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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 / REAL ESTATE INVESTMENT AND DEVELOPMENT |
| **(Main Business Line)** |  |  |
| **GENEL MERKEZ** | **:** | ŞAİR EŞEF BULVARI TUZCUOĞLU İŞ MERKEZİ NO:48/5 MONTRÖ/İZMİR |
| **(Head Office)** |  |  |
| **GENEL MÜDÜR** | **:** | GENEL MÜDÜR VEKİLİ AKIN EVREN |
| **(General Manager)** |  |  |
| **YÖNETİM KURULU** | **:** | HASAN TENGİZ |
| **(Board of Directors)** |  | SEFA POLAT |
|  |  | AZMİ YILDIRIM |
|  |  | DURMUŞ ÖZKUL |
|  |  |  |
| **TELEFON NO** | **:** | 0212 288 28 40 |
| **(Phone)** |  |  |
| **FAKS NO** | **:** | 0212 267 29 94 |
| **(Facsimile)** |  |  |
| **PERSONEL ve İŞÇİ SAYISI** | **:** | 42 |
| **(Number of Employees)** |  |  |
| **KAYITLI SERMAYE TAVANI** | **:** | 75.000.000.000.000 .- TL |
| **(Authorized Capital)** |  |  |
| **ÇIKARILMIŞ SERMAYE** | **:** | 50.000.000.000.000 .- TL |
| **(Issued Capital)** |  |  |
| **İŞLEM GÖRDÜĞÜ PAZAR** | **:** | GÖZALTI PAZARI |
| **(Trading Market)** |  | WATCHLIST MARKET |

