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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 TRANSACTIONS

FINANCE LEASE AGREEMENTS

The Board hereby announces that on March 23, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement II with the Lessee II, pursuant to which (i) the Lessor shall acquire the Leased Assets II owned by the Lessee II at a transfer consideration of RMB49.00 million; and (ii) the Lessor shall lease the Leased Assets II back to the Lessee II for a term of 18 months, with a total finance lease payment of approximately RMB51.21 million which shall include a finance lease principal of RMB49.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB2.21 million.

Within the past 12 months, on November 11, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement I with the Lessee I, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets I owned by the Lessee I at a transfer consideration of RMB30.00 million; and (ii) lease the Leased Assets I back to the Lessee I for a term of 18 months, with a total finance lease payment of approximately RMB31.41 million, which included a finance lease principal of RMB30.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB1.41 million.

As the Lessees are under the common control of the same ultimate beneficial owners, 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 II 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 AGREEMENTS

The Board hereby announces that on March 23, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement II with the Lessee II, pursuant to which (i) the Lessor shall acquire the Leased Assets II owned by the Lessee II at a transfer consideration of RMB49.00 million; and (ii) the Lessor shall lease the Leased Assets II back to the Lessee II for a term of 18 months, with a total finance lease payment of approximately RMB51.21 million which shall include a finance lease principal of RMB49.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB2.21 million.

Within the past 12 months, on November 11, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement I with the Lessee I, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets I owned by the Lessee I at a transfer consideration of RMB30.00 million; and (ii) lease the Leased Assets I back to the Lessee I for a term of 18 months, with a total finance lease payment of approximately RMB31.41 million, which included a finance lease principal of RMB30.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB1.41 million.

The principal terms of the Finance Lease Agreements are as follows:

Date

The date of the Finance Lease Agreement I is November 11, 2025.

The date of the Finance Lease Agreement II is March 23, 2026.

Parties

Lessor:	the Company
Lessee I:	a limited liability company incorporated in PRC, principally engaged in the sales of solar water heaters
Lessee II:	a joint stock limited company incorporated in the PRC, which is principally engaged in production and sales of Chinese medicine

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the Lessees and their 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 I are heat pumps and other equipment, with the net book value of approximately RMB31.92 million.

The Leased Assets II are traditional Chinese Medicine Production Equipment, with the net book value of approximately RMB51.23 million.

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

Lease Period

The lease period of the Finance Lease Agreement I is 18 months.

The lease period of the Finance Lease Agreement II is 18 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement I, the total lease payment of approximately RMB31.41 million included the finance lease principal of RMB30.00 million and the finance lease interest income (inclusive of VAT) of approximately RMB141 million 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 I during the lease period.

Under the Finance Lease Agreement II, the total lease payment of approximately RMB51.21 million included the finance lease principal of RMB49.00 million and the finance lease interest income (inclusive of VAT) of approximately RMB221 million. 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 II during the lease period.

The terms of the Finance Lease Agreements, including the transfer consideration for the Leased Assets, finance lease principal, finance lease interest income and other expenses, were determined upon arm's length negotiation between the Lessees and the Lessor with reference to the net book value of the Leased Assets 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 I are set out below:

(1) One of the ultimate beneficial owners of the Lessee I shall provide joint and several liabilities guarantee for the debts of Lessee I under the Finance Lease Agreement I; and

(2) One of the Lessee I's affiliated companies controlled by the same ultimate beneficial owner shall provide joint and several liabilities guarantee for the debts of Lessee I under the Finance Lease Agreement I

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

(1) One of the ultimate beneficial owners of the Lessee II shall provide joint and several liabilities guarantee for the debts of Lessee II under the Finance Lease Agreement II; and

(2) One of the controlling shareholders of the Lessee II shall provide joint and several liabilities guarantee for the debts of Lessee II under the Finance Lease Agreement II

REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASE AGREEMENTS

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 I and the Finance Lease Agreement II 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 I and the Finance Lease Agreement II were entered into under normal commercial terms, the Directors are of the view that the terms under the Finance Lease Agreement I and the Finance Lease Agreement II 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 Lessees

The Lessee I is a limited liability company incorporated in PRC, principally engaged in the sales of solar water heaters.

The Lessee II is a joint stock limited company incorporated in the PRC, which is principally engaged in production and sales of Chinese medicine.

