THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult a stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional advisor.

If you have sold or transferred all your shares in Zhongguancun Science-Tech Leasing Co., Ltd., you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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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)

(1) ELECTION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY; (2) THE REMUNERATION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY DURING THEIR TERM OF OFFICE; AND (3) NOTICE OF THE 2026 SECOND EXTRAORDINARY GENERAL MEETING

The 2026 Second Extraordinary General Meeting of Zhongguancun Science-Tech Leasing Co., Ltd. will be held at Conference Room 617, Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC on Friday, November 20, 2026 at 9:15 a.m. The notice convening the 2026 Second Extraordinary General Meeting is set out on pages 18 to 20 of this circular.

The form of proxy for use at the 2026 Second Extraordinary General Meeting is enclosed with this circular and such form of proxy is also published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.zgclease.com or zgclease.zgcgroup.com.cn). Whether or not you intend to attend the 2026 Second Extraordinary General Meeting, you are requested to complete and return the enclosed form of proxy in accordance with the instructions printed thereon not less than 24 hours before the time fixed for the holding of the 2026 Second Extraordinary General Meeting (i.e. before Thursday, November 19, 2026 at 9:15 a.m.). Completion and return of the form of proxy will not preclude you from attending the meeting and voting in person if you so wish.

October 28, 2026

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In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:

"2026 Second Extraordinary General Meeting" or "Extraordinary General Meeting"	the 2026 Second Extraordinary General Meeting of the Company to be held on Friday, November 20, 2026 at 9:15 a.m. to consider and, if thought fit, to approve the resolution contained in the notice of the meeting which is set out on pages 18 to 20 of this circular
"Articles of Association"	the articles of association of the Company, as amended from time to time
"Board of Directors"	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, H Shares of which are listed on the main board of the Stock Exchange
"Company Law"	the Company Law of the PRC (《中華人民共和國公司法》)
"Director(s)"	the director(s) of the Company
"Domestic Share(s)"	the domestic share(s) with a nominal value of RMB1.00 each in the share capital of the Company, which are subscribed for or credited as fully paid in RMB
"Domestic Shareholder(s)"	the holder(s) of the Domestic Share(s)
"Group"	the Company and its subsidiaries
"H Share(s)"	the overseas listed foreign share(s) with a nominal value of RMB1.00 each in the share capital of the Company, which are subscribed for and traded in HK$ and listed on the Stock Exchange
"H Shareholder(s)"	the holder(s) of the H share(s)
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Latest Practicable Date"	October 26, 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information referred to in this circular
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange

"PRC" or "China"	the People's Republic of China, for the purpose of this circular and for geographic reference, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
"RMB"	Renminbi, the lawful currency of the PRC
"SFO"	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong
"Share(s)"	collectively, the Domestic Share(s) and the H Share(s)
"Shareholder(s)"	the holder(s) of Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Substantial Shareholder(s)"	has the meaning ascribed thereto under the Listing Rules
"ZGC Finance"	Beijing Zhongguancun Finance Group Co., Ltd. (北京中關村科技創業金融服務集團有限公司), a company incorporated under the laws of the PRC with limited liability on February 24, 2009 and also one of the Controlling Shareholders of the Company
"ZGC Group"	Zhongguancun Development Group Co., Ltd. (中關村發展集團股份有限公司), a company incorporated under the laws of the PRC with limited liability on March 31, 2010 and is one of the Controlling Shareholders of the Company

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)

Non-executive Directors:
Mr. XU Zhengwen

Executive Directors:
Mr. XU Jingquan
Mr. HE Rongfeng
Ms. YANG Pengyan

Independent Non-executive Directors:
Mr. WU Tak Lung
Ms. LIN Zhen
Mr. XIAO Wang

Registered Office:
610, 6/F, Block A
No. 2 Lizezhong 2nd Road
Chaoyang District, Beijing
the PRC

Headquarters and Principal Place of Business in China:
Floor 5 & 6, Suite 7, Courtyard 2
No. 1 West Third Ring North Road
Haidian District, Beijing
the PRC

Principal Place of Business in Hong Kong:
40th Floor, Dah Sing Financial Centre
No. 248 Queen's Road East
Wanchai, Hong Kong

To the Shareholders

Dear Sir/Madam,

(1) ELECTION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY; (2) THE REMUNERATION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY DURING THEIR TERM OF OFFICE; AND (3) NOTICE OF THE 2026 SECOND EXTRAORDINARY GENERAL MEETING

INTRODUCTION

The purpose of this circular is to give you notices of the 2026 Second Extraordinary General Meeting and to provide you with information reasonably necessary to enable you to make an informed decision on whether to vote for or against the resolutions to be proposed at the 2026 Second Extraordinary General Meeting as described below.

ORDINARY RESOLUTIONS

1. ELECTION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY

An ordinary resolution will be proposed at the 2026 Second Extraordinary General Meeting to approve the election of directors of the third session of the Board of Directors of the Company.

