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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)

DISCLOSEABLE TRANSACTION
FINANCE LEASE TRANSACTION

FINANCE LEASE AGREEMENT

The Board hereby announces that on September 24, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee I, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee I at a transfer consideration of RMB48,000,000; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee I for a term of 12 months, with a total finance lease payment of approximately RMB49,327,829, which shall include a finance lease principal of RMB48,000,000 and a finance lease interest income (inclusive of VAT) of approximately RMB1,327,829.

References are made to the announcements of the Company dated October 29, 2024 and December 30, 2024 in relation to the Finance Lease Agreement II and the Finance Lease Agreement III. As the Lessees are under the common control of the same ultimate beneficial owner, the Lessees are parties connected with one another (as set out under Rule 14.23 of the Listing Rules). As the transactions under the Finance Lease Agreements were entered into during the 12-month period, according to Rule 14.22 of the Listing Rules, the transactions thereunder shall be aggregated as a series of transactions. As the highest applicable percentage ratio upon aggregation of the Finance Lease Agreements is higher than 5% but less than 25%, the transactions contemplated under the Finance Lease Agreement IV constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

THE FINANCE LEASE AGREEMENT

The Board hereby announces that on September 24, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee I, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee I at a transfer consideration of RMB48,000,000; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee I for a term of 12 months, with a total finance lease payment of approximately RMB49,327,829, which shall include a finance lease principal of RMB48,000,000 and a finance lease interest income (inclusive of VAT) of approximately RMB1,327,829.

The principal terms of the Finance Lease Agreement IV are as follows:

Date

The date of the Finance Lease Agreement IV is September 24, 2025.

Parties

Lessor: the Company

Lessee I: a limited liability company incorporated in the PRC, mainly engaged in smart security equipment and facilities.

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the Lessee I and its ultimate beneficial owners are all independent third parties to the Company and its connected persons (as defined in the Listing Rules).

Leased Assets

The Leased Assets IV are monitoring system equipment, with the appraisal value of approximately RMB53,560,000.

The Lessee I does not separately calculate the profits before and after tax of the Leased Assets IV. The transfer consideration for the acquisition of the Leased Assets IV under the Finance Lease Agreement IV will be funded by the Company's general working capital and internal resources. If the Lessee I has properly and fully performed all of its obligations under the Finance Lease Agreement IV, the Lessee I is entitled to acquire the Leased Assets IV at the consideration of RMB100 in nominal value pursuant to the terms and conditions of the Finance Lease Agreement IV, upon the expiry of the Finance Lease Agreement IV.

Lease Period

The lease period of the Finance Lease Agreement IV is 12 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement IV, the total lease payment of approximately RMB49,327,829 included the finance lease principal of RMB48,000,000 and the finance lease interest income (inclusive of VAT) of approximately RMB1,327,829. The Lessee I shall pay the lease payment to the Lessor at the end of each quarter in installments in accordance with the terms and conditions of the Finance Lease Agreement IV during the lease period.

The terms of the Finance Lease Agreement IV, including the transfer consideration for the Leased Assets IV, finance lease principal, finance lease interest income and other expenses, were determined upon arm's length negotiation between the Lessee I and the Lessor with reference to appraisal value of the Leased Assets IV and prevailing market prices of the same category of finance lease products in the PRC.

Guarantee and Security

The guarantee and security arrangements for the Finance Lease Agreement IV are set out below:

1) The controlling shareholder of the Lessee I shall provide joint and several liabilities guarantee for the debts of Lessee I under the Finance Lease Agreement IV; and

2) The Lessee I shall provide pledge of accounts receivable of the debts under the Finance Lease Agreement IV.

REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASE AGREEMENT

The Company's principal activities are to provide finance leasing and advisory services to customers. The entering of the Finance Lease Agreements is part of the Company's ordinary and usual course of business, which is expected to provide a stable revenue and cashflow to the Company.

The Directors consider that entering into the Finance Lease Agreement IV will generate revenue and profit to the Company over the lease period and is consistent with the Company's business development strategy. Since the Finance Lease Agreement IV was entered into under normal commercial terms, the Directors are of the view that the terms under the Finance Lease Agreement IV are fair and reasonable and are in the interests of the Company and its shareholders as a whole.

