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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 April 27, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee at a transfer consideration of RMB25.00 million; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB26.68 million which shall include a finance lease principal of RMB25.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB1.68 million.

Within the past 12 months, on August 26, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement I with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets I owned by the Lessee at a transfer consideration of RMB10.00 million; and (ii) lease the Leased Assets I back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB10.69 million, which included a finance lease principal of RMB10.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.69 million.

Within the past 12 months, on October 28, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement II with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets II owned by the Lessee at a transfer consideration of RMB13.50 million; and (ii) lease the Leased Assets II back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB14.43 million, which included a finance lease principal of RMB13.50 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.93 million.

Within the past 12 months, on October 30, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement III with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets III owned by the Lessee at a transfer consideration of RMB6.50 million; and (ii) lease the Leased Assets III back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB7.03 million, which included a finance lease principal of RMB6.50 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.53.

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 VI 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 April 27, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement IV with the Lessee, pursuant to which (i) the Lessor shall acquire the Leased Assets IV owned by the Lessee at a transfer consideration of RMB25.00 million; and (ii) the Lessor shall lease the Leased Assets IV back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB26.68 million which shall include a finance lease principal of RMB25.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB1.68 million.

Within the past 12 months, on August 26, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement I with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets I owned by the Lessee at a transfer consideration of RMB10.00 million; and (ii) lease the Leased Assets I back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB10.69 million, which included a finance lease principal of RMB10.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.69 million.

Within the past 12 months, on October 28, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement II with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets II owned by the Lessee at a transfer consideration of RMB13.50 million; and (ii) lease the Leased Assets II back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB14.43 million, which included a finance lease principal of RMB13.50 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.93 million.

Within the past 12 months, on October 30, 2025, the Company (as the Lessor) entered into the Finance Lease Agreement III with the Lessee, pursuant to which, among other things, the Company (as the Lessor) agreed to: (i) acquire the Leased Assets III owned by the Lessee at a transfer consideration of RMB6.50 million; and (ii) lease the Leased Assets III back to the Lessee for a term of 24 months, with a total finance lease payment of approximately RMB7.03 million, which included a finance lease principal of RMB6.50 million and a finance lease interest income (inclusive of VAT) of approximately RMB0.53.

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

Date

The date of the Finance Lease Agreement I is August 26, 2025.

The date of the Finance Lease Agreement II is October 28, 2025.

The date of the Finance Lease Agreement III is October 30, 2025.

The date of the Finance Lease Agreement IV is April 27, 2026, the lease commencement shall take effect within five business days following the execution of Finance Lease Agreement VI.

Parties

Lessor:	the Company
Lessee:	a limited company incorporated in the PRC, is a core supplier of global high-end precision substrates and specialized composite substrates, offering integrated application solutions that encompass R&D, production, sales, and services

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the Lessee 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 I are wastewater treatment equipment, with the net book value of approximately RMB10.71 million.

The Leased Assets II are acidic etchant copper recovery and regeneration system, with the net book value of approximately RMB13.57 million.

The Leased Assets III are a patent related to printed circuit boards, with the appraisal value of RMB6.67 million.

The Leased Assets IV are PCB production/manufacturing equipment, with the net book value of approximately RMB30.53 million.

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

Lease Period

The lease period of the Finance Lease Agreement I is 24 months.

The lease period of the Finance Lease Agreement II is 24 months.

The lease period of the Finance Lease Agreement III is 24 months.

The lease period of the Finance Lease Agreement IV is 24 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement I, the total lease payment of approximately RMB10.69 million included the finance lease principal of RMB10.00 million and the finance lease interest income (inclusive of VAT) of approximately RMB0.69 million. The Lessee 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 RMB14.43 million included the finance lease principal of RMB13.50 million and the finance lease interest income (inclusive of VAT) of approximately RMB0.93 million. The Lessee 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.

Under the Finance Lease Agreement III, the total lease payment of approximately RMB7.03 million included the finance lease principal of RMB6.50 million and the finance lease interest income (inclusive of VAT) of approximately RMB0.53 million. The Lessee 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 III during the lease period.

Under the Finance Lease Agreement IV, the total lease payment of approximately RMB26.68 million included the finance lease principal of RMB25.00 million and the finance lease interest income (inclusive of VAT) of approximately RMB1.68 million. The Lessee 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 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 net book value or appraisal 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:

Three of the ultimate beneficial owners of the Lessee shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement I.

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

Three of the ultimate beneficial owners of the Lessee shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement II.

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

Three of the ultimate beneficial owners of the Lessee shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement III.

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

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

(2) One of wholly owned subsidiaries of the Lessee shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement IV.

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, the Finance Lease Agreement II, the Finance Lease Agreement III and 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 I, the Finance Lease Agreement II, the Finance Lease Agreement III and the Finance Lease Agreement IV were entered into under normal commercial terms, the Directors are of the view that the terms under the Finance Lease Agreement I, the Finance Lease Agreement II, the Finance Lease Agreement III and 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 is a limited company incorporated in the PRC, is a core supplier of global high-end precision substrates and specialized composite substrates, offering integrated application solutions that encompass R&D, production, sales, and services.