According to the requirements of relevant laws and regulations and the Articles of Association of the Company, the term of office of a director of the Company for each session is three years. A director may be re-elected upon expiry of his/her term of office. The second session of the Board of Directors has expired. The Board of Directors has considered and approved at its meeting held on September 24, 2026 that the third session of the Board of Directors shall consist of 12 Directors including four non-executive Directors, four executive Directors and four independent non-executive Directors.

The list of director candidates for the third session of the Board of Directors which has been reviewed and resolved by the Board of Directors is as follows:

(1) Four non-executive Director Candidates: Mr. XU Zhengwen, Ms. WANG Sujuan, Mr. LI Li and Mr. HU Jian;

(2) Four executive Director Candidates: Mr. XU Jingquan, Mr. HE Rongfeng, Ms.YANG Pengyan and Mr. DOU Jiyan;

(3) Four independent non-executive Director Candidates: Mr. WU Tak Lung, Ms. LIN Zhen, Mr. XIAO Wang and Mr. ZHAO Mingjian.

Among the above-mentioned Director Candidates, Ms. WANG Sujuan, Mr. LI Li, Mr. HU Jian, Mr. DOU Jiyan and Mr. ZHAO Mingjian are newly elected Director Candidates, and other Director Candidates are all Directors of the current second session of the Board of Directors. All Director Candidates have respectively confirmed that they have no disagreement in respect of the nomination. Each of the independent non-executive Director Candidates has satisfied the requirement of independence as set out in Rule 3.13 of the Rules Governing the Listing Rules.

Biographical details of the Director Candidates required to be disclosed in accordance with Rule 13.51(2) of the Listing Rules are set out in the Appendix to this circular.

The term of the third session of the Board of Directors will be three years commencing from the date of consideration and approval at the Extraordinary General Meeting. The newly elected Director will report to the Beijing Municipal Bureau of Local Financial Regulation and Supervision (北京市地方金融管理局) for approval of his/her Director's qualification, and his/her term of office shall be effective from the date of approval of the Beijing Municipal Bureau of Local Financial Regulation and Supervision to the date of expiry of the third session of the Board of Directors. The term of office of the re-elected Directors will take effect from the date of approval by the shareholders at the Extraordinary General Meeting. In order to ensure normal operation of the Board of Directors, prior to the establishment of the third session of the Board of Directors, Directors of the second session of the Board of Directors shall continue performing the duties as Directors prudently by complying with the requirements of the laws, administrative regulations, normative documents and the Articles of Association.

If each of the Director Candidates is elected as a Director at the Extraordinary General Meeting and where applicable obtains the approval of Director's qualification from the Beijing Municipal Bureau of Local Financial Regulation and Supervision, the Company will enter into service contracts with them.

Save as disclosed in this circular, each of the Director Candidates has respectively confirmed that: (1) he/she has not held any directorship in other listed companies during the past three years, and has no other major appointments or professional qualifications; (2) he/she does not hold any position with the Company and its subsidiaries; (3) he/she has no relationship with any Director, senior management, substantial shareholder or controlling shareholder of the Company; (4) as of the Latest Practicable Date, he/she has no interest in the shares of the Company within the meaning of Part XV of the Hong Kong Securities and Futures Ordinance; and (5) there is no other information relating to his/her re-election or appointment which is required to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules, and there is no other matter relating to his/her re-election or appointment which needs to be brought to the attention of the shareholders of the Company.

Each candidate for independent non-executive Director has respectively confirmed that (i) he/she is independent in accordance with the factors set out in Rules 3.13(1) to (8) of the Listing Rules; (ii) he/she has no past or present financial or other interest in the business of the Company or its subsidiaries, or any connection with any core connected person (as defined in the Listing Rules) of the Company; and (iii) there are no other factors that may affect his/her independence upon appointment.

Further, the Nomination Committee and the Board have considered the following matters when they proposed to elect the aforesaid 4 candidates for the independent non-executive Directors for the third session of the Board:

(i) Each independent non-executive Director candidate has extensive and solid experience in different sectors including management, finance, accounting, legal, risk management, etc. The difference in their age, education, background and working experience can enable them to provide valuable and diversified opinions to the Company;

(ii) During the respective tenure of the independent non-executive Directors to be re-elected, they have proactively and diligently carried out their duties as independent non-executive Directors and have provided valuable independent advice on the affairs of the Company from time to time with their remarkable professional knowledge and comprehensive experience which facilitated the enhancement of management standard and the further standardisation of corporate governance practices of the Company, protecting the overall interests of the Shareholders as a whole; and

(iii) None of the candidates for independent non-executive Directors holds a position as a director in more than 6 listed companies. They will confirm that they devote sufficient time and attention to the Company.