INFORMATION OF THE PARTIES

Information of the Company

The Company is a pioneer and a dedicated finance lease company in serving technology and new economy companies in China. As the sole finance lease platform under Zhongguancun Development Group Co., Ltd. (中關村發展集團股份有限公司), the Company offers efficient finance lease solutions and a variety of advisory services to satisfy technology and new economy companies' needs for financial services at different stages of their growth. The Company's finance lease solutions primarily take the form of direct lease and sale-and-leaseback. The Company also delivers a variety of advisory services, including policy advisory and management and business consulting, to help its customers achieve rapid growth.

Information of the Lessee

The Lessee I is a limited liability company incorporated in the PRC, mainly engaged in smart security equipment and facilities.

LISTING RULES IMPLICATIONS

References are made to the announcements of the Company dated October 29, 2024 and December 30, 2024 in relation to the Finance Lease Agreement II and the Finance Lease Agreement III. As the Lessees are under the common control of the same ultimate beneficial owner, the Lessees are parties connected with one another (as set out under Rule 14.23 of the Listing Rules). As the transactions under the Finance Lease Agreements were entered into during the 12-month period, according to Rule 14.22 of the Listing Rules, the transactions thereunder shall be aggregated as a series of transactions. As the highest applicable percentage ratio upon aggregation of the Finance Lease Agreements is higher than 5% but less than 25%, the transactions contemplated under the Finance Lease Agreement IV constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the following meanings:

"Board"	the board of directors of the Company
"Company"	Zhongguancun Science-Tech Leasing Co., Ltd. (中關村科技租賃股份有限公司), a joint stock company incorporated under the laws of the PRC with limited liability, the H shares of which are listed on the Stock Exchange with stock code of 1601
"Director(s)"	the director(s) of the Company
"Finance Lease Agreements"	the Finance Lease Agreement II, the Finance Lease Agreement III and the Finance Lease Agreement IV
"Finance Lease Agreement II"	the finance lease agreement entered into between the Lessor and Lessee I on October 29, 2024
"Finance Lease Agreement III"	the finance lease agreement entered into between the Lessor and Lessee II on December 30, 2024
"Finance Lease Agreement IV"	the finance lease agreement entered into between the Lessor and Lessee I on September 24, 2025
"independent third party(ies)"	any individual or company not being the connected persons (as defined under the Listing Rules) of the Company, independent of the Company and its connected persons (as defined under the Listing Rules) and not connected with them
"Leased Assets"	the Leased Assets II, the Leased Assets III and the Leased Assets IV
"Leased Assets II"	monitoring system equipment, with the appraisal value of approximately RMB72,940,000
"Leased Assets III"	three patents for image processing, image encoding, and classification calculation methods, with the appraisal value of approximately RMB13,700,000
"Leased Assets IV"	monitoring system equipment, with the appraisal value of approximately RMB53,560,000
"Lessees"	the Lessee I and the Lessee II

"Lessee I"	Shanxi Zhongxing Technology Co., Ltd.* (山西中星技術有限公司), a limited liability company incorporated in the PRC, mainly engaged in smart security equipment and facilities. The Lessee I is a wholly-owned subsidiary of Zhongxingwei Technology Co., Ltd.* (中星微技術股份有限公司). For further information regarding the ultimate beneficial owners of Zhongxingwei Technology Co., Ltd, please refer to the announcement of the Company dated December 30, 2024
"Lessee II"	Vimicro AI Chip Technology Corporation* (北京中星微人工智能芯片技術有限公司), a limited liability company incorporated in the PRC, mainly engaged in the chip sector business. The Lessee II is a wholly-owned subsidiary of Zhongxingwei Technology Co., Ltd.
"Lessor"	the Company
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
"PRC" or "China"	the People's Republic of China, which, for the purpose of this announcement, excludes the Hong Kong Special Administrative Region of the PRC, the Macau Special Administrative Region of the PRC and Taiwan
"RMB"	Renminbi, the lawful currency of the PRC
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"VAT"	value-added tax

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

Beijing, the PRC, September 25, 2025

As at the date of this announcement, the Board comprises Mr. HE Rongfeng and Mr. HUANG Wen as executive Directors, Mr. ZHANG Jian and Mr. ZHANG Chunlei as non-executive Directors, and Mr. WU Tak Lung and Ms. LIN Zhen as independent non-executive Directors.

* *For identification purposes only*