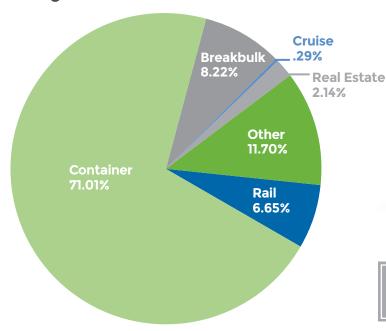


CAPITAL INVESTMENT \$76.8M

74% greater investment over 2020





INDUSTRIAL REAL ESTATE

50+ tenants77% real estate occupancy of developed land



CONTAINER 488,115 TEUs 14.8% decrease from 2020



CRUISE AND TOURISM

121 ship calls57% increase over 2020167,216 passenger movements



BREAKBULK

1,951,681 short tons **48.4%** increase over 2020



RAIL

3.9% total volume increase24,129 intermodal railcar volume332.113 class 1 railcar volume



ENVIRONMENTAL

>9,000 tons greenhouse gas reductions Boosted Green Marine sustainability performance from 3.4 to 4.2