LISTING RULES IMPLICATIONS

As the Lessees are under the common control of the same ultimate beneficial owners, 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 II 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 I and the Finance Lease Agreement II
"Finance Lease Agreement I"	the finance lease agreement entered into between the Lessor and Lessee I on November 11, 2025
"Finance Lease Agreement II"	the finance lease agreement entered into between the Lessor and Lessee II on March 23, 2026
"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 I and the Leased Assets II
"Leased Assets I"	heat pumps and other equipment, with the net book value of approximately RMB31.92 million
"Leased Assets II"	traditional Chinese Medicine Production Equipment, with the net book value of approximately RMB51.23 million
"Lessees"	the Lessee I and the Lessee II

"Lessee I"	Shandong Linuo Paradigma Co., Ltd.* (山東力諾瑞特新能源有限公司), a limited liability company incorporated in PRC, principally engaged in the sales of solar water heaters. The ultimate beneficial owner of the Lessee I is Gao Yuankun* (高元坤)
"Lessee II"	Shandong Hongjitang Pharmaceutical Group Co., Ltd.* (山東宏濟堂製藥集團股份有限公司), a joint stock limited company incorporated in the PRC, which is principally engaged in production and sales of Chinese medicine. The equity interest of Lessee II is held by Linuo Investment Holding Group Co., Ltd.* (力諾投資控股集團有限公司), Jinan Caijin Kechuang Investment Co., Ltd.* (濟南財金科創投資有限公司) and Jinan Finance Investment Co., Ltd.* (濟南財金投資有限公司), at approximately 41.67%, 16.57% and 13.81% respectively. The equity interest of Linuo Investment Holding Group Co., Ltd. is held by Linuo Group Co., Ltd.* (力諾集團股份有限公司), Jinan Jintou Equity Investment Co., Ltd.* (濟南金投股權投資有限公司) and Jinan Jintou Holding Group Co., Ltd.* (濟南金投控股集團有限公司), at approximately 78.87%, 13.25% and 5.91% respectively. The equity interest of Linuo Group Co., Ltd. is held by GAO Yuankun * (高元坤) and SHEN Yingming* (申英明) at 80.00% and 20.00% respectively. Jinan Jintou Equity Investment Co., Ltd. is a wholly-owned subsidiary of Jinan Zhengjin Tongda Investment Group Co., Ltd.* (濟南政金通達投資集團有限公司). The equity interest of Jinan Zhengjin Tongda Investment Group Co., Ltd. is held by Jinan Municipal Bureau of Finance (濟南市財政局), Shandong Tongzhou Industrial Holding Group Co., Ltd.* (山東同舟產業控股集團有限公司), Jinan Energy Group Co., Ltd.* (濟南能源集團有限公司) and Jinan No.2 Machine Tool Group Co., Ltd.* (濟南二機床集團有限公司), at approximately 22.17%, 22.03%, 22.03% and 14.68% respectively. Shandong Tongzhou Industrial Holding Group Co., Ltd., Jinan Energy Group Co., Ltd. and Jinan No.2 Machine Tool Group Co., Ltd. are all state-owned enterprises, the ultimate beneficial owner of each of them is the State-owned Assets Supervision and Administration Commission of Jinan Municipal People's Government (濟南市人民政府國有資產監督管理委員會). Jinan Municipal Bureau of Finance and the State-owned Assets Supervision and Administration Commission of Jinan Municipal People's Government are both state-owned authorities. Jinan Jintou Holding Group Co., Ltd. is also a state-owned enterprise, the ultimate beneficial owner of Jinan Jintou Holding Group Co., Ltd. is Jinan Municipal Bureau of Finance.

	Jinan Caijin Kechuang Investment Co., Ltd. is a state-owned enterprise, the ultimate beneficial owner of it is Jinan Municipal Bureau of Finance. The equity interest of Jinan Finance Investment Co., Ltd. is held by Jinan Jintou Holding Group Co., Ltd. at approximately 46.38%. The remaining equity interest is dispersedly held by not less than 10 shareholders, each holding no more than 9%, and all such shareholders are state-owned enterprises
"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.
XU Jingquan
Chairman

Beijing, the PRC, March 23, 2026

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. XU Zhengwen and Mr. ZHANG Chunlei as non-executive Directors, and Mr. WU Tak Lung, Ms. LIN Zhen and Mr. XIAO Wang as independent non-executive Directors.

* *For identification purposes only.*