Accordingly, the Nomination Committee and the Board are of the view that the election of the 4 independent non-executive Director candidates can enhance the level of management of the Company by virtue of their professional knowledge and extensive experience, while promoting the independence and objectiveness in decision-making of the Board and the comprehensive and impartial supervision of the management of the Company in the interests of the Company and the Shareholders as a whole.

2. THE REMUNERATION OF DIRECTORS OF THE THIRD SESSION OF THE BOARD OF DIRECTORS OF THE COMPANY DURING THEIR TERM OF OFFICE

An ordinary resolution will be proposed at the 2026 Second Extraordinary General Meeting to approve the remuneration of the Directors of the third session of the Board of Directors of the Company during their term of office.

The specific plan for the remuneration of the Directors of the third session of the Board of Directors of the Company during their term of office is as follows:

(1) Non-executive Directors: the non-executive Directors shall not receive remuneration from the Company;

(2) Executive Directors:

The remuneration received by the executive Directors are determined as follows:

(i) The annual remuneration of Mr. Xu Jingquan, Chairman, is set at RMB1,000,000, which includes base salary and performance-based pay, and may be adjusted based on the outcome of his annual performance appraisal. His remuneration is determined with reference to his experience, duties and responsibilities, prevailing market standards, the Company's remuneration policy, and the recommendations of the Board Remuneration Committee. Mr. Xu Jingquan does not receive any additional remuneration for his other positions within the Company. The remuneration of the other executive directors (excluding Mr. Xu Jingquan) during their term of office is implemented in accordance with the relevant remuneration management measures for senior executives of the Company, and they shall not receive additional director allowances or attendance fees for serving as executive directors of the Company;

(ii) Pursuant to the remuneration system of the Company, as of the Latest Practicable Date, the standard annual salary of Mr. He Rongfeng in his capacity as the General Manager of the Company is RMB1,550,000, together with an annualised tenure incentive benchmark value of RMB550,000. The annual remuneration of Mr. He Rongfeng has been determined with reference to his experience, duties and responsibilities, prevailing market standards, the Company's remuneration policy and the recommendations of the Remuneration Committee of the Board. However, Mr. He Rongfeng shall not receive any director's emolument in respect of his appointment as an executive Director. If there is any adjustment to a director's remuneration, the Company will disclose the updated information on directors' remuneration in the next published annual report;

(iii) Pursuant to the remuneration system of the Company, as of the Latest Practicable Date, the standard annual salary of Ms. Yang Pengyan in her capacity as the Deputy General Manager, the secretary to the Board and the person in charge of finance of the Company is RMB865,000, together with an annualised tenure incentive benchmark value of RMB215,000. The annual remuneration of Ms. Yang Pengyan has been determined with reference to her experience, duties and responsibilities, prevailing market standards, the Company's remuneration policy and the recommendations of the Remuneration Committee of the Board. However, Ms. Yang Pengyan shall not receive any director's emolument in respect of her appointment as an executive Director. If there is any adjustment to a director's remuneration, the Company will disclose the updated information on directors' remuneration in the next published annual report; and

(iv) Pursuant to the remuneration system of the Company, as of the Latest Practicable Date, the standard annual salary of Mr. Dou Jiyan in his capacity as the Deputy General Manager of the Company is RMB980,000, together with an annualised tenure incentive benchmark value of RMB250,000. The annual remuneration of Mr. Dou Jiyan has been determined with reference to his experience, duties and responsibilities, prevailing market standards, the Company's remuneration policy and the recommendations of the Remuneration Committee of the Board. However, Mr. Dou Jiyan shall not receive any director's emolument in respect of his appointment as an executive Director. If there is any adjustment to a director's remuneration, the Company will disclose the updated information on directors' remuneration in the next published annual report; and

(3) Independent non-executive Directors: the annual remuneration of the independent non-executive Directors is RMB220,000 before tax, which is withheld and remitted by the Company. The remuneration of the independent non-executive Directors is determined with reference to their experience, duties and responsibilities, prevailing market standards, the Company's remuneration policy and the recommendations of the Remuneration Committee of the Board.

3. THE 2026 SECOND EXTRAORDINARY GENERAL MEETING

The 2026 Second Extraordinary General Meeting will be held at Conference Room 617, Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC on Friday, November 20, 2026 at 9:15 a.m. The notice of the Extraordinary General Meeting is set out on pages 18 to 20 of this circular. Shareholders who intend to attend the Extraordinary General Meeting by proxy are required to complete and return the form of proxy, in accordance with the instructions printed thereon as soon as possible and in any event not later than 24 hours before the time appointed for the holding of the Extraordinary General Meeting (i.e. before 9:15 a.m. on Thursday, November 19, 2026). Completion and return of the form of proxy will not preclude you from attending and voting in person at the Extraordinary General Meeting thereof should you so wish.

