Income statement

in € thousand	1–9 | 2026 Group	**1–9 | 2026 Port Logistics**	**1–9 | 2026 Real Estate**	1–9 | 2026 Consolidation
Revenue	1,375,134	1,346,751	35,625	- 7,242
Changes in inventories	689	689	0	0
Own work capitalised	8,997	7,983	0	1,014
Other operating income	43,555	38,187	6,576	- 1,208
Cost of materials	- 468,374	- 461,534	- 7,512	672
Personnel expenses	- 545,749	- 543,690	- 2,059	0
Other operating expenses	- 168,613	- 162,069	- 13,310	6,766
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**245,639**	**226,317**	**19,320**	**0**
Depreciation and amortisation	- 164,475	- 156,165	- 8,579	269
Earnings before interest and taxes (EBIT)	**81,163**	**70,153**	**10,740**	**269**
Earnings from associates accounted for using the equity method	3,725	3,725	0	0
Interest income	9,477	9,299	186	- 8
Interest expenses	- 55,813	- 52,705	- 3,116	8
Financial result	**- 42,611**	**- 39,681**	**- 2,930**	**0**
Earnings before tax (EBT)	**38,552**	**30,472**	**7,811**	**269**
Income tax	- 25,251	- 23,231	- 1,967	- 52
Profit after tax	**13,302**	**7,241**	**5,844**	**217**
of which attributable to non-controlling interests	11,255	11,255	0	
of which attributable to shareholders of the parent company	2,047	- 4,014	6,061	
Earnings per share, basic and diluted, in €	**0.03**	**- 0.06**	**2.24**	

Statement of comprehensive income

in € thousand	1–9 | 2026 Group	**1–9 | 2026 Port Logistics**	**1–9 | 2026 Real Estate**	1–9 | 2026 Consolidation
Profit after tax	**13,302**	**7,241**	**5,844**	**217**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	26,730	26,425	305	
Deferred taxes	- 7,496	- 7,413	- 82	
Total	**19,234**	**19,012**	**223**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	3,626	3,542	85	
Foreign currency translation differences	- 397	- 397	0	
Deferred taxes	- 718	- 696	- 23	
Other	58	58	0	
Total	**2,569**	**2,507**	**62**	**0**
Income and expense recognised directly in equity	**21,803**	**21,519**	**285**	**0**
Total comprehensive income	**35,105**	**28,760**	**6,129**	**217**
of which attributable to non-controlling interests	11,852	11,852	0	
of which attributable to shareholders of the parent company	23,253	16,908	6,345	

Income statement

in € thousand	1–9 | 2025 Group	**1–9 | 2025 Port Logistics**	**1–9 | 2025 Real Estate**	1–9 | 2025 Consolidation
Revenue	1,331,389	1,303,467	34,836	- 6,914
Changes in inventories	- 2,739	- 2,739	0	0
Own work capitalised	6,047	5,135	0	912
Other operating income	45,068	40,210	6,352	- 1,494
Cost of materials	- 456,987	- 450,915	- 6,738	666
Personnel expenses	- 513,735	- 511,517	- 2,218	0
Other operating expenses	- 162,321	- 154,080	- 15,072	6,831
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**246,722**	**229,561**	**17,160**	**0**
Depreciation and amortisation	- 129,595	- 122,204	- 7,661	270
Earnings before interest and taxes (EBIT)	**117,127**	**107,358**	**9,500**	**270**
Earnings from associates accounted for using the equity method	4,655	4,655	0	0
Interest income	9,735	8,812	932	- 10
Interest expenses	- 54,765	- 51,370	- 3,406	10
Financial result	**- 40,376**	**- 37,902**	**- 2,473**	**0**
Earnings before tax (EBT)	**76,752**	**69,456**	**7,026**	**270**
Income tax	- 23,998	- 22,025	- 1,906	- 67
Profit after tax	**52,754**	**47,431**	**5,120**	**203**
of which attributable to non-controlling interests	17,823	17,823	0	
of which attributable to shareholders of the parent company	34,931	29,608	5,323	
Earnings per share, basic and diluted, in €	**0.46**	**0.41**	**1.97**	