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| Ortaklığın 31.12.2002 tarihi itibariyle portföyünde bulunan menkul kıymetlerin sektörel dağılımı aşağıda verilmiştir. |  | *Sectorial distribution of securities in the Company's portfolio as of 31.12.2002 is shown below.* |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| EGS GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş PORTFÖY TABLOSU ( MİLYON TL)  (EGS REAL ESTATE INVESMENT CO.) |  |  |  |  |  |  | | | | | | | | | | | | | | |  |  | | |  | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  |  | | | **31/12/2002** | |
|  | | | | | | | *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*  *(DESCRIPTION)* | | | *(TL)*  *(TOTAL COST)* | *TARİHİ*  *(DATE OF EXPERTISE REPORT)* | | | *(EXPERTISE VALUE)* | | *(REMAINING EXPENDITURES)* | *(PORTFOLIO VALUE)* | | *(%)*  *(PERCENTAGE)* | *PORTFÖYDEKİ* | |
|  | | | | | | |  | | | |  | | |  |  | | | *1* | | *2* | *3=1-2* | |  | *ORANI (%)*  *(SHARE IN TOTAL PORTFOLIO)* | |
| **A** | | | | | | | GAYRIMENKULLER **(REAL ESTATES)** | | | |  | | | **92,967,872** |  | | | **350,023,051** | | **144,605,309** | **205,417,742** | | **%0.00** | **96.87** | |
|  | | | | | | | **ARSALAR (LANDS)** | | | |  | | | **72,923** |  | | | **300,000** | |  | **300,000** | | **%100** | **%0.14** | |
|  | | | | | | | İzmir, Menderes, Oğlananası | | | | 101.051m2 | | | 72,923 | 19-Ara-02 | | | 300,000 | |  | 300,000 | | %100 | %0.14 | |
|  | | | | | | | **BİNALAR (BUILDING)** | | | |  | | | **29,781,174** |  | | | **79,370,000** | |  | **79,370,000** | | **%100** | **%37.43** | |
|  | | | | | | | EGS Shopping Park, Karşıyaka, İzmir (Alışveriş Merkezi) | | | | 44263 m2 brüt alanlı,  (Corstruction Area) | | | 29,781,174 | 20-Ara-02 | | | 79,370,000 | |  | 79,370,000 | | %100 | %37.43 | |
|  | | | | | | | **GM PROJELERİ**  **(Real Estate Projects)** | | | |  | | | **63,113,775** |  | | | **270,353,051** | | **144,605,309** | **125,747,742** | | **%100** | **%59.30** | |
|  | | | | | | | Denizli Business Park, Denizli, 1. Fazı (Alışveriş Merkezi, Hipermarket)  (1.Phase Shoping Center) | | | | Toplam 45.585 m2 ruhsat alanlı  (Total 45.585 m2 Construction area) | | | 19,620,214 | 20-Ara-02 | | | 35,338,983 | | 1,076,430 | 34,262,553 | | %27.25 | %16.16 | |
|  | | | | | | | Denizli Business Park, Denizli 2. Faz (Otel ve İş Merkezi)  (Hotel&Business Center) | | | | Toplam 65.000 m2 kapalı alana sahip  (Total 65.000 m2 Construction area) | | | 6,337,897 | 20-Ara-02 | | | 40,440,678 | | 36,823,003 | 3,617,675 | | %2.88 | %1.71 | |
|  | | | | | | | EGS Business Park, Yeşilköy, İstanbul  (Shoping&Business cen.) | | | | Toplam 95.075 m2 Tapusu Verl.74.617 m2  (Total 95.075 m2 Constniction area 74.617 m2 Has Been Gold) | | | 33,413,459 | 24-Ara-02 | | | 27,270,000 | | 4,595,594 | 22,674,406 | | %18.03 | %10.69 | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Basmane Business & Trade Center , İzmir (İş, Konaklama ve Alışveriş Merkezi) (Hotel, Business and Trade Center) | | | | Toplam 85275 m2 | | | 3,742,205 | 26-Ara-02 | | | 167,303,390 | | 102,110,282 | 65,193,108 | | %51.84 | %30.74 | |
| **B** | | | | | | | **MÜLKİYETE GEÇİRİLMEMİŞ VARLIK.**  **(NON-OWNED ASSETS)** |  |  |  | | | | | | | |  | |  | **6,630,296** | | **%100** | **%3.13** | |
|  | | | | | | | **Diğer Gayrimenkuller**  **(Other Real Estates)** | | | |  | | |  |  | | |  | |  | **6,630,296** | | **%100** | **%3.13** | |
|  | | | | | | | EGS Bornova Outlet Center | | | | Topl. 16742 m2 |  |  | | | | |  | |  | 6,630,296 | | %100 | %3.13 | |
| **C** | | | | | | | **MENKUL KIYMETLER**  **(MARKETABLE SECURİTİES)** | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Hazine Bonosu – Devlet Tahvili  (Treasury Bills) | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Ters Repo  (Re-Purchase Agreements) | | | |  | | |  |  | | |  | |  |  | |  |  | |
| **D=A+B+C** |  | | | | | | | | | |  | | | **92,967,872** |  | | | **350,023,051** | | **144,605,309** | **212,048,038** | | **%100** | **100.00** | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | |  | | |  | **D=A+B+C** | | | **TOPLAM PORTFÖY DEĞERİ (Total Portfolio Value)** |  | | **212,048,038** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **E** | | | **Hazır Değerler (Cash and Equivalent)** |  | | **491,615** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **F** | | | **Alacaklar (Receivables)** | |  | **34,435,454** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **G** | | | **Borçlar (Liabilities)** | |  | **78,508,702** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **H** | | | **Diğer Aktifler**  **(Other Assets)** |  | | **364,484** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **I=D+(E+F-G+H)** | | | **NET AKTİF DEĞERİ (Net Asset value)** |  | | **168,830,889** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **J** | | | **PAY SAYISI (Number of Shares)** |  | | **50,000** | |  |  | |
|  | | | | | | |  | | | |  | | |  | **K=I/J** | | | **PAY BAŞI NET AKTİF DEĞERİ (Net Asset Value Per Share)** |  | | **3,377** | |  |  | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | |  | | |  | **DİĞER BİLGİLER (Other Informations)** |  | | | |  |  | |  |  | |
|  | | | | | | |  | | | |  | | |  | ALINAN KREDİLER (Bank loans) |  | | | |  | 48,192,681 | |  |  | |
|  | | | | | | |  | | | |  | | |  | REHİN, İPOTEK VE TEMİNATLAR (Mortgage & Guarantees) |  |  | | | | 97,610,000 | |  |  | |
|  | | | | | | |  | | | |  | | |  | SİGORTA TUTARI (Insurances) |  | | | |  | 74,441,870 | |  |  | |
|  | | | | | | |  | | | |  | | |  |  | | |  | |  |  | |  |  | |

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| Şirket'in başlıca ortakları ve sermaye payları aşağıda gösterilmektedir. |  | *The main shareholders and their participations in the equity capital are shown below.* |

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| --- | --- | --- |
| **Ortak Ünvanı** | **Tutar (Milyon TL)** | **Sermaye Payı (%)** |
| ***Share Holders*** | ***Amount (TL Million)*** | ***Share In Capital(%)*** |

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| --- | --- | --- |
| EGS HOLDİNG A.Ş. | 11.750.643 | 23.50 |
| EGS EGE GİYİM SANAYİ VE DIŞ TİC.A.Ş. | 1.068.462 | 2.14 |
| EGS FİNANSAL KİRALAMA A.Ş. | 357.000 | 0.71 |
| EGE GİYİM SANAYİİLERİ SİGORTA A.Ş. | 145.713 | 0.29 |
| EGS EGESER GİYİM SANAYİ İÇ VE DIŞ TİC.A.Ş. | 63 | 0.00 |
| LEVENT HEKİMOĞLU | 9 | 0.00 |
| MODERN MENSUCAT | 3 | 0.00 |
| DİĞER ORTAKLAR | 36.678.107 | 73.36 |
| **TOPLAM/TOTAL** | **50.00.000** | **100.00** |