CLOSURES OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the 2026 Second Extraordinary General Meeting, the register of members of the Company will be closed from Monday, November 16, 2026 to Friday, November 20, 2026, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the 2026 Second Extraordinary General Meeting, all share transfer documents accompanied by the relevant share certificates must be lodged with the Company's headquarters and principal place of business in China at Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC (for Domestic Shareholders) or the Company's H share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (for H Shareholders) not later than 4:30 p.m. on Friday, November 13, 2026, for registration.

VOTING BY POLL

According to Rule 13.39(4) of the Listing Rules, the votes of Shareholders at the 2026 Second Extraordinary General Meeting will be taken by poll.

RECOMMENDATION

The Directors are of the view that the resolutions set out in the notice of the 2026 Second Extraordinary General Meeting to be considered and approved by the Shareholders is in the interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend that Shareholders vote in favor of the resolutions to be proposed at the 2026 Second Extraordinary General Meeting.

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

Beijing, the PRC, October 28, 2026

NON-EXECUTIVE DIRECTOR CANDIDATES

Mr. XU Zhengwen

XU Zhengwen (許正文), aged 53, the General Manager of Beijing Zhongguancun Integrated Circuit Design Park Development Co., Ltd. (北京中關村集成電路設計園發展有限責任公司) and the Chairman of Beijing Zhongchuang Juyuan Investment Management Co., Ltd. (北京中創聚源投資管理有限公司). Mr. Xu has been serving as the General Manager of Beijing Zhongguancun Integrated Circuit Design Park Development Co., Ltd. (北京中關村集成電路設計園發展有限責任公司) since June 2026, and has concurrently served as the Chairman of Beijing Zhongchuang Juyuan Investment Management Co., Ltd. (北京中創聚源投資管理有限公司) since August 2026. Mr. Xu served as the General Manager of Zhongguancun Medical Equipment Park Co., Ltd. (中關村醫療器械園有限公司) from April 2025 to June 2026, and has held the position of Director since December 2025. Meanwhile, Mr. Xu has served as the Director and General Manager of Beijing Zhongguancun Life & Health Industry Service Co., Ltd. (北京中關村生命健康產業服務有限公司) from June 2025 to June 2026, Mr. Xu served as the Chairman of Beijing Zhongchuang Juyuan Investment Management Co., Ltd. (北京中創聚源投資管理有限公司) and the Legal Representative and Chairman of Beijing Xinchuang Space Technology Service Co., Ltd. (北京芯創空間科技服務有限責任公司) from March 2019 to October 2025. He has also been the Director of Beijing Integrated Circuit Industry Development Equity Investment Fund Co., Ltd. (北京集成電路產業發展股權投資基金有限公司) since July 2014. From April 2019 to April 2025, Mr. Xu successively served as the Deputy General Manager and Executive General Manager of Beijing Zhongguancun Integrated Circuit Design Park Development Co., Ltd. From July 2012 to April 2019, he served as the Deputy General Manager of Beijing Zhongguancun Software Park Development Co., Ltd. (北京中關村軟件園發展有限責任公司). From July 2009 to July 2012, he served as the Vice President and Leader of the Leading Group for Stock Reform and Listing of Beijing Jinli Holdings Group Co., Ltd. (北京金力控股集團有限公司).

Mr. Xu graduated from Anhui University of Finance & Economics (formerly known as Anhui Finance & Trade School (安徽財貿學院)) with a major in industrial economics and management in July 1998. He studied business administration at Northumbria University in the United Kingdom from September 2003 to August 2004 and obtained a master's degree in business administration.

Ms. WANG Sujuan

WANG Sujuan (王素娟), aged 43, the Deputy Head of the Innovation Services Department of Zhongguancun Development Group Co., Ltd. (中關村發展集團股份有限公司). Ms. Wang has been serving as the Deputy Head of the Innovation Services Department of Zhongguancun Development Group Co., Ltd. (中關村發展集團股份有限公司) since June 2026. She served as the Deputy Head of the Financial Management Department of Zhongguancun Development Group from January 2025 to June 2026, and as the Head of the Strategic Innovation Department of Beijing Zhongguancun Technology Venture Financial Services Group Co., Ltd. (北京中關村科技創業金融服務集團有限公司) from September 2024 to January 2025. Prior to that, Ms. Wang served as the General Manager of the Strategic Investment Department of the same company from March 2022 to September 2024, and successively served as the Deputy General Manager and General Manager of the Strategic Investment Department of the same company from January 2021 to March 2022. From August 2018 to December 2020, she served as the Senior Professional Manager of the Technology Finance Business Division of Zhongguancun Development Group. From July 2016 to August 2018, Ms. Wang served as the Supervisor of the Technology Finance Business Division of the Postdoctoral Workstation of Zhongguancun Development Group. From August 2008 to August 2012, she successively served as a teller, a financial consultant, a business officer, a corporate account manager and a consumer credit account manager at the Beijing Branch of China Construction Bank. Ms. Wang also serves as a director of certain subsidiaries and associates of Zhongguancun Development Group, including as a director of Zhongguancun Science-Tech Leasing Co., Ltd. (中關村科技租賃股份有限公司) from June 2023 to December 2024, as the Chairman of Shenzhen Deyuan Commercial Factoring Co., Ltd. (深圳德遠商業保理有限公司) since September 2022, and as a director of Beijing Lingchuang Precision Medical and Health Industry Investment Co., Ltd. (北京領創精准醫療健康產業投資有限公司) since March 2019.