Statement of comprehensive income

in € thousand	1–9 | 2025 Group	**1–9 | 2025 Port Logistics**	**1–9 | 2025 Real Estate**	1–9 | 2025 Consolidation
Profit after tax	**52,754**	**47,431**	**5,120**	**203**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	20,560	20,344	216	
Deferred taxes	- 6,519	- 6,449	- 70	
Total	**14,041**	**13,895**	**146**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	- 82	- 167	85	
Foreign currency translation differences	291	291	0	
Deferred taxes	- 165	- 138	- 27	
Other	144	144	0	
Total	**188**	**130**	**57**	**0**
Income and expense recognised directly in equity	**14,229**	**14,025**	**204**	**0**
Total comprehensive income	**66,983**	**61,456**	**5,324**	**203**
of which attributable to non-controlling interests	18,314	18,314	0	
of which attributable to shareholders of the parent company	48,669	43,142	5,527	

Income statement

in € thousand	7–9 | 2026 Group	**7–9 | 2026 Port Logistics**	**7–9 | 2026 Real Estate**	7–9 | 2026 Consolidation
Revenue	464,224	455,138	11,391	- 2,305
Changes in inventories	139	139	0	0
Own work capitalised	3,146	2,827	0	319
Other operating income	15,931	14,197	2,139	- 405
Cost of materials	- 159,651	- 157,042	- 2,792	183
Personnel expenses	- 177,777	- 177,108	- 669	0
Other operating expenses	- 56,701	- 54,972	- 3,939	2,210
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**89,311**	**83,179**	**6,130**	**0**
Depreciation and amortisation	- 59,485	- 56,690	- 2,876	81
Earnings before interest and taxes (EBIT)	**29,825**	**26,490**	**3,253**	**81**
Earnings from associates accounted for using the equity method	910	910	0	0
Interest income	4,874	4,828	46	0
Interest expenses	- 17,295	- 16,210	- 1,085	0
Financial result	**- 11,511**	**- 10,472**	**- 1,039**	**0**
Earnings before tax (EBT)	**18,314**	**16,018**	**2,215**	**81**
Income tax	- 8,456	- 8,142	- 298	- 15
Profit after tax	**9,860**	**7,877**	**1,917**	**66**
of which attributable to non-controlling interests	3,571	3,571	0	
of which attributable to shareholders of the parent company	6,289	4,306	1,983	
Earnings per share, basic and diluted, in €	**0.09**	**0.05**	**0.73**	

Statement of comprehensive income

in € thousand	7–9 | 2026 Group	**7–9 | 2026 Port Logistics**	**7–9 | 2026 Real Estate**	7–9 | 2026 Consolidation
Profit after tax	**9,860**	**7,877**	**1,917**	**66**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	22,500	22,246	254	
Deferred taxes	- 6,075	- 6,006	- 68	
Total	**16,425**	**16,240**	**186**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	2,687	2,650	38	
Foreign currency translation differences	- 369	- 369	0	
Deferred taxes	- 719	- 710	- 10	
Other	- 22	- 22	0	
Total	**1,577**	**1,549**	**28**	**0**
Income and expense recognised directly in equity	**18,002**	**17,789**	**213**	**0**
Total comprehensive income	**27,862**	**25,666**	**2,130**	**66**
of which attributable to non-controlling interests	4,270	4,270	0	
of which attributable to shareholders of the parent company	23,591	21,396	2,196	

Income statement

in € thousand	7–9 | 2025 Group	**7–9 | 2025 Port Logistics**	**7–9 | 2025 Real Estate**	7–9 | 2025 Consolidation
Revenue	446,868	437,721	11,456	- 2,310
Changes in inventories	- 1	- 1	0	0
Own work capitalised	1,828	1,525	0	303
Other operating income	14,790	12,709	2,564	- 483
Cost of materials	- 154,135	- 152,161	- 2,275	301
Personnel expenses	- 173,836	- 173,069	- 767	0
Other operating expenses	- 53,994	- 50,539	- 5,645	2,190
Earnings before interest, taxes, depreciation and amortisation (EBITDA)	**81,520**	**76,186**	**5,333**	**0**
Depreciation and amortisation	- 43,745	- 41,251	- 2,576	82
Earnings before interest and taxes (EBIT)	**37,775**	**34,937**	**2,757**	**82**
Earnings from associates accounted for using the equity method	2,103	2,103	0	0
Interest income	3,057	2,828	229	0
Interest expenses	- 17,054	- 15,920	- 1,135	0
Financial result	**- 11,895**	**- 10,989**	**- 905**	**0**
Earnings before tax (EBT)	**25,882**	**23,948**	**1,851**	**82**
Income tax	- 5,253	- 4,856	- 378	- 19
Profit after tax	**20,628**	**19,092**	**1,474**	**62**
of which attributable to non-controlling interests	4,767	4,767	0	
of which attributable to shareholders of the parent company	15,861	14,325	1,536	
Earnings per share, basic and diluted, in €	**0.21**	**0.20**	**0.57**	

