240,702	240,668	34	0
Property, plant and equipment	2,313,139	2,289,357	12,954	10,828
Investment property	274,603	6,747	287,661	- 19,805
Associates accounted for using the equity method	22,013	22,013	0	0
Non-current financial assets	20,129	17,803	2,326	0
Deferred taxes	75,931	88,811	0	- 12,880
Non-current assets	2,946,517	2,665,399	302,975	- 21,857
Inventories	41,173	41,145	28	0
Trade receivables	239,639	238,919	720	0
Receivables from related parties	72,304	48,303	25,612	- 1,611
Current financial assets	8,350	8,150	200	0
Other non-financial assets	78,725	77,737	989	0
Income tax receivables	19,097	22,979	80	- 3,962
Cash, cash equivalents and short-term deposits	124,738	124,260	478	0
Non-current assets held for sale	0	0	0	0
Current assets	584,026	561,493	28,106	- 5,573
Balance sheet total	3,530,543	3,226,891	331,082	- 27,430
EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,122	178,616	506	0
Retained earnings	546,333	470,524	83,025	- 7,216
Other comprehensive income	- 15,728	- 16,109	381	0
Non-controlling interests	64,322	64,322	0	0
Equity	849,269	769,868	86,617	- 7,216
Pension provisions	349,103	344,921	4,182	0
Other non-current provisions	118,961	114,976	3,985	0
Non-current liabilities to related parties	431,943	428,162	3,780	0
Non-current financial liabilities	1,175,800	1,007,993	167,807	0
Non-current non-financial liabilities	0	0	0	0
Deferred taxes	41,941	35,619	20,964	- 14,642
Non-current liabilities	2,117,748	1,931,671	200,718	- 14,641
Other current provisions	52,346	41,310	11,036	0
Trade liabilities	189,315	171,008	18,306	0
Current liabilities to related parties	128,333	125,157	4,785	- 1,611
Current financial liabilities	82,177	78,406	3,770	0
Current non-financial liabilities	99,738	97,883	1,856	0
Income tax liabilities	11,618	11,587	3,993	- 3,962
Current liabilities	563,526	525,352	43,747	- 5,573
Balance sheet total	3,530,543	3,226,891	331,082	- 27,430

Balance sheet

in € thousand	31.12.2025 Group	31.12.2025 Port Logistics	31.12.2025 Real Estate	31.12.2025 Consolidation
ASSETS				
Intangible assets	238,961	238,926	35	0
Property, plant and equipment	2,270,042	2,246,141	12,968	10,933
Investment property	267,760	7,092	280,686	- 20,018
Associates accounted for using the equity method	20,764	20,764	0	0
Non-current financial assets	21,037	18,425	2,612	0
Deferred taxes	76,121	89,290	0	- 13,169
Non-current assets	2,894,685	2,620,637	296,301	- 22,253
Inventories	38,641	38,615	26	0
Trade receivables	205,891	204,239	1,652	0
Receivables from related parties	67,534	41,737	29,203	- 3,406
Current financial assets	6,665	6,467	198	0
Other non-financial assets	57,572	56,919	653	0
Income tax receivables	22,901	26,619	80	- 3,798
Cash, cash equivalents and short-term deposits	180,682	180,023	659	0
Non-current assets held for sale	0	0	0	0
Current assets	579,887	554,620	32,471	- 7,204
Balance sheet total	3,474,572	3,175,256	328,772	- 29,456
EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,122	178,616	506	0
Retained earnings	545,973	471,835	81,438	- 7,300
Other comprehensive income	- 22,445	- 22,756	311	0
Non-controlling interests	59,314	59,314	0	0
Equity	837,184	759,525	84,960	- 7,300
Pension provisions	350,823	346,533	4,290	0
Other non-current provisions	118,170	114,226	3,944	0
Non-current liabilities to related parties	439,132	435,620	3,512	0
Non-current financial liabilities	1,168,588	1,000,656	167,932	0
Non-current non-financial liabilities	0	0	0	0
Deferred taxes	44,580	38,460	21,073	- 14,953
Non-current liabilities	2,121,293	1,935,495	200,750	- 14,952
Other current provisions	49,543	38,507	11,036	0
Trade liabilities	168,179	149,273	18,906	0
Current liabilities to related parties	128,725	127,728	4,403	- 3,406
Current financial liabilities	80,815	77,183	3,631	0
Current non-financial liabilities	76,295	75,103	1,192	0
Income tax liabilities	12,538	12,442	3,894	- 3,798
Current liabilities	516,095	480,237	43,062	- 7,204
Balance sheet total	3,474,572	3,175,256	328,772	- 29,456

