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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)

UNAUDITED FINANCIAL STATEMENTS OF THE GROUP FOR THE THIRD QUARTER OF 2023

This announcement is made by Zhongguancun Science-Tech Leasing Co., Ltd. (the "Company") pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) (the "Listing Rules") under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rules 13.09 and 13.10B of the Listing Rule.

Pursuant to the relevant laws of the People's Republic of China (the "PRC"), during the term of each debt financing tool issued in the PRC interbank market, the Company has to disclose the financial statements for the third quarter of the year on or before October 31 of each year. The enclosed financial statements are unaudited financial information of the Company and its consolidated structured entities (the "Group") for the nine months ended September 30, 2023 for disclosure on the websites of China Money (http://www.chinamoney.com.cn), the Shanghai Clearing House (http://www.shclearing.com) and other websites approved by National Association of Financial Market Institutional Investors.

This announcement and the attached financial statements are originally prepared in Chinese and have been published in both English and Chinese. Where any inconsistency or conflict exists between the two versions, the Chinese version shall prevail.

The Company hereby reminds investors that the attached unaudited financial statements for the third quarter ended September 30, 2023 was prepared in accordance with the PRC accounting standards, and have not been audited nor reviewed by the auditors of the Company, which may require adjustment during the course of auditing of the financial results of the Company.

Investors should be aware of the market risks and should not rely unduly on the above unaudited financial statements for the third quarter ended September 30, 2023. Investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board

Zhongguancun Science-Tech Leasing Co., Ltd.

ZHANG Shuqing

Chairman

Beijing, the PRC, October 26, 2023

As at the date of this announcement, the Board comprises Mr. HE Rongfeng and Mr. HUANG Wen as executive Directors, Mr. ZHANG Shuqing, Mr. LOU Yixiang and Ms. WANG Sujuan as non-executive Directors, and Mr. CHENG Dongyue, Mr. WU Tak Lung and Ms. LIN Zhen as independent non-executive Directors.

Zhongguancun Science-Tech Leasing Co., Ltd. THE COMPANY'S AND CONSOLIDATED BALANCE SHEETS AS AT September 30, 2023 (Unit: RMB)

