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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 28, 2026, the Company (as the Lessor) entered into a total of 13 Finance Lease Agreements ("**Thirteen Finance Lease Agreements**") with Ground Iron Green Technology (Shenzhen) Co., Ltd.* (地上鐵綠色科技(深圳)股份有限公司) and its 12 subsidiaries, pursuant to which (i) the Lessor shall acquire the new energy logistics vehicles owned by Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries at the aggregate transfer consideration of RMB70.00 million; and (ii) the Lessor shall lease the new energy logistics vehicles back to Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries for the term of 18 months with the aggregate total lease payment of approximately RMB73.50 million, which shall include the aggregate finance lease principal of RMB70.00 million and the aggregate finance lease interest income (inclusive of VAT) of approximately RMB3.50 million.

References are made to the announcement of the Company dated September 16, 2025 in relation to Ten Finance Lease Agreements and the announcement of the Company dated May 30, 2025 in relation to Twenty-one Finance Lease Agreements. As the Lessees 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 Twenty-one Finance Lease Agreements, the Ten Finance Lease Agreements and the Thirteen 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 Twenty-one Finance Lease Agreements, the Ten Finance Lease Agreements and the Thirteen Finance Lease Agreements is higher than 5% but less than 25%, the transactions contemplated under the Thirteen Finance Lease Agreements 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 28, 2026, the Company (as the Lessor) entered into a total of 13 Finance Lease Agreements with Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries, pursuant to which (i) the Lessor shall acquire the new energy logistics vehicles owned by Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries at the aggregate transfer consideration of RMB70.00 million; and (ii) the Lessor shall lease the new energy logistics vehicles back to Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries for the term of 18 months with the aggregate total lease payment of approximately RMB73.50 million, which shall include the aggregate finance lease principal of RMB70.00 million and the aggregate finance lease interest income (inclusive of VAT) of approximately RMB3.50 million.

The table below sets out the details of the Finance Lease Agreements:

Finance Lease Agreement	**Lessee**	**Date of finance lease agreement**	**Expiry date of finance lease agreement**	**Finance lease principal amount** *RMB*	**Finance lease interest income (inclusive of VAT)** *RMB*	**Total lease payment** *RMB*	**Net book value of Leased Assets** *(Approx.)* *RMB*
Finance Lease Agreement 83	Suzhou Guanyue New Energy Technology Co., Ltd.* (蘇州觀嶽新能源科技有限公司)	April 28, 2026	October 27, 2027	9,260,000	462,778	9,722,778	9,260,694.63
Finance Lease Agreement 84	Zhengzhou Dishangtie New Energy Vehicle Service Co., Ltd.* (鄭州地上鐵新能源汽車服務有限公司)	April 28, 2026	October 27, 2027	8,810,000	440,290	9,250,290	8,816,971.25
Finance Lease Agreement 85	Wuhan Dishangtie New Energy Vehicle Technology Co., Ltd.* (武漢地上鐵新能源汽車科技有限公司)	April 28, 2026	October 27, 2027	7,850,000	392,311	8,242,311	7,857,440.88
Finance Lease Agreement 86	Kunming Dishangtie New Energy Technology Co., Ltd.* (昆明地上鐵新能源科技有限公司)	April 28, 2026	October 27, 2027	7,780,000	388,814	8,168,814	7,787,570.14
Finance Lease Agreement 87	Chongqing Dishangtie New Energy Vehicle Technology Co., Ltd.* (重慶地上鐵新能源汽車科技有限公司)	April 28, 2026	October 27, 2027	5,840,000	291,860	6,131,860	5,841,765.65
Finance Lease Agreement 88	Chengdu Guanyue New Energy Vehicle Technology Co., Ltd.* (成都觀嶽新能源汽車科技有限公司)	April 28, 2026	October 27, 2027	4,950,000	247,382	5,197,382	4,956,734.60
Finance Lease Agreement 89	Hangzhou Yishen New Energy Technology Co., Ltd.* (杭州倚申新能源科技有限公司)	April 28, 2026	October 27, 2027	4,620,000	230,890	4,850,890	4,623,753.18

Finance Lease Agreement	Lessee	Date of finance lease agreement	Expiry date of finance lease agreement	Finance lease principal amount *RMB*	Finance lease interest income (inclusive of VAT) *RMB*	Total lease payment *RMB*	Net book value of Leased Assets *(Approx.)* *RMB*
Finance Lease Agreement 90	Guangzhou Molang Automobile Co., Ltd.* (廣州墨朗汽車有限公司)	April 28, 2026	October 27, 2027	4,180,000	208,899	4,388,899	4,183,608.98
Finance Lease Agreement 91	Guangzhou An'an Automobile Co., Ltd.* (廣州安桉汽車有限公司)	April 28, 2026	October 27, 2027	3,900,000	194,906	4,094,906	3,909,522.33
Finance Lease Agreement 92	Beijing Tongtu Xinye Freight Transport Co., Ltd.* (北京通途鑫業貨運有限公司)	April 28, 2026	October 27, 2027	3,790,000	189,408	3,979,408	3,798,540.36
Finance Lease Agreement 93	Chengdu Zhilv Chuangxin New Energy Technology Co., Ltd.* (成都智綠創新新能源科技有限公司)	April 28, 2026	October 27, 2027	3,540,000	176,915	3,716,915	3,546,585.87
Finance Lease Agreement 94	Ground Iron Green Technology (Shenzhen) Co., Ltd.* (地上鐵綠色科技(深圳)股份有限公司)	April 28, 2026	October 27, 2027	2,260,000	112,947	2,372,947	2,307,127.00
Finance Lease Agreement 95	Shenzhen An'an Automobile Co., Ltd.* (深圳市安桉汽車有限公司)	April 28, 2026	October 27, 2027	3,220,000	160,924	3,380,924	3,229,136.93
Total				70,000,000	3,498,324	73,498,324	70,119,451.80