Statement of comprehensive income

in € thousand	7–9 | 2025 Group	**7–9 | 2025 Port Logistics**	**7–9 | 2025 Real Estate**	7–9 | 2025 Consolidation
Profit after tax	**20,628**	**19,092**	**1,474**	**62**
Components which cannot be transferred to the income statement				
Actuarial gains/losses	3,548	3,506	41	
Deferred taxes	- 1,145	- 1,131	- 14	
Total	**2,403**	**2,375**	**27**	**0**
Components which can be transferred to the income statement				
Cash flow hedges	429	401	29	
Foreign currency translation differences	526	526	0	
Deferred taxes	- 163	- 154	- 9	
Other	34	34	0	
Total	**827**	**807**	**19**	**0**
Income and expense recognised directly in equity	**3,230**	**3,182**	**47**	**0**
Total comprehensive income	**23,858**	**22,274**	**1,521**	**62**
of which attributable to non-controlling interests	4,841	4,841	0	
of which attributable to shareholders of the parent company	19,017	17,435	1,582	

Balance sheet

in € thousand	30.09.2026 Group	**30.09.2026 Port Logistics**	**30.09.2026 Real Estate**	30.09.2026 Consolidation
ASSETS				
Intangible assets	228,025	227,993	32	0
Property, plant and equipment	2,393,678	2,371,911	11,150	10,617
Investment property	286,920	6,064	300,287	- 19,431
Associates accounted for using the equity method	29,435	29,435	0	0
Non-current financial assets	24,558	22,771	1,787	0
Deferred taxes	74,812	87,106	0	- 12,294
Non-current assets	**3,037,428**	**2,745,281**	**313,256**	**- 21,109**
Inventories	41,219	41,189	30	0
Trade receivables	258,354	257,696	658	0
Receivables from related parties	54,153	40,926	14,900	- 1,672
Current financial assets	7,025	6,805	220	0
Other non-financial assets	66,181	65,198	982	0
Income tax receivables	19,718	22,181	80	- 2,543
Cash, cash equivalents and short-term deposits	121,669	121,270	398	0
Non-current assets held for sale	2,224	2,224	0	0
Current assets	**570,543**	**557,490**	**17,268**	**- 4,215**
Balance sheet total	**3,607,970**	**3,302,771**	**330,524**	**- 25,325**

EQUITY AND LIABILITIES				
Subscribed capital	75,220	72,515	2,705	0
Capital reserve	179,122	178,616	506	0
Retained earnings	546,471	466,273	87,282	- 7,083
Other comprehensive income	- 1,239	- 1,835	597	0
Non-controlling interests	51,523	51,523	0	0
Equity	**851,097**	**767,092**	**91,088**	**- 7,083**
Pension provisions	333,361	329,434	3,928	0
Other non-current provisions	121,660	117,564	4,096	0
Non-current liabilities to related parties	418,784	416,153	2,631	0
Non-current financial liabilities	1,293,420	1,127,688	165,732	0
Deferred taxes	42,469	36,162	20,332	- 14,025
Non-current liabilities	**2,209,694**	**2,027,000**	**196,719**	**- 14,025**
Other current provisions	54,428	43,393	11,035	0
Trade liabilities	178,872	160,533	18,338	0
Current liabilities to related parties	123,849	121,549	3,972	- 1,672
Current financial liabilities	84,977	79,510	5,468	0
Other non-financial liabilities	93,086	91,680	1,406	0
Income tax liabilities	10,283	10,329	2,497	- 2,543
Liabilities directly related to non-current assets held for sale	1,684	1,684	0	0
Current liabilities	**547,179**	**508,678**	**42,716**	**- 4,215**
Balance sheet total	**3,607,970**	**3,302,771**	**330,524**	**- 25,325**