	The Gr	oue.	The Comp	anv
-	September 30, 2023	December 31, 2022	September 30, 2023	December 31, 2022
Assets				
Current assets				
Cash at bank and on hand	509,451,938.64	688,740,842.10	343,591,502.87	674,500,995.66
Notes receivable	-	-	-	-
Advance payments	20,308,112.65	6,781,641.42	20,308,112.65	6,781,641.42
Other receivables	4,107,036.17	8,251,332.84	169,700,777.52	22,332,924.02
Other current assets	40,668,174.17	27,010,959.04	40,668,174.17	27,010,959.04
Non-current assets due within one year	5,886,259,529.30	5,535,430,021.63	5,886,259,529.30	5,535,430,021.63
Total current assets	6,460,794,790.93	6,266,214,797.03	6,460,528,096.51	6,266,056,541.77
Non-current assets				
Financial assets at fair value through other comprehensive income	12,298,350.32	12,298,350.32	12,298,350.32	12,298,350.32
Financial assets at fair value through profit and loss	1,504,302.50	33,181,003.49	1,504,302.50	33,181,003.49
Interest in associates	248,516,943.13	190,689,016.08	248,516,943.13	190,689,016.08
Loans and receivables	4,348,391,923.94	4,176,431,184.42	4,348,391,923.94	4,176,431,184.42
Property and equipment	4,227,593.72	4,632,441.63	4,227,593.72	4,632,441.63
Right-of-use assets	21,751,916.08	31,717,393.77	21,751,916.08	31,717,393.77
Intangible assets	15,573,950.23	15,828,900.00	15,573,950.23	15,828,900.00
Deferred tax assets	82,218,899.07	75,842,552.88	82,218,899.07	75,842,552.88
Other non-current assets	193,568.00	267,378.51	193,568.00	267,378.51
Total non-current assets	4,734,677,446.99	4,540,888,221.10	4,734,677,446.99	4,540,888,221.10
Total assets	11,195,472,237.92	10,807,103,018.13	11,195,205,543.50	10,806,944,762.87
Liabilities and shareholders' equity				
Current liabilities				
Short-term borrowings	2,820,966,289.23	1,547,198,689.81	2,820,966,289.23	1,547,198,689.81
Notes payable	735,919,503.89	646,755,938.00	735,919,503.89	646,755,938.00
Accounts payable	137,615,900.05	134,607,548.58	137,615,900.05	134,607,548.58
Receipts in advance	1,954,695.83	3,095,704.60	1,954,695.83	3,095,704.60
Accrued staff costs	8,028,304.04	28,544,324.28	8,028,304.04	28,544,324.28
Tax payable	14,503,726.57	20,886,749.52	14,503,726.57	20,886,749.52
Other payables	1,769,014.57	2,661,270.46	1,698,519.92	2,666,783.39
Non-current liabilities due within one year	2,817,571,007.51	2,726,283,400.24	2,817,571,007.51	2,726,283,400.24
Total current liabilities	6,538,328,441.69	5,110,033,625.49	6,538,257,947.04	5,110,039,138.42
Non-current liabilities				
Long-term borrowings	522,326,702.73	1,516,999,350.48	522,326,702.73	1,516,999,350.48
Asset-backed securities	877,604,383.93	987,824,459.64	877,604,383.93	987,824,459.64
Lease liabilities	11,185,944.10	19,468,465.17	11,185,944.10	19,468,465.17
Guaranteed payments payable	812,526,353.94	861,438,462.53	812,526,353.94	861,438,462.53
Long-term accrued staff costs	832,499.54	646,323.18	832,499.54	646,323.18
Other non-current liabilities	84,614,947.66	90,272,815.67	84,614,947.66	90,272,815.67
Total non-current liabilities	2,309,090,831.90	3,476,649,876.67	2,309,090,831.90	3,476,649,876.67
Total liabilities	8,847,419,273.59	8,586,683,502.16	8,847,348,778.94	8,586,689,015.09
Shareholders' equity				
Share capital	1,333,334,000.00	1,333,334,000.00	1,333,334,000.00	1,333,334,000.00
Capital reserve	331,148,965.92	331,148,965.92	331,148,965.92	331,148,965.92
Other comprehensive income	2,193,246.25	2,193,246.25	2,193,246.25	2,193,246.25
Surplus reserve	72,158,621.55	72,158,621.55	72,158,621.55	72,158,621.55
General reserve	110,469,785.20	110,469,785.20	110,469,785.20	110,469,785.20
Retained earnings	498,748,345.41	371,114,897.05	498,552,145.64	370,951,128.86
Total equity attributable to shareholders of the Company	2,348,052,964.33	2,220,419,515.97	2,347,856,764.56	2,220,255,747.78
Total shareholders' equity	2,348,052,964.33	2,220,419,515.97	2,347,856,764.56	2,220,255,747.78
Total liabilities and shareholders' equity	11,195,472,237.92	10,807,103,018.13	11,195,205,543.50	10,806,944,762.87

Legal Representative of the Company: Zhang Shuqing General Manager of the Company: HE Rongfeng

Head of Finance Team: HUANG Wen

Zhongguancun Science-Tech Leasing Co., Ltd. THE COMPANY'S AND CONSOLIDATED INCOME STATEMENTS 2023 (Unit: RMB)