Ms. Wang studied business administration at the School of Management and Economics of Beijing Institute of Technology (北京理工大學) from September 2002 to September 2006 and obtained a bachelor's degree. She obtained a master's degree in corporate management from Beijing Institute of Technology in July 2008 and a doctoral degree in business administration from Beijing Institute of Technology in July 2016.

Mr. LI Li

LI Li (李禮), aged 41, the deputy secretary of the Party Committee and the general manager of Beijing Chaoyang International Technology Development Group Co., Ltd. (北京朝陽國際科技發展集團有限公司). Mr. Li has been serving as the deputy secretary of the Party Committee and the general manager of Beijing Chaoyang International Technology Development Group since March 2026. He served as a member of the Party Leadership Group, the deputy director and a Level 3 Researcher of the Beijing Chaoyang District Data Bureau (北京市朝陽區數據局) from July 2025 to March 2026, and as a member of the Party Leadership Group and the deputy director of the Beijing Chaoyang District Data Bureau from February 2025 to July 2025. Prior to that, Mr. Li served as the deputy director of the Strategic Development Centre of Beijing Electronics Holding Co., Ltd. (北京電子控股有限責任公司) from December 2023 to February 2025, as the deputy director of the strategic development department of Beijing Electronics Holding Co., Ltd. from July 2023 to December 2023, as the head of the supervision and inspection office of the internal institutions of the Discipline Inspection Commission/Supervisory Commissioner's Office of Beijing Electronics Holding Co., Ltd. from January 2020 to July 2023 (during which he was seconded to the Beijing Municipal Commission for Discipline Inspection and the Beijing Municipal Supervisory Commission for assistance from January 2021 to January 2022), as a secretary of the Party Committee Office/Board Office/General Office/Policy Research Office of Beijing Electronics Holding Co., Ltd. from March 2016 to January 2020, as a staff member of the technology industry department of Beijing Electronics Holding Co., Ltd. from March 2012 to March 2016, and as an electrical engineer of the industrial furnace branch of Beijing Sevenstar Huachuang Electronics Co., Ltd. (北京七星華創電子股份有限公司) from September 2008 to March 2012.

Mr. Li successively studied at Beijing Institute of Technology (北京理工大學), majoring in chemical engineering and processes (automation) and obtained a bachelor's degree in engineering, and studied electronic and communication engineering at the same university and obtained a master's degree in engineering.

Mr. HU Jian

HU Jian (胡健), aged 37, the deputy general manager of Beijing Chaoyang State-owned Capital Operation and Management Co., Ltd. (北京朝陽國有資本運營管理有限公司). Mr. Hu has been serving as the deputy general manager of Beijing Chaoyang State-owned Capital Operation and Management Company since July 2022. Prior to that, Mr. Hu served as a senior manager of the office, the training working group, the general management department (the Party Committee Office and the Party Committee Organisation Department) and the registration service department of the Banking Wealth Management Registration and Custody Centre (銀行業理財登記託管中心) from July 2017 to June 2022 (during which he was seconded to the Innovation Department of the China Banking and Insurance Regulatory Commission from August 2020 to October 2021), and as a deputy business manager, a senior deputy manager and a senior manager of the client service department and the preparatory group of the wealth management centre of China Central Depository & Clearing Co., Ltd. (中央國債登記結算公司) from July 2011 to July 2017 (during which he was seconded to the Financial Market Department of the People's Bank of China from March 2013 to October 2013).

Mr. Hu studied finance at Beijing Language and Culture University (北京語言大學) and obtained a bachelor's degree, and studied finance as an in-service postgraduate student at Renmin University of China (中國人民大學).

EXECUTIVE DIRECTOR CANDIDATES

Mr. XU Jingquan

XU Jingquan (徐景泉), aged 46, the executive Director. He has been serving as the Secretary of the Party General Branch of the Group since June 2025. From March 2023 to June 2025, he was the Vice Chairman and director of Beijing Science and Technology Innovation Investment Management Co., Ltd. (北京市科技創新投資管理有限公司). Prior to that, from June 2021 to March 2023, Mr. Xu served as the Director of the Human Resources Department of ZGC Group. From October 2018 to June 2021, he was the Deputy Secretary of the Party General Branch, Director and General Manager of Zhongguancun Medical Equipment Park Co., Ltd. (中關村醫療器械園有限公司). From August 2015 to October 2018, he served as the Director and Deputy General Manager of Beijing Zhongguancun Lingchuang Space Technology Service Co., Ltd. (北京中關村領創空間科技服務有限責任公司). From July 2010 to August 2015, Mr. Xu successively held the positions of Deputy Director of the Office and Director of the General Manager's Office of ZGC Group. From November 2008 to July 2010, he was the Performance Appraisal Supervisor of the Human Resources Department, Office Cadre and Secretary to the Chairman of Beijing Science and Technology Park Construction (Group) Co., Ltd. (北京科技園建設(集團)股份有限公司). From November 2005 to November 2008, he served as a Project Assistant in the Personnel Planning Division of the Human Resources Department of the Beijing Organizing Committee for the Olympic Games. From July 2002 to November 2005, he successively held the positions of Clerk of the Ideological Education Section of the Student Affairs Office and Secretary of the Youth League Committee of the School of Foreign Languages of the University of Science and Technology Beijing.

