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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)

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.