		The Group	Þ			The Co	The Company	
	September, 2023	January to September, 2023 January to September, 2022	anuary to September, 2022	2022	September, 2023	January to September, 2023	January to September, 2022	2022
Revenue	74,894,255.83	614,342,444.96	551,708,960.37	747,829,843.31	74,894,255.83	614,342,444.96	551,708,960.37	747,829,843.31
Including:Interest income	59,276,651.10	511,128,585.82	452,101,515.02	613,396,928.13	59,276,651.10	511,128,585.82	452,101,515.02	613,396,928.13
Advisory fee income	15,540,482.08	102,390,236.77	99,465,935.91	129,748,764.23	15,540,482.08	102,390,236.77	99,465,935.91	129,748,764.23
Other operating income	77,122.65	823,622.37	141,509.44	4,684,150.95	77,122.65	823,622.37	141,509.44	4,684,150.95
Less:Operating costs	24,808,413.13	233,529,016.34	211,293,806.79	289,101,487.10	24,852,070.19	236,001,615.61	212,487,991.45	290,968,061.65
Taxes and surcharges	479,168.52	3,112,514.32	1,987,152.55	3,158,087.50	437,287.00	1,833,227.98	1,116,951.60	1,780,599.19
Marketing expenses	3,715,978.63	44,063,162.65	37,143,016.68	65,658,820.70	3,715,978.63	44,063,162.65	37,143,016.68	65,658,820.70
General and administrative expenses	4,420,324.01	38,763,805.14	40,219,457.80	64,862,024.73	4,418,548.47	37,570,492.21	39,781,085.15	64,258,549.55
Financial expenses	-1,022,965.96	-2,977,055.48	-3,131,896.02	-4,263,986.85	-1,084,532.51	-2,944,623.90	-3,098,622.09	-4,111,960.63
Including:Interest income from deposits	1,044,049.56	3,355,676.82	3,216,772.58	4,428,327.87	1,105,616.11	3,323,245.24	3,183,498.65	4,276,301.65
Impairment losses charged	6,860,000.00	42,454,213.00	36,432,350.66	49,580,270.20	6,860,000.00	42,454,213.00	36,432,350.66	49,580,270.20
Add:Government grants		10,192,964.13	4,401,731.08	5,425,972.00		10,192,964.13	4,401,731.08	5,425,972.00
Investment income	-871,535.02	8,849,595.13	-1,270,788.92	15,383,163.71	-871,535.02	8,849,595.13	-1,270,788.92	15,383,163.71
(Losses)/gains on fair value changes		1,939,753.21		611,806.15		1,939,753.21		611,806.15
Profit and loss of asset disposal	-3,236.47	-9,050.85	-54,247.72	,	-3,236.47	-9,050.85	-54,247.72	
Operating profit	34,758,566.01	276,370,050.61	230,841,766.35	301,154,081.79	34,820,132.56	276,337,619.03	230,922,881.36	301,116,444.51
Add:Non-operating income			,					
Less:Non-operating expenses				54,954.84				54,954.84
Profit before taxation	34,758,566.01	276,370,050.61	230,841,766.35	301,099,126.95	34,820,132.56	276,337,619.03	230,922,881.36	301,061,489.67
Less: Income tax expenses	8,705,033.14	68,736,562.25	57,863,992.21	74,995,576.11	8,705,033.14	68,736,562.25	57,863,992.21	74,995,576.11
Net profit	26,053,532.87	207,633,488.36	172,977,774.14	226,103,550.84	26,115,099.42	207,601,056.78	173,058,889.15	226,065,913.56
Net profit from continuing operations	26,053,532.87	207,633,488.36	172,977,774.14	226,103,550.84	26,115,099.42	207,601,056.78	173,058,889.15	226,065,913.56
Net profit attributable to shareholders of the Company	26,053,532.87	207,633,488.36	172,977,774.14	226,103,550.84	26,115,099.42	207,601,056.78	173,058,889.15	226,065,913.56
Other comprehensive income.net of tax								
Items that will not be reclassified to profit or loss								
Changes in fair value of investments in other equity instruments			,	234,804.15				234,804.15
Total comprehensive income for the year	26,053,532.87	207,633,488.36	172,977,774.14	226,338,354.99	26,115,099.42	207,601,056.78	173,058,889.15	226,300,717.71
Comprehensive income attributable to shareholders of the Company	26,053,532.87	207,633,488.36	172,977,774.14	226,338,354.99	26,115,099.42	207.601.056.78	173,058,889.15	226,300,717.71

Legal Representative of the Company: Zhang Shuqing

General Manager of the Company: HE Rongfeng

Head of Finance Team: HUANG Wen

Head Of Accounting Department: WANG Liping

Lister: LI Yang

Zhongguancun Science-Tech Leasing Co., Ltd. THE COMPANY'S AND CONSOLIDATED STATEMENTS OF CASH FLOWS 2023

(Unit: RMB)

