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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 25, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee II, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee II at a transfer consideration of RMB30,000,000; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee II for a term of 30 months, with a total finance lease payment of approximately RMB32,453,098, which shall include a finance lease principal of RMB30,000,000 and a finance lease interest income (inclusive of VAT) of approximately RMB2,453,098.

Reference is made to the announcement of the Company dated November 4, 2024 in relation to the Finance Lease Agreement III. As the Lessee I and the Lessee II 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 25, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee II, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee II at a transfer consideration of RMB30,000,000; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee II for a term of 30 months, with a total finance lease payment of approximately RMB32,453,098, which shall include a finance lease principal of RMB30,000,000 and a finance lease interest income (inclusive of VAT) of approximately RMB2,453,098.

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

Date

The date of the Finance Lease Agreement IV is September 25, 2025.

Parties

Lessor: the Company

Lessee II: a limited company incorporated in the PRC, which is principally engaged in the research and manufacturing of new energy materials.

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the Lessee II 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 related assets under the complex fluid collection business, with the net book value of approximately RMB40,772,918.69.

The Lessee II 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 II has properly and fully performed all of its obligations under the Finance Lease Agreement IV, the Lessee II 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 30 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement IV, the total lease payment of approximately RMB32,453,098 included the finance lease principal of RMB30,000,000 and the finance lease interest income (inclusive of VAT) of approximately RMB2,453,098. The Lessee II 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 II and the Lessor with reference to net book 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) Two of the ultimate beneficial owners of the Lessee II shall provide joint and several liabilities guarantee for the debts of the Lessee II under the Finance Lease Agreement IV; and

(2) The controlling shareholder of the Lessee II shall provide joint and several liabilities guarantee for the debts of the Lessee II 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 II is a limited company incorporated in the PRC, which is principally engaged in the research and manufacturing of new energy materials.

LISTING RULES IMPLICATIONS

Reference is made to the announcement of the Company dated November 4, 2024 in relation to the Finance Lease Agreement III. As the Lessee I and the Lessee II 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 III and the Finance Lease Agreement IV
"Finance Lease Agreement III"	the finance lease agreement entered into between the Lessor and Lessee I on November 4, 2024
"Finance Lease Agreement IV"	the finance lease agreement entered into between the Lessor and Lessee II on September 25, 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 III and the Leased Assets IV
"Leased Assets III"	related assets under the complex fluid collection business, with a net book value of approximately RMB58,566,905.66
"Leased Assets IV"	related assets under the complex fluid collection business, with the net book value of approximately RMB40,772,918.69
"Lessees"	the Lessee I and the Lessee II

"Lessee I"	Anmaite Technology (Beijing) Co., Ltd.* (安邁特科技(北京)有限公司), a limited company incorporated in the PRC, which is principally engaged in the research and manufacturing of new energy materials. The equity of the Lessee I is owned as to 27.5213% by LI Yongwei* (李永偉), as to 15.5509% by Sichuan Manufacturing Collaborative Development Fund Partnership Enterprise (Limited Partnership)* (四川製造業協同發展基金合夥企業(有限合夥)), as to 12.8006% by Anmaite (Beijing) Management Consulting Co., Ltd. ("Anmaite Consulting") and as to 10.2405% by Yangzhou Ronghui Investment Partnership (Limited Partnership) ("Yangzhou Ronghui"). The manager and executive general partner of Sichuan Manufacturing Industry Collaborative Development Fund Partnership (Limited Partnership) is Sichuan Synergy Revitalization Private Equity Investment Fund Management Co., Ltd.* (四川協同振興私募股權投資基金管理有限公司), which holds 0.2494% equity, while the remaining equity is held by Sichuan Regional Collaborative Development Investment Guidance Fund Partnership (Limited Partnership)* (四川區域協同發展投資引導基金合夥企業(有限合夥)) and National Manufacturing Industry Transformation and Upgrading Fund Co., Ltd.* (國家製造業轉型升級基金股份有限公司) at 69.8254% and 29.9252% respectively. The ultimate beneficial owner of Sichuan Synergy Revitalization Private Equity Investment Fund Management Co., Ltd. is the Sichuan Provincial Department of Finance (四川省財政廳) and the Sichuan Provincial State-owned Assets Supervision and Administration Commission* (四川省政府國有資產監督管理委員會). The equity of Sichuan Regional Collaborative Development Investment Guidance Fund Partnership (Limited Partnership) is held by Shudao Capital Holdings Group Co., Ltd.* (蜀道資本控股集團有限公司), Meishan Huantian Industrial Development and Investment Group Co., Ltd.* (眉山環天產業發展投資集團有限公司), and Sichuan Provincial Industrial Investment Guidance Fund Co., Ltd.* (四川省產業投資引導基金有限公司) at 21.2646%, 15.9484%, and 13.2904% respectively, with the remaining equity held in a scattered manner by 14 shareholders and each holding no more than 7%. Shudao Capital Holdings Group Co., Ltd. is an indirect wholly-owned subsidiary of Shudao Investment Group Co., Ltd.* (蜀道投資集團有限責任公司), whose ultimate beneficial owners are Sichuan Provincial State-owned Assets Supervision and Administration Commission and Sichuan Provincial Department of Finance, holding 90.00% and 10.00% of the shares respectively. The ultimate beneficial owner of Meishan Huantian Industrial Development and Investment Group Co., Ltd. is the Meishan Municipal State-owned Assets Supervision and Administration Commission* (眉山市國有資產監督管理委員會). The equity of Sichuan Provincial Industrial Investment Guidance Fund Co., Ltd. is held by the Sichuan Provincial Department of Finance and Sichuan Development (Holdings) Co., Ltd.* (四川發展(控股)有限責任公司) at 83.00% and 17.00% respectively. The ultimate beneficial owners of Sichuan Development (Holdings) Co., Ltd. are