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
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
Other non-financial liabilities	76,295	75,103	1,192	0
Income tax liabilities	12,538	12,442	3,894	- 3,798
Liabilities directly related to non-current assets held for sale	0	0	0	0
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	1–9 | 2026 Group	**1–9 | 2026 Port Logistics**	**1–9 | 2026 Real Estate**	1–9 | 2026 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	81,163	70,153	10,740	269
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	164,475	156,165	8,579	- 269
Increase (+), decrease (-) in provisions	3,691	3,847	- 156	
Gains (-), losses (+) from the disposal of non-current assets	745	745	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 71,171	- 72,940	3,503	- 1,734
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	18,491	17,881	- 1,124	1,734
Interest received	8,730	8,552	186	- 8
Interest paid	- 40,931	- 37,633	- 3,306	8
Income tax paid	- 33,115	- 28,906	- 4,209	
Exchange rate and other effects	- 198	- 198	0	
Cash flow from operating activities	**131,880**	**117,666**	**14,213**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	2,046	2,046	0	
Payments for investments in property, plant and equipment and investment property	- 241,336	- 217,793	- 23,543	
Payments for investments in intangible assets	- 20,112	- 20,112	0	
Payments for investments in companies accounted for using the equity method	- 5,000	- 5,000	0	
Proceeds from disposals of non-current financial assets	881	881	0	
Proceeds from the sale of interests in consolidated companies and other business units (including funds sold)	1,478	1,478	0	
Payments for the acquisition of interests in consolidated companies and other business units (including funds purchased)	- 130	- 130	0	
Proceeds (+) from, payments (-) for short-term deposits	0	0	0	
Cash flow from investing activities	**- 262,173**	**- 238,630**	**- 23,543**	**0**
3. Cash flow from financing activities				
Dividends paid to shareholders of the parent company	0	0	0	
Dividends/settlement obligation paid to non-controlling interests	- 19,643	- 19,643	0	
Redemption of lease liabilities	- 35,436	- 32,530	- 2,906	
Proceeds from the issuance of bonds and (financial) loans	143,377	143,377	0	
Payments for the redemption of (financial) loans	- 29,156	- 28,781	- 375	
Cash flow from financing activities	**59,142**	**62,423**	**- 3,281**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 71,152	- 58,541	- 12,611	0
Change in financial funds due to exchange rates	- 43	- 43	0	
Financial funds at the beginning of the period	196,133	179,974	16,159	
Financial funds at the end of the period	**124,938**	**121,390**	**3,548**	**0**

Cash flow statement

in € thousand	1–9 | 2025 Group	**1–9 | 2025 Port Logistics**	**1–9 | 2025 Real Estate**	1–9 | 2025 Consolidation
1. Cash flow from operating activities				
Earnings before interest and taxes (EBIT)	117,127	107,358	9,500	270
Depreciation, amortisation, impairment and reversals on non-financial non-current assets	129,595	122,204	7,661	- 270
Increase (+), decrease (-) in provisions	- 10,021	- 9,897	- 124	
Gains (-), losses (+) from the disposal of non-current assets	- 271	- 271	0	
Increase (-), decrease (+) in inventories, trade receivables and other assets not attributable to investing or financing activities	- 56,568	- 57,387	535	284
Increase (+), decrease (-) in trade payables and other liabilities not attributable to investing or financing activities	91,494	90,711	1,067	- 284
Interest received	11,519	10,597	932	- 10
Interest paid	- 32,343	- 28,639	- 3,714	10
Income tax paid	- 35,653	- 31,663	- 3,990	
Exchange rate and other effects	489	489	0	
Cash flow from operating activities	**215,368**	**203,502**	**11,867**	**0**
2. Cash flow from investing activities				
Proceeds from disposal of intangible assets, property, plant and equipment and investment property	522	493	29	
Payments for investments in property, plant and equipment and investment property	- 233,390	- 215,373	- 18,017	
Payments for investments in intangible assets	- 14,244	- 14,235	- 9	
Payments for investments in companies accounted for using the equity method	0	0	0	
Proceeds from disposals of non-current financial assets	0	0	0	
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)	- 3,050	- 3,050	0	
Proceeds (+) from, payments (-) for short-term deposits	20,000	20,000	0	
Cash flow from investing activities	**- 230,162**	**- 212,165**	**- 17,997**	**0**
3. Cash flow from financing activities				
Dividends paid to shareholders of the parent company	- 11,308	- 7,251	- 4,057	
Dividends/settlement obligation paid to non-controlling interests	- 25,424	- 25,424	0	
Redemption of lease liabilities	- 38,321	- 35,509	- 2,812	
Proceeds from the issuance of bonds and (financial) loans	109,593	109,593	0	
Payments for the redemption of (financial) loans	- 36,597	- 16,222	- 20,375	
Cash flow from financing activities	**- 2,057**	**25,187**	**- 27,244**	**0**
4. Financial funds at the end of the period				
Change in financial funds (subtotals 1.–3.)	- 16,852	16,522	- 33,374	0
Change in financial funds due to exchange rates	- 105	- 105	0	
Financial funds at the beginning of the period	285,552	229,972	55,580	
Financial funds at the end of the period	**268,595**	**246,389**	**22,206**	**0**