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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 FURTHER ANNOUNCEMENT OF ENTERING INTO THE FUND PARTNERSHIP AGREEMENT

Reference is made to the announcement of Zhongguancun Science-Tech Leasing Co., Ltd. (the "**Company**") dated November 14, 2025 (the "**Announcement**") in relation to entering into the fund partnership agreement. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context requires otherwise.

The Board hereby announces that subsequent to the unanimous consent of all the Partners, certain revisions have been made to the Fund Partnership Agreement. A comparison between the content of the Announcement and the revised content is set out below.

The content of the Announcement	The revised content
Investment Decision Committee The Investment Decision Committee serves as the supreme authority for the Fund's investment decisions, composed of five members. Among them, ZGC Co-Innovative has the right to recommend one member, and Beijing Zhongnuo has the right to recommend two members. The Fund will appoint two additional members from external sources. Other Limited Partners of the Fund have the right to recommend observers to attend Investment Decision Committee meetings but do not possess voting rights.	**Investment Decision Committee** The Investment Decision Committee serves as the supreme authority for the Fund's investment decisions, composed of five members. Among them, ZGC Co-Innovative has the right to recommend ~~one~~**two** member**s**, and Beijing Zhongnuo has the right to recommend ~~two~~**one** member~~s~~. The Fund will appoint two additional members from external sources. Other Limited Partners of the Fund have the right to recommend observers to attend Investment Decision Committee meetings but do not possess voting rights.

The content of the Announcement	The revised content
Distribution of Fund Income 3.Allocate catch-up distributions to the executive partners, until this part of the income reaches the amount of the preferred return obtained by all partners/80%×20% with 30% of this part of the income allocated to ZGC Co-Innovative and 70% to Beijing Zhongnuo;	**Distribution of Fund Income** 3.Allocate catch-up distributions to the executive partners, until this part of the income reaches the amount of the preferred return obtained by all partners/80%×20% with ~~30%~~**50%** of this part of the income allocated to ZGC Co-Innovative and ~~70%~~**50%** to Beijing Zhongnuo;

Save as disclosed above, there is no other content of the Announcement that requires revision.

The revisions of the terms of the Fund Partnership Agreement are made after arm's length negotiation among the parties. The Directors (including all independent non-executive Directors, excluding Mr. HE Rongfeng, who abstained from voting at the Board meeting) consider that the terms of the Fund Partnership Agreement are on normal commercial terms and fair and reasonable, and transactions contemplated under the Fund Partnership Agreement is in the interests of the Company and the Shareholders as a whole.

Among the Directors, Mr. HE Rongfeng serves as a director in two subsidiaries of ZGC Group (excluding the Company). As such, he is considered to have material interests in entering into the Fund Partnership Agreement, and has abstained from voting on the relevant Board resolution. To the best of the Company's knowledge and having made all reasonable enquiries, no other Director is required to abstain from voting on the relevant Board resolution.

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

Beijing, the PRC, December 5, 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.