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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
THE PURCHASE AGREEMENT AND THE FINANCE LEASE TRANSACTION

THE PURCHASE AGREEMENT AND THE FINANCE LEASE AGREEMENT

The Board hereby announces that on November 27, 2026: (i) the Company (as the buyer) entered into the Purchase Agreement with the Supplier and the Lessee, pursuant to which, the Company shall purchase the Leased Assets from the Supplier at the total consideration of approximately RMB85.31 million; and (ii) the Company (as the Lessor) entered into the Finance Lease Agreement with the Lessee, pursuant to which, among other things, the Company shall lease the Leased Assets to the Lessee for a term of 60 months with a total finance lease payment of approximately RMB88.18 million, which shall include a finance lease principal of RMB75.00 million and a finance lease interest income (inclusive of VAT) of approximately RMB13.18 million.

LISTING RULES IMPLICATIONS

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

The principal terms of the Purchase Agreement are as follows:

Date

The date of the Purchase Agreement is November 27, 2026.

Parties

Buyer: the Company

Supplier: a joint stock limited company incorporated in the PRC, which is a high-tech enterprise integrating the research and development, production, and sales of wires and cables

Lessee: a limited company established in China, primarily engaged in the operation of heavy-duty truck charging stations

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the Lessee and the Supplier and their ultimate beneficial owners are all independent third parties of the Company and its connected persons (as defined in the Listing Rules).

Delivery of the Leased Assets and Payment of Transfer Consideration

Under the Purchase Agreement , the total consideration of approximately RMB85.31 million shall involve: (i) an initial payment of approximately RMB10.31 million which shall be paid to the Company by the Lessee; and (ii) the remaining value of RMB75.00 million which shall be payable by the Company to the Supplier in a lump sum. The Supplier should deliver all of the Leased Assets to the Lessee within 60 days after the execution and becoming effective of the agreement in accordance with the terms and conditions of the Purchase Agreement.

The remaining value of the total consideration of RMB75.00 million under the Purchase Agreement shall be funded by the Company's general working capital and internal resources. All the terms of the Purchase Agreement, including the total consideration of approximately RMB85.31 million, were determined upon arm's length negotiation between the parties with reference to prevailing market prices of the Leased Assets in the same category in the PRC.

The Supplier does not separately calculate the profits before and after tax of the Leased Assets.

THE FINANCE LEASE AGREEMENT

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

Date

The date of the Finance Lease Agreement is November 27, 2026.

Parties

Lessor: the Company

Lessee: a limited company established in China, primarily engaged in the operation of heavy-duty truck charging stations

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 of the Company and its connected persons (as defined in the Listing Rules).

Leased Assets

The Leased Assets are heavy-duty truck charging station, with the total consideration of approximately RMB85.31 million.

The Lessee does not separately calculate the profits before and after tax of the Leased Assets. The transfer price for the acquisition of Leased Assets under the Finance Lease Agreement shall be allocated by the general working capital and internal resources of the Company. 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 60 months.

Lease Payment and Method of Payment

Under the Finance Lease Agreement, the total lease payments are approximately RMB88.18 million, including the finance lease principal of RMB75.00 million as well as the finance lease interest income (inclusive of VAT) of approximately RMB13.18 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 transfer consideration for the Leased Assets, finance lease principals, finance lease interest incomes and other expenses were determined upon arm's length negotiation between the Lessee and the Lessor with reference to market prices 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:

1) 100% of the Lessee's equity interest will be pledged by its controlling shareholder to the Lessor;

2) One of the Lessee's affiliated companies controlled by the same ultimate beneficial owner shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement;

3) The ultimate beneficial owner and one of his associates of the Lessee shall provide joint and several liabilities guarantee for the debts of Lessee under the Finance Lease Agreement; and

4) The Lessee shall provide pledge of project income rights from designated projects.

REASONS FOR AND BENEFITS OF ENTERING INTO THE PURCHASE AGREEMENT AND THE FINANCE LEASE AGREEMENT

The Company's principal activities are to provide finance leasing and advisory services to customers. The entering of the Purchase Agreement and the Finance Lease Agreement 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 Purchase Agreement and the Finance Lease Agreement and the transactions contemplated thereunder will generate revenue and profit to the Company over the lease period and is consistent with the Company's business development strategy. Since the Purchase Agreement and the Finance Lease Agreement were entered into under normal commercial terms, the Directors are of the view that the terms under the Purchase Agreement and 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 limited company established in China, primarily engaged in the operation of heavy-duty truck charging stations.

Information of the Supplier

The Supplier is a joint stock limited company incorporated in the PRC, which is a high-tech enterprise integrating the research and development, production, and sales of wires and cables.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio of the Purchase Agreement and the Finance Lease Agreement is higher than 5% but less than 25%, the transactions contemplated under the Purchase Agreement and 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 November 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"	heavy-duty truck charging station, with the total consideration of approximately RMB85.31 million

"Lessee"	Yuanqi Xingguang Digital Energy Technology (Xingwen) Co., Ltd.* (元啟星光數字能源科技(興文)有限公司), a limited company established in China, primarily engaged in the operation of heavy-duty truck charging stations. The equity interest of the Lessee is held by Sichuan Yuanqi Xingguang Digital Energy Technology Co., Ltd.* (四川元啟星光數字能源科技有限公司) and Yibin Zhongjing Zhixing Technology Co., Ltd.* (宜賓中經智行科技有限公司) at 90% and 10%, respectively The equity interest in Sichuan Yuanqi Xingguang Digital Energy Technology Co., Ltd. is held by Zhoushan Zhiyuan Xinghe Management Consulting Partnership (Limited Partnership)* (舟山智圓興合管理諮詢合夥企業(有限合夥)), CHEN Fangming* (陳方明), SUN Yunhong* (孫運紅) and Sichuan Zhongyuan Hongda Group Co., Ltd.* (四川中原宏達集團有限公司) at 42.9150%, 19.0283%, 17.8138% and 13.7652%, respectively. The ultimate beneficial owner of both Zhoushan Zhiyuan Xinghe Management Consulting Partnership (Limited Partnership) and Sichuan Zhongyuan Hongda Group Co., Ltd. is SUN Yunhong The equity interest in Yibin Zhongjing Zhixing Technology Co., Ltd. is held by WANG Fuqun* (汪富群) and CHEN Wen* (陳文) at 70% and 30%, respectively
"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
"Purchase Agreement"	the purchase agreement entered into among the Company, the Supplier and the Lessee on November 27, 2026
"RMB"	Renminbi, the lawful currency of the PRC
"Supplier"	Eastful Group Co., Ltd.* (渝豐科技股份有限公司), a joint stock limited company incorporated in the PRC, which is a high-tech enterprise integrating the research and development, production, and sales of wires and cables. The equity interest in the Supplier is held by YANG Zhangsheng* (楊璋勝), WEI Ying* (魏英), WEI Yong* (魏勇) and SU Chaosheng* (蘇朝生) at 21.9462%, 19.9280%, 11.0721% and 10.9272%, respectively. The remaining equity interest of the Supplier is held by no fewer than 10 shareholders, each shareholder holding no more than 7%

"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, November 27, 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*