Cash flows from financing activities Cash flows from operating activities Net increase in cash and cash equivalents Net cash generated from /(used in)financing activities Cash flows from investing activities Cash and cash equivalents at the end of the period Foreign exchange gain /(loss) Net cash used in/(generated from)investing activities Net cash used in/(generated from) operating activities Add:Pledged and restricted cash at bank Sub-total of cash outflows Proceeds from asset-backed securities Proceeds from other financing activities Payment for acquisition of investments Investment returns received

Net proceeds from disposal of property and equipment Sub-total of cash outflows Cash at bank and on hand at the end of the period Add:Cash and cash equivalents at the beginning of Sub-total of cash outflows Payment for acquisition of property and equipment, intangible assets and other long-term assets Sub-total of cash inflows Proceeds from disposal of investments Payment of various taxes Sub-total of cash inflows Proceeds from other operating activities Net of guaranteed deposits received Proceeds from sale of goods and rendering of services Interest element of lease rentals paid Capital element of lease rentals paid Payment for listing expenses Payment for other financing activities Sub-total of cash inflows Proceeds from borrowings Payment for other operating activities Payment to and for employees Payment for dividends, profit distributions or interest Repayments of borrowings intangible assets and other long-term assets September, 2023 872,713,486.88 2,351,565.00 863,779,803.40 31,314,665.27 10,835,324.53 24,031,346.11 189,067,129.78 320,384,808.86 319,255,433.07 -264,549,244.46 958,155,581.92 693,606,337.46 676,662,473.89 265,851,945.43 653,983,527.76 614,286,748.73 919,835,473.19 63,033,786.52 44,770,421.31 16,943,863.57 1,129,375.79 4,830,108.39 -173,564.00 -66,266.91 93,593.64 176,130.00 176,130.00 2,566.00 238.82 January to September, 2023 January to September, 2022 5,755,974,431.85 88,153,248.00 136,764,641.00 5,640,042,288.23 251,639,954.24 6,000,374,758.73 5,598,561,853.44 5,581,617,989.87 5,876,526,076.97 5,581,191,740.30 5,980,892,320.85 94,033,891.09 128,364,218.04 320,384,808.86 634,986,951.13 -314,602,142.27 -401,812,905.29 10,008,755.84 984,923.56 47,389,748.14 174,572.08 189,067,129.78 104,366,243.88 -17,079,955.43 97,698,836.86 16,943,863.57 47,572,776.22 64,652,731.65 62,100,000.00 72,936,227.54 2,552,731.65 -75,525.43 8,456.00 The Group 4,806,494,246.91 104,821,591.00 71,091,163.93 3,245,226,325.47 197,413,135.89 3,749,467,065.92 3,504,865,760.97 3,504,378,625.03 4,989,739,082.70 4,767,490,603.67 4,982,407,001.84 -328,138,567.40 -244,601,304.95 13,443,135.01 1,274,052.59 79,497,913.68 75,677,615.18 322,024,059.83 650,162,627.23 292,110,416.96 -76,172,085.08 86,227,354.00 82,180,000.00 10,055,268.92 9,800,000.00 247,178.92 67,072,950.17 2,992,337.13 4,047,354.00 -7,332,080.86 487,135.94 -33,096.51 8,090.00 5,000,090,880.52 265,768,974.55 5,299,739,737.50 6,023,675,010.29 1,397,200,000.00 6,689,886,449.37 4,626,475,010.29 7,523,702,453.97 7,254,697,600.51 6,852,800,429.16 109,435,695.52 74,685,978.01 -670,902,024.81 153,553,938.56 634,986,951.13 650,162,627.23 16,775,593.63 1,664,620.98 23,545,536.15 247,178.92 -15,175,676.10 723,935,272.79 -68,217,097.17 23,792,715.07 53,753,890.97 15,439,667.82 92,009,812.24 82,880,000.00 84,883,179.93 9,360,041.23 2022 9,129,812.24 8,173.09 September, 2023 872,713,486.88 2,351,565.00 44,770,421.31 -264,549,244.46 653,983,527.76 10,835,324.53 24,031,346.11 919,835,473.19 958,155,581.92 693,606,337.46 614,286,748.73 320,384,808.86 319,255,433.07 863,779,803.40 676,662,473.89 265,851,945.43 63,033,786.52 23,206,694.01 31,314,665.27 16,943,863.57 1,129,375.79 4,830,108.39 -66,266.91 93,593.64 -173,564.00 176,130.00 176,130.00 2,566.00 2,566.00 January to September, 2023 5,755,974,431.85 88,153,248.00 136,764,641.00 5,640,042,288.23 251,639,954.24 6,000,374,758.73 5,598,561,853.44 5,876,526,076.97 5,980,892,320.85 5,581,617,989.87 5,581,191,740.30 94,033,891.09 128,364,218.04 -314,602,142.27 -401,812,905.29 10,008,755.84 984,923.56 47,389,748.14 174,572.08 320,384,808.86 634,986,951.13 104,366,243.88 -17,079,955.43 97,698,836.86 16,943,863.57 64,652,731.65 47,572,776.22 23,206,694.01 62,100,000.00 72,936,227.54 2,552,731.65 -75,525.43 8,456.00 The Company January to September, 2022 3,749,467,065.92 3,504,865,760.97 4,989,739,082.70 4,982,407,001.84 4,806,494,246.91 104,821,591.00 71,091,163.93 -328,138,567.40 -244,601,304.95 3,245,226,325.47 3,504,378,625.03 4,767,490,603.67 322,024,059.83 -76,172,085.08 323,919,716.81 79,497,913.68 75,677,615.18 650,162,627.23 13,443,135.01 1,274,052.59 292,110,416.96 -7,332,080.86 197,413,135.89 86,227,354.00 10,055,268.92 82,180,000.00 1,895,656.98 9,800,000.00 247,178.92 67,072,950.17 4,047,354.00 487,135.94 8,090.00 5,000,090,880.52 265,768,974.55 6,023,675,010.29 5,301,606,312.05 1,397,200,000.00 4,626,475,010.29 7,521,835,879.42 108,058,207.22 74,196,891.76 7,254,697,600.51 6,852,800,429.16 674,500,995.66 23,545,536.15 247,178.92 -669,035,450.26 153,553,938.56 634,986,951.13 650,162,627.23 722,068,698.24 39,514,044.53 -15,175,676.10 16,775,593.63 17,306,242.37 -68,217,097.17 92,009,812.24 82,880,000.00 23,792,715.07 9,360,041.23 1,664,620.98 9,129,812.24 2022 8,173.09

