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| EGS GAYRIMENKUL YATIRIM ORTAKLIĞI A.Ş. |

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| **KURULUŞ TARİHİ** | **:** | **18 / 06 / 1996** |
| **(Established in)** |  |  |
| **BAŞLICA FAALİYET ALANI** | **:** | GAYRİMENKUL YATIRIM ORTAKLIĞI / REAL ESTATE INVESMENT AND DEVELOPMENT |
| **(Main Business Line)** |  |  |
| **GENEL MERKEZ** | **:** | YILDIZ POSTA CADDESİ KOZA APARTMANI NO.9 KAT.2 D.5 ESENTEPE - İSTANBUL |
| **(Head Office)** |  |  |
| **GENEL MÜDÜR** | **:** | ÖZCAN ÖZTEN |
| **(General Manager)** |  |  |
| **YÖNETİM KURULU** | **:** | HASAN TENGİZ |
| **(Board of Directors)** |  | ÖZCAN ÖZTEN |
|  |  | DURMUŞ ÖZKUL |
|  |  | SEVDA ÖZTER |
|  |  |  |
| **TELEFON NO** | **:** | 0 212 288 28 40 |
| **(Phone)** |  |  |
| **FAKS NO** | **:** | 0 212 267 29 94 |
| **(Facsimile)** |  |  |
| **PERSONEL ve İŞÇİ SAYISI** | **:** | 25 PERSONEL |
| **(Number of Employees)** |  |  |
| **KAYITLI SERMAYE TAVANI** | **:** | 75,000,000,000,000 |
| **(Authorized Capital)** |  |  |
| **ÇIKARILMIŞ SERMAYE** | **:** | 50,000,000,000,000 |
| **(Issued Capital)** |  |  |
| **İŞLEM GÖRDÜĞÜ PAZAR** | **:** | GÖZALTI PAZARI |
| **(Trading Market)** |  |  |