Mr. Xu studied in the major of Economic Law at the University of Science and Technology Beijing (北京科技大學) from September 1998 to July 2002 and obtained a Bachelor's Degree. He obtained a Master's Degree in Public Administration from Peking University in January 2010 and a Doctoral Degree in Management from the University of Chinese Academy of Sciences in June 2024.

Mr. HE Rongfeng

HE Rongfeng (何融峰), aged 58, the executive Director and the general manager of the Company. Mr. He has around 20 years of experience in finance leasing and corporate management. Mr. He has been a director of Beijing Zhongguancun Capital Fund Management Co., Ltd. (北京中關村資本基金管理有限公司) since April 2024. He has been serving as a director of Beijing Zhongnuo Tongchuang Investment Fund Management Co., Ltd. (北京中諾同創投資基金管理有限公司) since April 2019, and as a director of Beijing Zhongguancun Synergetic Innovation Investment Fund Management Co., Ltd. (北京中關村協同創新投資基金管理有限公司) since July 2016. Prior to joining the Group, Mr. He served as the deputy general manager of China KangFu International Leasing Co., Ltd. (中國康富國際租賃股份有限公司), a company with the shares of which are quoted on National Equities Exchange and Quotations with stock code of 833499, from March 2005 to January 2009. He then served as the general manager of China KangFu International Leasing Co., Ltd. from February 2009 to December 2012, responsible for the overall operation and management of the company.

Mr. He graduated from Xiangtan University (湘潭大學), majoring in mechanical engineering, and obtained a bachelor's degree in engineering in June 1990.

Ms. YANG Pengyan

YANG Pengyan (楊鵬艷), aged 50, the executive Director, the deputy general manager, the secretary to the Board and the person in charge of finance of the Company. Ms. Yang joined the Group in April 2013 as a vice director of the business development department of the Group. In December 2014, she was promoted to serve as the director of strategy development team of the Group. Ms. Yang was further promoted to and she has been serving as a deputy general manager of the Group since September 2017. Prior to joining the Group, Ms. Yang served as the head of the planning and development department of ZGC Group from January 2012 to April 2013. From August 2010 to March 2011, she temporarily served as a president assistant in the insurance and non-banking service department of Beijing Financial Work Bureau (北京市金融局保險與非銀服務處) for training purpose. From March 2009 to May 2012, she was a postdoctoral fellow majoring in applied economics at Peking University (北京大學).

Ms. Yang graduated from University of Jinan (濟南大學，previously known as Shandong Construction Material & Industrial School (山東建築材料工業學院)) with a bachelor's degree in engineering in July 1998. She graduated from University of International Business and Economics (對外經濟貿易大學) with a master's degree in law in June 2003. She further obtained a doctoral degree in economics from University of International Business and Economics in June 2008. She was granted the legal professional qualification by the Ministry of Justice in September 2002. She obtained the certificate of senior economist granted by Beijing Senior Professional Technical Qualification Review Committee (北京市高級專業技術資格評審委員會) in September 2016.

Mr. DOU Jiyan

DOU Jiyan (竇繼岩), aged 47, the deputy general manager of the Company. Mr. Dou joined the Group in April 2013 and successively served as the director of the risk management department and the general manager assistant of the Group, and has been promoted to serve as a deputy general manager of the Company since October 2017. Mr. Dou has served as the chairman of Beijing Zhongnuo Tongchuang Investment Fund Management Co., Ltd. (北京中諾同創投資基金管理有限公司) since April 2019. Prior to joining the Group, Mr. Dou served as a senior manager of the marketing department of Doosan (China) Financial Leasing Co., Ltd. (鬥山(中國)融資租賃有限公司) from September 2007 to May 2013.

Mr. Dou graduated from Shandong Technology and Business University (山東工商學院，previously known as China Coal Economic College (中國煤炭經濟學院)) with a bachelor's degree in management in July 2002. He was granted the qualification of senior economist by the Beijing Municipal Human Resources and Social Security Bureau (北京市人力資源和社會保障局) in September 2019.