Sichuan Provincial State-owned Assets Supervision and Administration Commission and the Sichuan Provincial Department of Finance, with shareholdings of 90.00% and 10.00% respectively. The equity of National Manufacturing Industry Transformation and Upgrading Fund Co., Ltd. is held by the Ministry of Finance of the People's Republic of China (MOF)* (中華人民共和國財政部), CDB Capital Co., Ltd.* (國開金融有限責任公司), China Insurance Investment Fund Phase II (Limited Partnership)* (中國保險投資基金二期(有限合夥)), and China National Tobacco Corporation* (中國菸草總公司) at 15.2853%, 13.5870%, 10.1902%, and 10.1902% respectively. CDB Capital Co., Ltd. is a wholly-owned subsidiary of China Development Bank (CDB)* (國家開發銀行), whose ultimate beneficial owners are the Ministry of Finance of the People's Republic of China, the State-owned Assets Supervision and Administration Commission of the State Council (SASAC)* (國務院國有資產監督管理委員會), the State Administration of Foreign Exchange (SAFE) Central Foreign Exchange Business Center* (國家外匯管理局中央外匯業務中心), and the National Council for Social Security Fund* (全國社會保障基金理事會), holding 36.5362%, 34.6807%, 27.1899%, and 1.5932% respectively, all of which are state-owned institutions. All equity of China Insurance Investment Fund Phase II (Limited Partnership) is held directly or indirectly by China Insurance Investment Co., Ltd.* (中保投資有限責任公司), whose equity is held by Ping An Asset Management Co., Ltd.* (平安資產管理有限責任公司), China Life Asset Management Co., Ltd.* (中國人壽資產管理有限公司), and People's Insurance Company (Group) of China Limited* (中國人民保險集團股份有限公司)*at 4% each, while the remaining equity is held dispersedly by no less than 43 shareholders, each holding no more than 3%. The ultimate beneficial owner of Ping An Asset Management Co., Ltd. is Ping An Insurance (Group) Company of China, Ltd.* (中國平安保險(集團)股份有限公司), a company listed on the Stock Exchange and the Shanghai Stock Exchange with stock codes 02318 and 601318 respectively. The ultimate beneficial owner of China Life Asset Management Co., Ltd. is China Life Insurance Company Limited* (中國人壽保險股份有限公司), a company listed on the Stock Exchange and Shanghai Stock Exchange with stock codes 02628 and 601628 respectively. People's Insurance Company (Group) of China Limited is a company listed on the Stock Exchange and Shanghai Stock Exchange, with stock codes 01339 and 601319 respectively. The ultimate beneficial owner of China National Tobacco Corporation is the State-owned Assets Supervision and Administration Commission of the State Council. The equity of Anmaite Consulting is held by LI Yongwei, SUN Xinsen* (孫欣森) and WU Dongshuang* (吳東雙) at 80%, 10% and 10% respectively. The equity of Yangzhou Ronghui is held by LI Yongwei at 52.2207%, Sun Xinsen at 20%, with the remaining equity held by the other 5 partners, with each shareholder held no more than 10% of the shares and is in line with a diverse shareholder base. The remaining shares of the Lessee are held by no less than 23 shareholders, with each shareholder held no more than 6% of the shares and is in line with a diverse shareholder base

"Lessee II"	Anmaite Technology (Huzhou) Co., Ltd.* (安邁特科技(湖州)有限公司), a limited company incorporated in the PRC, which is principally engaged in the research and manufacturing of new energy materials. The Lessee II is a wholly-owned subsidiary of the Lessee I
"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*