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| **EGS GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.** |

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| **KURULUŞ TARİHİ** | **:** | 18/06/1996 |
| **(Established in)** |  |  |
| **BAŞLICA FAALİYET ALANI** | **:** | GAYRİMENKUL YATIRIM ORTAKLIĞI |
| **(Main Business Line)** |  | REAL ESTATE INVESMENT AND DEVELOPMENT |
| **GENEL MERKEZ** | **:** | ŞAİR EŞREF BULVARI NO:48/6 MONTRÖ/İZMİR |
| **(Head Office)** |  |  |
| **GENEL MÜDÜR** | **:** | FATİH CENİKLİ |
| **(General Manager)** |  |  |
| **YÖNETİM KURULU** | **:** | UFUK AKGÜN |
| **(Board of Directors)** |  | İSMAİL KULOĞLU |
|  |  | FATİH CENİKLİ |
|  |  | DURMUŞ ÖZKUL |
|  |  |  |
| **TELEFON NO** | **:** | 0212 288 28 40 / 0232 445 29 22 |
| **(Phone)** |  |  |
| **FAKS NO** | **:** | 0212 267 29 94 / 0232 445 25 82 |
| **(Facsimile)** |  |  |
| **PERSONEL ve İŞÇİ SAYISI** | **:** | 56 |
| **(Number of Employees)** |  |  |
| **TOPLU SÖZLEŞME DÖNEMİ** | **:** | ---- |
| **(Collective Bargaining Period)** |  |  |
| **BAĞLI BULUNDUĞU İŞÇİ SENDİKASI** | **:** | ---- |
| **(Labor Union)** |  |  |
| **BAĞLI BULUNDUĞU İŞVEREN SENDİKASI** | **:** | ---- |
| **(Employers' Union)** |  |  |
| **KAYITLI SERMAYE TAVANI** | **:** | 75.000.000.000.000.-TL |
| **(Authorized Capital)** |  | *.* |
| **ÇIKARILMIŞ SERMAYE** | **:** | 50.000.000.000.000.-TL |
| **(Issued Capital)** |  |  |