LISTING RULES IMPLICATIONS

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 VI 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, the Finance Lease Agreement II, the Finance Lease Agreement III and the Finance Lease Agreement IV
"Finance Lease Agreement I"	the finance lease agreement entered into between the Lessor and Lessee on August 26, 2025
"Finance Lease Agreement II"	the finance lease agreement entered into between the Lessor and Lessee on October 28, 2025
"Finance Lease Agreement III"	the finance lease agreement entered into between the Lessor and Lessee on October 30, 2025
"Finance Lease Agreement IV"	the finance lease agreement entered into between the Lessor and Lessee on April 27, 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, the Leased Assets II, the Leased Assets III and the Leased Assets IV

"Leased Assets I"	wastewater treatment equipment, with the net book value of approximately RMB10.71 million
"Leased Assets II"	acidic etchant copper recovery and regeneration system, with the net book value of approximately RMB13.57 million
"Leased Assets III"	a patent related to printed circuit boards, with the appraisal value of approximately RMB6.67 million
"Leased Assets IV"	PCB production/manufacturing equipment, with the net book value of approximately RMB30.53 million
"Lessee"	Ganzhou Kingsun Technology Co., Ltd.* (贛州金順科技有限公司), a limited company incorporated in the PRC, is a core supplier of global high-end precision substrates and specialized composite substrates, offering integrated application solutions that encompass R&D, production, sales, and services, The equity of the Lessee is held by LAI Jianyun* (賴劍允), Ganzhou Jinyun Investment Partnership (Limited Partnership)* (贛州金允投資合夥企業(有限合夥)), Ganzhou Development No. 1 Electronic Information Industry Investment Fund Partnership (Limited Partnership)* (贛州發展壹號電子信息產業投資基金合夥企業(有限合夥)), WEN Ming* (文明), Ganzhou Jintuo Investment Partnership (Limited Partnership)* (贛州金拓投資合夥企業(有限合夥)), LAI Jianping* (賴劍平) Ganzhou Jincheng Enterprise Management Partnership (Limited Partnership)* (贛州金成企業管理合夥企業(有限合夥)) and Ganzhou Jinpin Investment Partnership Enterprise (Limited Partnership)* (贛州金品投資合夥企業(有限合夥)) at 44.1704%, 14.7235%, 10.1700%, 8.8341%, 8.8341%, 5.8894%, 4.4915% and 3.1874%, respectively The interests in Ganzhou Jinyun Investment Partnership (Limited Partnership) are held by YUAN Peirong* (袁配榮), LI Haiming* (黎海明), WEN Ming, LAI Jianyun and LAI Zhiqiang* (賴志強) at 25.50%, 24.00%, 17.50%, 14.50% and 10.00%, respectively. The remaining interests in Ganzhou Jinyun Investment Partnership (Limited Partnership) are held by three shareholders, each holding not more than 5%

The general partner of Ganzhou Development No. 1 Electronic Information Industry Investment Fund Partnership (Limited Partnership) is Ganzhou Development Investment Fund Management Co., Ltd.* (贛州發展投資基金管理有限公司), which holds a 1.5593% equity interest. Ganzhou Development Investment Fund Management Co., Ltd. is 94.5143% owned by Ganzhou Industrial Investment Group Co., Ltd.* (贛州產業投資集團有限責任公司). The ultimate beneficial owner of Ganzhou Industrial Investment Group Co., Ltd. is the Ganzhou State-owned Assets Supervision and Administration Commission, a government authority. The remaining interests in Ganzhou Development No. 1 Electronic Information Industry Investment Fund Partnership (Limited Partnership) are held by Ganzhou Development Industrial Guidance Mother Fund* (贛州發展工業引導母基金), Ganzhou State-owned Assets Industrial Investment Management Co., Ltd.* (贛州市國資工業投資管理有限公司) and Ganzhou Innovation Investment Development Co., Ltd.* (贛州創新投資發展有限公司) at 48.3861%, 41.7121% and 8.3424%, respectively. The interests in Ganzhou Development Industrial Guidance Mother Fund are held by Ganzhou Industrial Investment Group Co., Ltd. and Ganzhou Liangcheng Lianggu Liangdai Industry Guidance Fund (Limited Partnership)* (贛州兩城兩谷兩帶產業引導基金(有限合夥)) at 69.9750% and 30.0000%, respectively. The interests in Ganzhou Liangcheng Lianggu Liangdai Industry Guidance Fund (Limited Partnership) are held by the Ganzhou Finance Bureau and Ganzhou Development Investment Fund Management Co., Ltd. at 99.9524% and 0.0476%, respectively. The Ganzhou Finance Bureau is also a government authority. The ultimate beneficial owners of Ganzhou State-owned Assets Industrial Investment Management Co., Ltd. are the Ganzhou State-owned Assets Supervision and Administration Commission and the Jiangxi Provincial Department of Finance, holding 90% and 10% interests, respectively. The ultimate beneficial owner of Ganzhou Innovation Investment Development Co., Ltd. is the Zhanggong District State-owned Assets Supervision and Administration Office of Ganzhou City

The interests in Ganzhou Jintuo Investment Partnership (Limited Partnership) are held by LAI Jianyun, Wen Ming and Lai Zhiqiang at 75%, 15% and 10%, respectively

The ultimate beneficial owner of Ganzhou Jincheng Enterprise Management Partnership (Limited Partnership) is WEN Ming.

The ultimate beneficial owner of Ganzhou Jinpin Investment Partnership (Limited Partnership) is LAI Jianyun

"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, April 27, 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 as non-executive Director, and Mr. WU Tak Lung, Ms. LIN Zhen and Mr. XIAO Wang as independent non-executive Directors.

* *For identification purposes only.*