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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)

GRANT OF WAIVER FROM STRICT COMPLIANCE WITH RULES 3.10(1), 3.10A, 3.25 AND 3.27A OF THE LISTING RULES

References are made to the announcements of Zhongguancun Science-Tech Leasing Co., Ltd. (the "**Company**") dated July 23, 2025, August 12, 2025, September 30, 2025 and October 21, 2025 (the "**Announcements**") in relation to, among other things, the changes in the board of directors (the "**Board**") of the Company and the non-compliance with certain requirements under the Rules (the "**Listing Rules**") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). Unless otherwise defined in this announcement, capitalized terms used herein shall have the same meanings as those defined in the Announcements.

As disclosed in the Announcements, the Company is in non-compliance of the following Listing Rules:

(i) the number of independent non-executive directors of the Company falls below three, resulting in a non-compliance with the minimum requirement as prescribed under Rule 3.10(1) of the Listing Rules;

(ii) the independent non-executive directors appointed by the Board falls below one-third, resulting in a non-compliance with the minimum requirement as prescribed under Rule 3.10A of the Listing Rules;

(iii) the chairman of the remuneration committee of the Board falls vacant, which fails to comply with the requirements under Rule 3.25 of the Listing Rules; and

(iv) the chairman of the nomination committee of the Board falls vacant, which fails to comply with the requirements under Rule 3.27A of the Listing Rules.

Pursuant to Rule 3.11 of the Listing Rules, the Company should appoint an additional independent non-executive Director within three months after failing to meet the requirements under Rule 3.10(1) and Rule 3.10A of the Listing Rules. In addition, pursuant to Rule 3.27 of the Listing Rules, the Company should appoint appropriate members to the Remuneration Committee within three months after failing to meet the requirements under Rule 3.25 of the Listing Rules. Pursuant to Rule 3.27C of the Listing Rules, the Company should appoint appropriate members to the Nomination Committee within three months after failing to meet the requirements under Rule 3.27A of the Listing Rules.

Over the past few months, the Company has been actively and closely communicating with different candidates about their backgrounds, independence, experiences and qualifications in order to identify a suitable candidate with appropriate skills and expertise. After reviewing the resumes of the different candidates, the Company has identified the most suitable candidate to fill the position of independent non-executive Director. However, additional time was required for the Company to complete the relevant internal appointment procedures, Board procedures, and convene an extraordinary general meeting within sufficient notice period to seek shareholders' approval and to obtain the approval from the Beijing Municipal Bureau of Local Financial Regulation and Supervision for approval before the appointment becomes effective.

The Company applied to the Stock Exchange for a waiver for extension of the grace period under Rules 3.11, 3.27 and 3.27C to comply with Rules 3.10(1), 3.10A, 3.25 and 3.27A of the Listing Rules (the "**Waiver**") until February 6, 2026. On November 7, 2025, the Stock Exchange granted the Waiver and an extension of time to February 6, 2026, subject to the disclosure of the details and reasons for the Waiver by way of an announcement.

The Company has currently completed the Board procedures for appointing an independent non-executive director and the chairman of the remuneration committee, and issued the relevant circular, notice and proxy form of the 2025 fourth extraordinary general meeting on November 11, 2025. The Company is currently fulfilling the internal procedures for appointing the chairman of the nomination committee.

Further announcement(s) will be made by the Company as and when appropriate.

By order of the Board
Zhongguancun Science-Tech Leasing Co., Ltd.
XU Jingquan
Chairman

Beijing, the PRC, November 13, 2025

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