Cash flow statement

in € thousand	1–3 2026 Group	1–3 2026 Port Logistics	1–3 2026 Real Estate	1–3 2026 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	30,494	27,161	3,227	107
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	46,860	44,143	2,824	- 107
Increase (+), decrease (-) in provisions	2,177	2,260	- 83	
Gains (-), losses (+) from the disposal of non-current assets	- 187	- 187	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 65,279	- 66,334	2,850	- 1,795
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	45,612	42,895	922	1,795
Interest received	1,238	1,159	79	
Interest paid	- 14,675	- 13,462	- 1,213	
Income tax paid	- 10,579	- 9,858	- 721	
Exchange rate and other effects	2,230	2,230	0	
Cash flow from operating activities	37,891	30,007	7,885	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	1,390	1,390	0	
Payments for investments in property, plant and equipment and investment property	- 86,096	- 77,449	- 8,647	
Payments for investments in intangible assets	- 5,580	- 5,580	0	
Proceeds from the sale of interests in consolidated companies and other business units (including funds sold)	1,474	1,474	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	0	0	0	
Proceeds (+) from, payments (-) for short-term deposits	0	0	0	
Cash flow from investing activities	- 88,812	- 80,165	- 8,647	0
3. Cash flow from financing activities				
Redemption of lease liabilities	- 12,598	- 11,654	- 944	
Proceeds from the issuance of bonds and the raising of (financial) loans	11,828	11,828	0	
Payments for the redemption of (financial) loans	- 5,855	- 5,730	- 125	
Cash flow from financing activities	- 6,625	- 5,556	- 1,069	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 57,546	- 55,715	- 1,831	0
Change in financial funds due to exchange rates	- 19	- 19	0	
Financial funds at the beginning of the period	196,133	179,974	16,159	
Financial funds at the end of the period	138,568	124,240	14,328	0

Cash flow statement

in € thousand	1–3 2025 Group	1–3 2025 Port Logistics	1–3 2025 Real Estate	1–3 2025 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	32,543	28,757	3,679	107
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	42,724	40,290	2,541	- 107
Increase (+), decrease (-) in provisions	- 389	- 535	146	
Gains (-), losses (+) from the disposal of non-current assets	- 74	- 74	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 50,406	- 51,241	451	384
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	52,917	51,554	1,747	- 384
Interest received	1,676	1,283	393	
Interest paid	- 10,098	- 8,872	- 1,226	
Income tax paid	- 7,176	- 6,458	- 718	
Exchange rate and other effects	201	201	0	
Cash flow from operating activities	61,918	54,905	7,013	0
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	254	254	0	
Payments for investments in property, plant and equipment and investment property	- 66,758	- 62,712	- 4,046	
Payments for investments in intangible assets	- 6,495	- 6,490	- 5	
Proceeds from the sale of interests in consolidated companies and other business units (including funds sold)	0	0	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 537	- 537	0	
Proceeds (+) from, payments (-) for short-term deposits	0	0	0	
Cash flow from investing activities	- 73,536	- 69,485	- 4,052	0
3. Cash flow from financing activities				
Redemption of lease liabilities	- 12,697	- 11,762	- 935	
Proceeds from the issuance of bonds and the raising of (financial) loans	587	587	0	
Payments for the redemption of (financial) loans	- 6,915	- 6,790	- 125	
Cash flow from financing activities	- 19,025	- 17,965	- 1,060	0
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 30,643	- 32,544	1,901	0
Change in financial funds due to exchange rates	73	73	0	
Financial funds at the beginning of the period	285,552	229,972	55,580	
Financial funds at the end of the period	254,982	197,501	57,481	0