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| Ortaklığın 31.12.2000 tarihli portföy değer tablosu aşağıda verilmiştir. | | | | |  | | | *The composition of the Company's portfolio as of 31.12.2000 is shown below.* | | | | |
| EGS GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş PORTFÖY TABLOSU ( MİLYON TL) / EGS REAL ESTATE INVESMENT CO. PORTFOLIO TABLE (MILLION TL ) |  |  |  |  |  | | | | | | | | | |  |  |  |  | | |
|  | | | | | | |  |  |  |  | |  | | |  |  |  | **31/12/2000** | | |
|  | | | | | | | *PORTFÖYDE YERALAN* | *TANIM* | *ALIŞ* | *EKSPERTİZ* | | *EKSPERTİZ* | | | *BAKİYE* | *PORTFÖY* | GRUP İÇİ | VARLIK | |
|  | | | | | | | *VARLIKLARIN TÜRÜ* | *BİLGİLERİ* | *MALİYETİ* | *RAPORU* | | *(TL) DEĞERİ* | | | *BORÇ* | *DEGERİ* | *ORANLAR* | *GRUBUNUN* | |
|  | | | | | | | *(TYPE OF THE ASSETS IN THE PORTFOLIO)* | *YERİ,ALANI* | *(TL)* | *TARİHİ* | | *1* | | | *2* | *3=1-2* | *(%)* | *PORTFÖYDEKİ* | |
|  | | | | | | |  | *DESCRIPTION PLACE,AREA* | *TOTAL COST* | *DATE OF EXPERTISE REPORT* | | *EXPERTISE VALUE* | | | *REMAINING EXPENDITURES* | *PORTFOLIO VALUE* | PERCENTAGE | *ORANI (%)* | |
| **A** | | | | | | | **GAYRIMENKULLER (REAL ESTATES)** |  | **78,744,852** |  | | **276,974,196** | | | **85,082,060** | **191,892,136** | **%0.00** | **96.87** | |
|  | | | | | | | **ARSALAR (LANDS)** |  | **67,717** |  | | **133,000** | | |  | **133,000** | **%100.00** | **%0.07** | |
|  | | | | | | | İzmir, Menderes, Oğlananası | 101.051m2 | 67,717 | 17-Ara-99 | | 133,000 | | |  | 133,000 | %100.00 | %0.07 | |
|  | | | | | | | **BİNALAR (BUILDINGS)** |  | **11,749,234** |  | | **33,700,000** | | | **67,177** | **33,632,824** | **%100.00** | **%16.98** | |
|  | | | | | | | EGS Shopping Park, Karşıyaka, İzmir (Shopping Center) | 43,775 m2 brüt alanlı, galeria tipi | 11,749,234 | 27-Ara-99 | | 33,700,000 | | | 67,177 | 33,632,824 | %100.00 | %16.98 | |
|  | | | | | | | **GM PROJELERİ** (**Real Estate Projects)** |  | **66,927,901** |  | | **243,141,196** | | | **85,014,884** | **158,126,312** | **%100.00** | **%79.82** | |
|  | | | | | | | Denizli Business Park, Denizli, 1. Fazı (1.Phase Shopping Center) | Toplam 45.587 m2 ruhsat alanlı | 8,093,075 | 20-Ara-99 | | 22,888,800 | | | 339,654 | 22,549,146 | %14.26 | %11.38 | |
|  | | | | | | | Denizli Business Park, Denizli 2. Faz (Hotel and Business Center) | Toplam 65.000 m2 kapalı alana sahip | 3,530,881 | 20-Ara-99 | | 26,723,200 | | | 15,421,584 | 11,301,616 | %7.15 | %5.71 | |
|  | | | | | | | EGS Business Park, Yeşilköy, İstanbul Shopping&Business cen. | Toplam 95.075 m2 Tapusu Verl.36.044 m2 | 51,558,000 | 31-Ara-99 | | 72,979,196 | | | 4,092,440 | 68,886,756 | %43.56 | %34.77 | |
|  | | | | | | | Basmane Business & Trade Center , İzmir (Hotel, Business and Trade Center) | Toplam 97.640 m2 | 3,745,946 | 23-Ara-99 | | 120,550,000 | | | 65,161,205 | 55,388,795 | %35.03 | %27.96 | |
| **B** | | | | | | | **MÜLK.GEÇMEMİŞ VAR. NON-OWNED ASSETS** |  |  |  | |  | | |  |  | %0.00 | **%0.00** | |
| **C** | | | | | | | **MENKUL KIYMETLER (MARKETABLE SECURITIES)** |  | **6,201,920** |  | | **6,201,920** | | |  | **6,201,920** | **%100.00** | **%3.13** | |
|  | | | | | | | Haz.Bonosu(Treasury Bills) |  |  |  | |  | | |  |  |  |  | |
|  | | | | | | | Ters Repo(Re-Purchase Agreements) |  | 6,201,920 |  | | 6,201,920 | | |  | **6,201,920** | %100.00 | **%3.13** | |
| **D=A+B+C** | | | | | | |  |  | **84,946,772** |  | | **283,176,116** | | | **85,082,060** | **198,094,056** | **100** | **100.00** | |
|  | | | | | | |  |  |  |  | |  | | |  |  |  |  | | |
|  | | | | | | |  |  |  | **D=A+B+C** | | **TOPLAM PORTFÖY DEĞERİ(TOTAL PORTFOLIO VALUE)** |  | | | **198,094,056** |  |  | | |
|  | | | | | | |  |  |  | **E** | | **Hazır Değerler CASH AND EQUIVALENT** | | |  | **284,655** |  |  | | |
|  | | | | | | |  |  |  | **F** | | **Alacaklar RECEIVABLES** | | |  | **32,127,532** |  |  | | |
|  | | | | | | |  |  |  | **G** | | **Borçlar LIABILITIES** | | |  | **63,225,645** |  |  | | |
|  | | | | | | |  |  |  | **H** | | **Diğer Aktifler OTHER ASSETS** | | |  | **2,929,709** |  |  | | |
|  | | | | | | |  |  |  | **I=D+(E+F-G+H)** | | **NET AKTİF DEĞERİ / NET ASSET VALUE** | | |  | **170,210,307** |  |  | | |
|  | | | | | | |  |  |  | **J** | | **PAY SAYISI NUMBER OF SHARES** | | |  | **50,000** |  |  | | |
|  | | | | | | |  |  |  | **K=I/J** | | **PAY BAŞI NET AKTİF DEĞERİ NET ASSET VALUE PER SHARE** |  | | | **3,404.21** |  |  | | |
|  | | | | | | |  |  |  |  | |  | | |  |  |  |  | | |
|  | | | | | | |  |  |  |  | |  | | |  |  |  |  | | |
|  | | | | | | |  |  |  | **DİĞER BİLGİLER OTHER INFORMATIONS** | |  | | |  |  |  |  | | |
|  | | | | | | |  |  |  | ALINAN KREDİLER BANK LOANS | |  | | |  | 26,187,627 |  |  | | |
|  | | | | | | |  |  |  | REHİN, İPOTEK VE TEMİNATLAR MORTGAGE GUARANTEES & OTHER GUARANTEES | |  | | |  | 35,200,000 |  |  | | |
|  | | | | | | |  |  |  | SİGORTA TUTARI INSURANCE COVERAGE | |  | | |  | 93,559,333 |  |  | | |
|  | | | | | | |  |  |  |  | |  | | |  |  |  |  | | |

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| **Şirket'in 18/04/2001 tarihi itibariyle başlıca ortakları ve sermaye payları aşağıda gösterilmektedir.** |  | **The main shareholders and their participations in the equity capital, as of 18/04/2001 , are shown below.** |

|  |  |  |
| --- | --- | --- |
| Share Holders | Amount (TL Million) | Share In Capital(%) |
| Ortağın Adı,Soyadı/Ünvanı | Sermaye Payı (Milyon TL) | Sermaye Oranı (%) |
| EGS HOLDING A.Ş. | 11.750.643 | 23.50 |
| SANKO TEKSTİL SAN.VE TİC. A.Ş. | 8.500.000 | 17.00 |
| EGE GİYİM SANAYİCİLERİ SİGORTA A.Ş. | 145.713 | 0.29 |
| EGS FİNANSAL KİRALAMA A.Ş. | 357.000 | 0.71 |
| EGS EGE GİYİM SAN. VE DIŞ TİC.A.Ş. | 1.068.462 | 2.14 |
| EGS EGESER GİY.SAN. İÇ VE DIŞ TİC.A.Ş. | 63 | 0.0000399 |
| MODERN MENSUCAT SAN.TİC. A.Ş. | 3 | 0.0000018 |
| TEMKO İTH.İHR. VE PAZ. A.Ş. | 2.768.572 | 5.54 |
| HALKA AÇIK | 25.045.224 | 50.09 |
| DİĞER | 364.320 | 0.73 |
| **GENEL TOPLAM / GENERAL TOTAL** | **50.000.000** | **100,00** |