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 TRANSACTION

FINANCE LEASE AGREEMENT

The Board hereby announces that on September 14, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement with the Lessee, pursuant to which (i) the Lessor shall acquire the Leased Assets owned by the Lessee at a transfer consideration of RMB49.00 million; and (ii) the Lessor shall lease the Leased Assets back to the Lessee for a term of 36 months, with a total finance lease payment of approximately RMB54.38 million, which shall include a finance lease principal of RMB49.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB5.38 million.

As the highest applicable percentage ratio of the Finance Lease Agreement is higher than 5% but less than 25%, the transactions contemplated under the Finance Lease Agreement 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 AGREEMENT

The Board hereby announces that on September 14, 2026, the Company (as the Lessor) entered into the Finance Lease Agreement with the Lessee, pursuant to which (i) the Lessor shall acquire the Leased Assets owned by the Lessee at a transfer consideration of RMB49.00 million; and (ii) the Lessor shall lease the Leased Assets back to the Lessee for a term of 36 months, with a total finance lease payment of approximately RMB54.38 million, which shall include a finance lease principal of RMB49.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB5.38 million.

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

Date

The date of the Finance Lease Agreement is September 14, 2026, the Lessee shall commence the lease term within five business days after the execution of the agreement.

Parties

Lessor: the Company

Lessee: a joint stock limited liability company incorporated in the PRC, which is principally engaged in the research, development, production and sales of automobile lightweight products

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 are assets related to the production of thermoformed parts, including laser cutting machines, etc., with the net book value of approximately RMB56.24 million.

The Lessee 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 Agreement 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, the Lessee is entitled to acquire the Leased Assets at the consideration of RMB100 in nominal value pursuant to the terms and conditions of the Finance Lease Agreement, upon the expiry of the Finance Lease Agreement.

Lease Period

The lease period of the Finance Lease Agreement is 36 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement, the total lease payment of approximately RMB54.38 million included the finance lease principal of RMB49.00 million and the finance lease interest income (inclusive of VAT) of approximately RMB5.38 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 during the lease period.

The terms of the Finance Lease Agreement, 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 Lessee 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 the Finance Lease Agreement are set out below:

One 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.

REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASE AGREEMENT

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 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 was entered into under normal commercial terms, the Directors are of the view that the terms under the Finance Lease Agreement 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 and operating 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 joint stock limited liability company incorporated in the PRC, which is principally engaged in the research, development, production and sales of automobile lightweight products.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio of the Finance Lease Agreement is higher than 5% but less than 25%, the transactions contemplated under the Finance Lease Agreement 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 Agreement"	the finance lease agreement entered into between the Lessor and Lessee on September 14, 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"	assets related to the production of thermoformed parts, including laser cutting machines, etc., with the net book value of approximately RMB56.24 million
"Lessee"	Wuxi Langshion Lightweight Technology Co., Ltd.* (無錫朗賢輕量化科技股份有限公司), a joint stock limited liability company incorporated in the PRC, which is principally engaged in the research, development, production and sales of automobile lightweight products. The eqiuty of the Lessee is held by CHEN Yang* (陳揚), Anhui Hezhuang High-tech Achievement Fund Partnership (L.P.)* (安徽和壯高新技術成果基金合夥企業(有限合夥)) and Wuxi Jerry Investment Enterprise (Limited Partnership)* (無錫傑瑞投資企業(有限合夥)) at 26.0858%, 10.5066% and 10.2040% respectively. The remaining equity interest of the Lessee is held by no fewer than 22 shareholders, with each shareholder holding not more than 8%

The partnership interest of Anhui Hezhuang High-tech Achievement Fund Partnership (L.P.) is held by Anhui Sanzhong Yichuang Industry Development Fund Co., Ltd.* (安徽省三重一創產業發展基金有限公司), Founder Hesheng Investment Co., Ltd.* (方正和生投資有限責任公司), Bengbu Industry Guidance Fund Co., Ltd.* (蚌埠市產業引導基金有限公司) and Huaxin New Century Investment Group Co., Ltd.* (華新世紀投資集團有限公司) at 45.00%, 19.96%, 18.00% and 15.00% respectively. The equity interest in Anhui Sanzhong Yichuang Industry Development Fund Co., Ltd. is indirectly held by the State-owned Assets Supervision and Administration Commission of the Anhui Provincial People's Government* (安徽省人民政府國有資產監督管理委員會). Founder Hesheng Investment Co., Ltd. is a wholly-owned subsidiary of Founder Securities Co., Ltd.* (方正證券股份有限公司), which is listed on the Shanghai Stock Exchange with stock code 601901. The ultimate beneficial owner of Bengbu Industry Guidance Fund Co., Ltd. is the Bengbu Municipal Finance Bureau* (蚌埠市財政局). Huaxin New Century Investment Group Co., Ltd. is held by Beijing Taihe Chengzhang Holding Co., Ltd.* (北京泰和成長控股有限公司) and CHANG Zhonglin (常忠林) at 87.00% and 13.00% respectively. The equity interest in Beijing Taihe Chengzhang Holding Co., Ltd. is held by ZHAO Yanguang* (趙艷光), HOU Liqiu* (侯麗秋) and FU Guilan* (付桂蘭) at 44.6667%, 34.6667% and 20.6667%, respectively

The partnership interest in Wuxi Jerry Investment Enterprise (Limited Partnership) is held by CHEN Yang* (陳揚), ZHANG Yuepeng* (張越鵬), YANG Yunlong* (楊雲龍) and Fan Chengjing* (範成景) at 27.4074%, 18.5185%, 18.5185% and 12.9630%, respectively. The remaining interest of Wuxi Jerry Investment Enterprise (Limited Partnership) is held by five partners, each holding not more than 10%

"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, September 14, 2026

As at the date of this announcement, the Board comprises Mr. XU Jingquan, Mr. HE Rongfeng 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*