INDEPENDENT NON-EXECUTIVE DIRECTOR CANDIDATES

Mr. WU Tak Lung

WU Tak Lung (吳德龍), aged 61, the independent non-executive Director. Mr. Wu has served as an independent non-executive director of each of the following companies listed on the Stock Exchange: (1) Kam Hing International Holdings Limited (stock code: 2307), (2) Sinopharm Group Co., Ltd. (stock code: 1099) and (3) Asiaray Media Group Limited (stock code: 1993).

Save as disclosed above, Mr. Wu was an independent non-executive director of Henan Jinma Energy Company Limited (stock code: 6885) in the past three years. Certain members and former members of the board of Beijing Media Corporation Limited have been criticized, details of which in respect of Mr. Wu are set out in the Company's announcement dated February 15, 2022.

Mr. Wu obtained a bachelor's degree of business administration in accounting from the Hong Kong Baptist University (香港浸會大學) and a master's degree of business administration (MBA) jointly from the University of Manchester and the University of Wales. In addition, Mr. Wu has obtained the certification of the Environmental, Social and Governance Reporting Certificate Course organised by the Hong Kong Chartered Governance Institute (香港公司治理公會). He worked in an international accounting firm, Deloitte Touche Tohmatsu, for five years, and was then employed by several listed and private companies in Hong Kong as head of corporate finance and executive director.

Mr. Wu is a member of Hong Kong Institute of Certified Public Accountants, a senior fellow member of Hong Kong Securities and Investment Institute, a fellow member of the Association of Chartered Certified Accountants, the Taxation Institute of Hong Kong and the Hong Kong Chartered Governance Institute. He is a member of the Governing Committee of the Youde Hospital in Hong Kong's Eastern District and a trustee of its charitable foundation, and a member of the audit and risk management committee of the Chinese Medicine Hospital of Hong Kong Baptist University.

Ms. LIN Zhen

LIN Zhen (林禎), aged 43, the independent non-executive Director. Ms. Lin has been a partner at the Shanghai office of Grandall Law Firm (國浩律師事務所) since June 2012, responsible for providing professional legal services mainly with respect to corporate and securities law. Ms. Lin has served as the part-time vice chairperson and standing committee member of the Second Executive Committee of the Jing'an District Women's Federation in Shanghai since September 2022, and as the vice president of the 11th Shanghai Women Lawyers Association since December 2023. Prior to that, she successively served as a legal assistant and a lawyer at Grandall Law Firm since July 2005.

Ms. Lin graduated from East China University of Political Science and Law (華東政法大學) with a bachelor's degree in law in July 2005. Ms. Lin obtained a master's degree in international and comparative law from Illinois Institute of Technology Chicago-Kent College of Law in May 2010. Ms. Lin was accredited as a PRC lawyer by Shanghai Municipal Bureau of Justice in December 2006.

Mr. XIAO Wang

XIAO Wang (肖旺), aged 55, the independent non-executive Director. Mr. Xiao has been a director of Guangdong Zhongxingwan Chanrong Technology Co., Ltd. (廣東中星灣產融科技有限公司) since September 2024. Mr. Xiao served as a director and general manager of Guangdong Zhongxingwan Qingqing Asset Operation Co., Ltd. (廣東中星灣輕輕資產運營有限公司) from April 2025 to January 2026. Mr. Xiao served as the Deputy General Manager of the Structural Finance Department and the Managing Director of the Green Finance Department at Tianfeng Securities Co., Ltd. (天風證券股份有限公司) from June 2018 to December 2022. From January 2016 to June 2018, he served as the Director of Asset Securitization and Deputy General Manager of Structural Finance Department at Guangfa Securities Asset Management (Guangdong) Co., Ltd. (廣發證券資產管理(廣東)有限公司), as well as a Director and Deputy General Manager of Shanghai Guangfa Hengjin Equity Investment Fund Management Co., Ltd. (上海廣發恒進股權投資基金管理有限公司). From June 2007 to December 2015, he served as the Chief Reporter and Senior Reporter of the Financial Times Newspaper of the People's Bank of China, as well as the Secretary General of the China Financial Leasing Research Institute (中國融資租賃研究院).

Mr. Xiao graduated from Hunan Normal University (湖南師範大學) with a Bachelor's degree in English in July 1993, and from Communication University of China (中國傳媒大學) (formerly known as Beijing Broadcasting Institute (北京廣播學院)) with a Master's degree in Journalism in May 2003.

Mr. ZHAO Mingjian

ZHAO Mingjian (趙明鍵), aged 60, the independent non-executive Director candidate. Mr. Zhao served as the deputy general manager of the Beijing Branch of GF Securities (廣發證券北京分公司) from November 2011 to July 2025. He served as the general manager of the Southwest Management Headquarters of Essence Securities (安信證券) from January 2010 to October 2011. Prior to that, Mr. Zhao served as the general manager of the institutional department of China Science and Technology Trust/China Science and Technology Securities (中國科技信託／中國科技證券) from January 1996 to December 2009, as the general manager of the Shanghai Branch of Hainan Securities (海南證券) from January 1992 to December 1995, and as a technician of the computer centre of the Shanxi Provincial Earthquake Bureau (山西省地震局) from August 1986 to December 1991.

