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PUBLIC WARNING

regarding the status of the company Equinox nepremičnine, d. d.

Slovene Securities Market Agency is warning investors about the Equinox nepremičnine, d. d., Dunajska cesta 5, Ljubljana (hereinafter: Equinox Real Estate).

On January 13, 2022, the Securities Market Agency (hereinafter: Agency) approved a prospectus of the Equinox Real Estate for the admission of 1.793.869 EQNX shares on the Ljubljana Stock Exchange (Standard Market).

Because of the past misinformation about the status of Equinox Real Estate that has appeared in public the Agency warns potential investors that:

Equinox Real Estate is neither an investment fund established by the legislation governing investment funds in the Republic of Slovenia (including real estate investment funds) nor a Real Estate Investment Trust (REIT) as in the Republic of Slovenia the legal basis for REIT does not exist.

Therefore, a comparison between Equinox Real Estate and foreign real estate funds also known as REITs is not appropriate, as it would mislead investors.

When considering the investment in the EQNX shares issued by the Equinox Real Estate, the potential investor must therefore be aware that by purchasing EQNX shares, he is not investing in a real estate fund or REIT, but in a joint stock company established in accordance with the Companies Act (ZGD-1).