Legal Representative of the Company: Zhang Shuqing

General Manager of the Company: HE Rongfeng

Head of Finance Team: HUANG Wen

Head Of Accounting Department: WANG Liping

er: LI Yang

General Manager of the Company: HE Rongfeng

Head of Finance Team: HUANG Wen

Head Of Accounting Department: WANG Liping

Lister: LI Yang

Zhongguancun Science-Tech Leasing Co., Ltd. THE COMPANY'S AND CONSOLIDATED STATEMENTS OF CHANGES IN OWNER'S EQUITY 2023 (Unit: RMB)

2,348,052,964.33		498,748,345.41	110,469,785.20	72,158,621.55			1,333,334,000.00	At September 30, 2023
127,633,448.36		127,633,448.36						Sub-total
-80,000,040.00		-80,000,040.00						Distributions to shareholders
		1						Appropriation to general
								Appropriation of profits Appropriation for surplus
207,633,488.36		207,633,488.36						Profit for the year Issue of H shares
								Changes in equity during the year
2,220,419,515.97		371,114,897.05	110,469,785.20	72,158,621.55	2,193,246.25	331,148,965.92	1,333,334,000.00	At January 1, 2023
		Retained earnings	General reserve	Surplus reserve	Other comprehensive income	Capital reserve	Share capital	
Total equity	Non-controlling interests			of the Company	Attributable to shareholders of the Company	Attr		

Zhongguancun Science-Tech Leasing Co., Ltd. THE COMPANY'S AND CONSOLIDATED STATEMENTS OF CHANGES IN OWNER'S EQUITY 2022 (Unit: RMB)