Mr. Zhao studied software of the Department of Computer Science at Shanxi University (山西大學) and obtained a bachelor's degree in engineering, and studied economics at the China Financial Research Centre of Southwestern University of Finance and Economics (西南財經大學), and successively obtained a master's degree and a doctoral degree in economics.

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)

NOTICE OF THE 2026 SECOND EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that 2026 Second Extraordinary General Meeting (the "**2026 Second Extraordinary General Meeting**") of Zhongguancun Science-Tech Leasing Co., Ltd. (the "**Company**") will be held on Friday, November 20, 2026 at 9:15 a.m. at Conference Room 617, Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the People's Republic of China (the "**PRC**" or "**China**"), for the purposes of considering and, if thought fit, passing the following resolutions:

ORDINARY RESOLUTIONS

1. To consider and approve the resolution regarding the election of Directors for the third session of the Board of Directors of the Company;

   1.01 To consider and approve the election of Mr. XU Zhengwen as a non-executive director;

   1.02 To consider and approve the election of Ms. WANG Sujuan as a non-executive director;

   1.03 To consider and approve the election of Mr. LI as a non-executive director;

   1.04 To consider and approve the election of Mr. HU Jian as a non-executive director;

   1.05 To consider and approve the election of Mr. XU Jingquan as an executive director;

   1.06 To consider and approve the election of Mr. HE Rongfeng as an executive director;

   1.07 To consider and approve the election of Ms. YANG Pengyan as an executive director;

   1.08 To consider and approve the election of Mr. DOU Jiyan as an executive director;

1.09 To consider and approve the election of Mr. WU Tak Lung as an independent non-executive director;

1.10 To consider and approve the election of Ms. LIN Zhen as an independent non-executive director;

1.11 To consider and approve the election of Mr. XIAO Wang as an independent non-executive director; and

1.12 To consider and approve the election of Mr. ZHAO Mingjian as an independent non-executive director.

2. To consider and approve the remuneration of directors of the third session of the Board of Directors during their term of office.

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

Beijing, the PRC, October 28, 2026

Notes:

1. CLOSURES OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the 2026 Second Extraordinary General Meeting, the register of members of the Company will be closed from Monday, November 16, 2026 to Friday, November 20, 2026, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the 2026 Second Extraordinary General Meeting, all share transfer documents accompanied by the relevant share certificates must be lodged with the Company's headquarters and principal place of business in China at Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC (for holders of domestic shares) or the Company's H share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (for holders of H shares) not later than 4:30 p.m. on Friday, November 13, 2026, for registration.

2. PROXY

Shareholders entitled to attend and vote at the 2026 Second Extraordinary General Meeting may appoint one or more proxies to attend and vote in their stand. A proxy need not be a shareholder of the Company.

The instrument appointing a proxy must be in writing under the hand of a shareholder or his/her attorney duly authorised in writing. If the shareholder is a corporate body, the form of proxy must be either executed under its common seal or under the hand of its legal representative(s) or director(s) or duly authorised attorney(s). If the form of proxy is signed by an attorney of the shareholder, the power of attorney authorising that attorney to sign or other authorisation documents must be notarised.

The form of proxy together with the power of attorney or other authorization documents (if any) must be lodged at the Company's headquarters and principal place of business in China at Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC (for holders of domestic shares) or the Company's H share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong (for holders of H shares) in person or by post not less than 24 hours before the time fixed for holding the 2026 Second Extraordinary General Meeting (i.e. before Thursday, November 19, 2026 at 9:15 a.m.) or any adjournment thereof (as the case may be). Shareholders can still attend and vote in person at the 2026 Second Extraordinary General Meeting upon completion and return of the form of proxy.

3. CONTACT DETAILS OF THE COMPANY

Contact Address: Floor 6, Suite 7, Courtyard 2, No. 1 West Third Ring North Road, Haidian District, Beijing, the PRC
Contact Person: HE Rongfeng/YANG Pengyan
Contact Telephone: (86) 010 8345 3806/(86) 010 8345 3805
Contact Fax: (86) 010 8345 3809

4. VOTING BY POLL

According to Rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, any vote of shareholders at the 2026 Second Extraordinary General Meeting must be taken by poll.

5. OTHER BUSINESS

The 2026 Second Extraordinary General Meeting is expected to last for approximately half a day. Shareholders (in person or by proxy) attending the 2026 Second Extraordinary General Meeting are responsible for their own transportation and accommodation expenses.

Shareholders or their proxies attending the 2026 Second Extraordinary General Meeting shall produce their identity documents.

The details about the aforesaid resolutions proposed at the 2026 Second Extraordinary General Meeting are set out in the circular of the Company dated October 28, 2026.

As at the date of this notice, 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.