Parties

Lessor: the Company

Lessees: the Lessees, as referred in the table under the section of "THE FINANCE LEASE AGREEMENTS", are limited liability companies incorporated in the PRC, which are principally engaged in the provision of operation services of new energy logistics vehicles.

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 under the Finance Lease Agreement 83 to the Finance Lease Agreement 95 are new energy logistics vehicles. The net book value of the Leased Assets under each of the Finance Lease Agreements is referred under table below in the section of "THE FINANCE LEASE AGREEMENTS".

Each of the Lessees does not separately calculate the profits before and after tax of the Leased Assets. 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 Lessees have properly and fully performed all of their obligations under the Finance Lease Agreements, the Lessees are entitled to acquire the Leased Assets at the consideration of RMB100 in nominal value pursuant to the terms and conditions of the Finance Lease Agreements, upon the expiry of the Finance Lease Agreements.

Lease Period

The lease period of the Finance Lease Agreement 83 to the Finance Lease Agreement 95 is 18 months.

Lease Payment and Method of Payment

The total lease payment, the finance lease principal and the finance lease interest income (inclusive of VAT) under each of the Finance Lease Agreements is referred in the table under the section of "THE FINANCE LEASE AGREEMENTS". The Lessees 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 Agreements 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 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 each of the Finance Lease Agreements are set out below:

One of the ultimate beneficial owners of the Lessees provides joint and several liabilities guarantee for the debts under each of the Finance Lease Agreements respectively.

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 Agreements 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 Agreements were entered into under normal commercial terms, the Directors are of the view that the terms under the Finance Lease Agreements 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 Lessees, as referred in the table under the section of "THE FINANCE LEASE AGREEMENTS", are limited liability companies incorporated in the PRC, which are principally engaged in the provision of operation services of new energy logistics vehicles.

LISTING RULES IMPLICATIONS

References are made to the announcement of the Company dated September 16, 2025 in relation to Ten Finance Lease Agreements and the announcement of the Company dated May 30, 2025 in relation to Twenty-one Finance Lease Agreements. As the Lessees 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 Twenty-one Finance Lease Agreements, the Ten Finance Lease Agreements and the Thirteen 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 Twenty-one Finance Lease Agreements, the Ten Finance Lease Agreements and the Thirteen Finance Lease Agreements is higher than 5% but less than 25%, the transactions contemplated under the Thirteen Finance Lease Agreements 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

"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 under the Finance Lease Agreement 83 to the Finance Lease Agreement 95 are new energy logistics vehicles. The net book value of the Leased Assets under each of the Finance Lease Agreements is referred in the table under the section of "THE FINANCE LEASE AGREEMENTS"
"Lessees"	Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries, the name of the Lessees under each of the Finance Lease Agreements are referred in the table under the section of "THE FINANCE LEASE AGREEMENTS". Save for Kunming Dishangtie New Energy Technology Co., Ltd., Chongqing Dishangtie New Energy Vehicle Technology Co., Ltd. and Chengdu Guanyue New Energy Vehicle Technology Co., Ltd., the remaining lessees are wholly-owned subsidiaries of Ground Iron Green Technology (Shenzhen) Co., Ltd.. The equity interests in Kunming Dishangtie New Energy Technology Co., Ltd. are held by Ground Iron Green Technology (Shenzhen) Co., Ltd. and YU Yong* (于勇) at 97.50% and 2.50%, respectively. The equity interests in Chongqing Dishangtie New Energy Vehicle Technology Co., Ltd. are held by Ground Iron Green Technology (Shenzhen) Co., Ltd. and YU Yong at 97.50% and 2.50%, respectively. The equity interests in Chengdu Guanyue New Energy Vehicle Technology Co., Ltd. are held by Ground Iron Green Technology (Shenzhen) Co., Ltd. and YU Yong at 97.50% and 2.50%, respectively. For the information regarding the ultimate beneficial owners of Ground Iron Green Technology (Shenzhen) Co., Ltd, please refer to the announcement of the Company dated September 16, 2025
"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

"Ten Finance Lease Agreements"	a total of 10 finance lease agreements entered into between the Lessor and Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 9 subsidiaries on September 16, 2025
"Thirteen Finance Lease Agreements" or "Finance Lease Agreements"	a total of 13 finance lease agreements entered into between the Lessor and Ground Iron Green Technology (Shenzhen) Co., Ltd. and its 12 subsidiaries on April 28, 2026
"Twenty-one Finance Lease Agreements"	a total of 21 finance lease agreements entered into between the Lessor and 21 subsidiaries of Ground Iron Green Technology (Shenzhen) Co., Ltd.on May 30, 2025
"VAT"	value-added tax

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

Beijing, the PRC, April 28, 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*