Share capital Capital reserve Other comprehensive income Surplus reserve General reserve General reserve Retained earnings Uning the year year 1.333,334,000.00 331,148,965.92 1.958,442.10 49.552,030.20 110,469,785.20 227,617,967.56 224,804.15 22,606,591.35	2,220,419,515.97		371,114,897.05	110,469,785.20				II	At December 31, 2022
Share capital Share capital Share capital Share capital Share capital Share comprehensive Surplus reserve Surplus reserve General reserve General reserve Stared earnings Surplus reserve General reserve Stared earnings Surplus reserve Stared earnings Stared earnings	166,338,324.99		143,496,929.49						Sub-total
Share capital Capital reserve Other comprehensive income Surplus reserve General reserve General reserve Retained earnings Total reserve I.333,334,000.00 331,148,965.92 1,958,442.10 49,552,030.20 110,469,785.20 227,617,967.56	-60,000,030.00		-60,000,030.00						Distributions to shareholders
Share capital Capital reserve Other comprehensive Income Surplus reserve General reserve									Appropriation to general reserve
Share capital Capital reserve Other comprehensive income Surplus reserve General reserve Retained earnings 1,333,334,000.00 331,148,965.92 1,958,442.10 49,552,030.20 110,469,785.20 227,617,967.56 - uring the year - 234,804.15 - - 226,103,550.84 -			-22,606,591.35	ı	22,606,591.35	ı			Appropriation of profits Appropriation for surplus reserve
Attributable to shareholders of the Company Share capital Capital reserve Other comprehensive Surplus reserve General reserve Retained earnings	226,338,354.99	,	226,103,550.84			234,804.15			Changes in equity during the year Profit for the year Issue of H shares
Attributable to shareholders of the Company Capital reserve Other comprehensive Income Surplus reserve General reserve Retained earnings	2,054,081,190.98		227,617,967.56	110,469,785.20	49,552,030.20	1,958,442.10	331,148,965.92	1,333,334,000.00	At January 1, 2022
Non-controlling interests			Retained earnings	General reserve	Surplus reserve	Other comprehensive income		Share capital	
	Total equity	Non-controlling interests			of the Company	butable to shareholders of	Attril		

Zhongguancun Science-Tech Lessing Co., Ltd. THE COMPANY'S STATEMENTS OF CHANGES IN OWNER'S EQUITY 2022 (Unit: RMB)

	Share capital	Capital reserve	Other comprehensive income	Surplus reserve	General reserve	Retained earnings	<u>Total</u>
At January 1, 2023	1,333,334,000.00	331,148,965.92	2,193,246.25		110,469,785.20	370,951,128.86	2,220,255,747.78
Changes in equity during the year							
Profit for the year						207,601,056.78	207,601,056.78
Issue of H shares							
Appropriation of profits							
Appropriation for surplus reserve							
Appropriation to general reserve							
Distributions to shareholders						-80,000,040.00	-80,000,040.00
Sub-total						127,601,016.78	127,601,016.78
At September 30, 2023	1,333,334,000.00	331,148,965.92	2,193,246.25	72,158,621.55	110,469,785.20	498,552,145.64	2,347,856,764.56

Zhongguaneun Science-Tech Leasing Co., Ltd. THE COMPANY'S STATEMENTS OF CHANGES IN OWNER'S EQUITY 2022 (Unit: RMB)

	Share capital	Capital reserve	Other comprehensive income	Surplus reserve	General reserve	Retained earnings	<u>Total</u>
At January 1, 2022	1,333,334,000.00	331,148,965.92	1,958,442.10	49,552,030.20	110,469,785.20	227,491,836.65	2,053,955,060.07
Changes in equity during the year Profit for the year			234,804.15			226,065,913.56	226,300,717.71
Issue of H shares							
Appropriation of profits							
Appropriation for surplus reserve				22,606,591.35		-22,606,591.35	
Appropriation to general reserve							
Distributions to shareholders						-60,000,030.00	-60,000,030.00
Sub-total		,		22,606,591.35	-	143,459,292.21	166,300,687.71
At December 31, 2022		331,148,965.92	2,193,246.25	72,158,621.55	110,469,785.20	370,951,128.86	2,220,255,747.78