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中關村科技租賃股份有限公司
ZHONGGUANCUN SCIENCE-TECH LEASING CO., LTD.

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1601)

**SUPPLEMENTAL ANNOUNCEMENT
DISCLOSABLE TRANSACTION
FINANCE LEASE TRANSACTION**

References are made to the announcement (the “**Announcement**”) of Zhongguancun Science-Tech Leasing Co., Ltd. (the “**Company**”) dated August 29, 2023 in relation to the Finance Lease Agreements entered into between the Company as the Lessor and the Lessees. Terms used herein shall have the same meanings as defined in the Announcement unless otherwise stated.

The Company would like to provide supplemental information of the identity of the ultimate beneficial owner(s) of the Lessees as follows:

As at the date of the Announcement, the Lessees are indirectly and non-wholly-owned by Mofang Service Group Limited through Cubic City (China) Investment Co., Ltd., which is 79.5653% held by Mofang Service Group Limited.

After multiple rounds of financing, Mofang Service Group Limited is currently 52% controlled by Warburg Pincus Investment through its holding investment funds, namely Peridot Gem Investment (British Virgin Islands) (“**Peridot Gem Investment**”), Mordenite Gem (Cayman Islands) (“**Mordenite Gem**”), and Peridot Gem Group (Cayman Islands) (“**Peridot Gem Group**”). Peridot Gem Investment holds 42.56% of the shares of Mofang Service Group Limited, Mordenite Gem holds 5.6% of the shares of Mofang Service Group Limited, and Peridot Gem Group holds 3.84% of the shares of Mofang Service Group Limited. Mofang Service Group Limited is currently 48% controlled by other shareholders, of which a private limited company incorporated in the Republic of Singapore controls 16.93% of Mofang Service Group Limited. The other shareholders include corporate investors and offshore investment vehicles wholly owned by individual investors, with shareholding ranging from 0.05% to 12.59% of Mofang Service Group Limited.

According to the data obtained by the Company, Peridot Gem Investment is 60.47% owned by Warburg Pincus Private Equity XI, L.P. (“**WP XI**”). The general partner of WP XI is Warburg Pincus XI, L.P. (“**WP XI GP**”) and the general partner of WP XI GP is WP Global LLC (“**WP Global**”). The managing members of WP Global are Warburg Pincus Partners II, L.P. (“**WPP II**”). The general partner of WPP II is Warburg Pincus Partners GP LLC (“**WPP GP LLC**”). The managing members of WPP GP LLC is Warburg Pincus & Co.

Based on the data obtained by the Company, WP XI GP is the general partner of a limited partnership that jointly controls approximately 42.37% of the shares of Mordenite Gem.

Mordenite Gem is 45.45% owned by Mordenite Gem Investors, L.P. The general partner of Mordenite Gem Investors, L.P. is Mordenite Gem GP Ltd., which is wholly owned by Warburg Pincus Co-Investment GP (Cayman) Ltd. (“**WP Co-Investment**”), which in turn is wholly owned by Warburg Pincus Partners II (Cayman), L.P. (“**WPP II Cayman**”). The general partner of WPP II Cayman is Warburg Pincus (Bermuda) Private Equity GP Ltd. (“**WP Bermuda GP**”).

Based on the information obtained by the Company, Peridot Gem Group is wholly owned by Peridot Gem Co-Invest, L.P. The general partner of Peridot Gem Co-Invest, L.P. is WP Co-Investment, which is wholly owned by WPP II Cayman. The general partner of WPP II Cayman is WP Bermuda GP.

The ultimate beneficial owner of the Lessees, Warburg Pincus Investment Group (“**Warburg Pincus**”), is a private equity firm headquartered in New York. Warburg Pincus has a wide investor base and has more than US\$83 billion in assets under management. To the best knowledge, information and belief of the Directors, and having made all reasonable enquiries, as at the date of the Announcement, the chairman of Warburg Pincus is Mr. Timothy Geithner and its chief executive officer is Mr. Chip Kaye.

Save as disclosed in the Announcement and as above, (i) to the best knowledge, information and belief of the Directors, and having made all reasonable enquiries, the Lessee and its respective ultimate beneficial owners are third parties independent of and not connected with the Company and its connected persons (as defined in the Listing Rules); and (ii) all other information as set out in the Announcement remain unchanged and shall continue to be valid for all purposes, while this announcement is supplemental to and should be read in conjunction with the Announcement.

By order of the Board
Zhongguancun Science-Tech Leasing Co., Ltd.
ZHANG Shuqing
Chairman

Beijing, the PRC, October 16, 2023

As at the date of this announcement, the Board comprises Mr. HE Rongfeng and Mr. HUANG Wen as executive Directors, Mr. ZHANG Shuqing, Mr. LOU Yixiang and Ms. WANG Sujuan as non-executive Directors, and Mr. CHENG Dongyue, Mr. WU Tak Lung and Ms. LIN Zhen as independent non-executive Directors.