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| Ortaklığın 31.12.2003 tarihi itibariyle portföyünde bulunan menkul kıymetlerin sektörel dağılımı aşağıda verilmiştir. | | | | | |  | | *Sectorial distribution of securities in the Company's portfolio as of 31.12.2003 is shown below.* | | | | | | | |
| **EGS GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş PORTFÖY TABLOSU ( MİLYON TL)**  **(EGS REAL ESTATE INVESMENT CO.)** |  |  |  |  |  |  | | | | | | | | | | | | | |  |  | | | **31.12.2003** | |
|  | | | | | | | *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)** | | | | |  | **104,770,916** |  | | | **350,023,051** | | **123,490,386** | **226,532,665** | | **% 0.00** | **100.00** | |
|  | | | | | | | **ARSALAR (LANDS)** | | | | |  | **73,123** |  | | | **300,000** | |  | **300,000** | | **% 100** | **% 0.13** | |
|  | | | | | | | İzmir, Menderes, Oğlananası | | | | | 101.051m2 | 73,123 | 19-Ara-02 | | | 300,000 | |  | 300,000 | | % 100 | % 0.13 | |
|  | | | | | | | **BİNALAR (BUILDING)** | | | | |  | **37,436,884** |  | | | **79,370,000** | |  | **79,370,000** | | **% 100** | **% 35.04** | |
|  | | | | | | | EGS Shopping Park, Karşıyaka, İzmir (Alışveriş Merkezi) | | | | | 44263 m2 brüt alanlı,  (Corstruction Area) | 37,436,884 | 20-Ara-02 | | | 79,370,000 | |  | 79,370,000 | | % 100 | % 35.04 | |
|  | | | | | | | **GM PROJELERİ**  **(Real Estate Projects)** | | | | |  | **67,260,909** |  | | | **270,353,051** | | **123,490,386** | **146,862,665** | | **% 100** | **% 64.83** | |
|  | | | | | | | 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) | 19,455,610 | 20-Ara-02 | | | 35,338,983 | | 919,252 | 34,419,731 | | % 23.44 | % 15.19 | |
|  | | | | | | | 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) | 6,840,554 | 20-Ara-02 | | | 40,440,678 | | 31,446,196 | 8,994,482 | | % 6.12 | % 3.97 | |
|  | | | | | | | 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) | 36,834,702 | 24-Ara-02 | | | 27,270,000 | | 3,924,556 | 23,345,444 | | % 15.90 | % 10.31 | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Basmane Business & Trade Center , İzmir (İş, Konaklama ve Alışveriş Merkezi) (Hotel, Business and Trade Center) | | | | | Toplam 85275 m2 | 4,130,043 | 26-Ara-02 | | | 167,303,390 | | 87,200,381 | 80,103,009 | | % 54.54 | % 35.36 | |
| **B** | | | | | | | **MÜLKİYETE GEÇİRİLMEMİŞ VARLIK.**  **(NON-OWNED ASSETS)** |  |  |  | | | | | | |  | |  |  | |  | % 0.00 | |
|  | | | | | | | **Diğer Gayrimenkuller**  **(Other Real Estates)** | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |
| **C** | | | | | | | **MENKUL KIYMETLER**  **(MARKETABLE SECURİTİES)** | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Hazine Bonosu – Devlet Tahvili (Treasury Bills)( | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | | Ters Repo  (Re-Purchase Agreements) | | | | |  |  |  | | |  | |  |  | |  |  | |
| **D=A+B+C** |  | | | | | | | | | | |  | **104,770,916** |  | | | **350,023,051** | | **123,490,386** | **226,532,665** | | **% 100** | **100.00** | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | | |  |  | **D=A+B+C** | | | **TOPLAM PORTFÖY DEĞERİ (Total Portfolio Value)** |  | | **226,532,665** | |  |  | |
|  | | | | | | |  | | | | |  |  | **E** | | | **Hazır Değerler (Cash and Equivalent)** |  | | **216,853** | |  |  | |
|  | | | | | | |  | | | | |  |  | **F** | | | **Alacaklar (Receivables)** | |  | **5,056,792** | |  |  | |
|  | | | | | | |  | | | | |  |  | **G** | | | **Borçlar (Liabilities)** | |  | **75,690,289** | |  |  | |
|  | | | | | | |  | | | | |  |  | **H** | | | **Diğer Aktifler**  **(Other Assets)** |  | | **211,174** | |  |  | |
|  | | | | | | |  | | | | |  |  | **I=D+(E+F-G+H)** | | | **NET AKTİF DEĞERİ (Net Asset value)** |  | | **156,327,195** | |  |  | |
|  | | | | | | |  | | | | |  |  | **J** | | | **PAY SAYISI (Number of Shares)** |  | | **50,000** | |  |  | |
|  | | | | | | |  | | | | |  |  | **K=I/J** | | | **PAY BAŞI NET AKTİF DEĞERİ (Net Asset Value Per Share)** |  | | **3,127** | |  |  | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |
|  | | | | | | |  | | | | |  |  | **DİĞER BİLGİLER (Other Informations)** |  | | | |  |  | |  |  | |
|  | | | | | | |  | | | | |  |  | ALINAN KREDİLER (Bank loans) |  | | | |  | 46,620,106 | |  |  | |
|  | | | | | | |  | | | | |  |  | REHİN, İPOTEK VE TEMİNATLAR (Mortgage & Guarantees) |  |  | | | | 97,610,000 | |  |  | |
|  | | | | | | |  | | | | |  |  | SİGORTA TUTARI (Insurances) |  | | | |  | 71,889,698 | |  |  | |
|  | | | | | | |  | | | | |  |  |  | | |  | |  |  | |  |  | |

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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 TİCARET A.Ş. | 1.068.462 | 2.14 |
| EGE FİNANSAL KİRALAMA A.Ş. | 357.000 | 0.71 |
| EGE GİYİM SNAYİCİLERİ SİGORTA A.Ş. | 145.713 | 0.29 |
| EGS EGESER GİYİM SANAYİ İÇ VE DIŞ TİCARET A.Ş. | 63 | 0.00 |
| LEVENT HEKİMOĞLU | 9 | 0.00 |
| MODERN MENSUCAT A.Ş. | 3 | 0.00 |
| HALKA AÇIK KISIM - B GRUBU | 36,678,107 | 73.36 |
|  | **50,000,000** | **100** |