

**IPO FACT SHEET**
**Zhongguancun Science-Tech Leasing Co., Ltd. (1601)**
**ISSUE STATISTICS**

<b>Offer Size:</b>	HK\$506.67m – HK\$573.33m
<b>Placement Tranche:</b>	333.334m
<b>Price:</b>	HK\$1.52 – HK\$1.72
<b>Board lot:</b>	2,000
<b>Entry fee:</b>	HK\$3,474.66
<b>Historical PE</b>	15.0x – 17.0x
<b>Net tangible asset per share:</b>	HK\$1.47 – HK\$1.51
<b>Market Cap (post-IPO):</b>	HK\$506.7m – HK\$573.3m
<b>Open:</b>	31 Dec 2019
<b>Close:</b>	12.00 noon on 14 Jan 2020
<b>Trading:</b>	21 Jan 2020
<b>Sponsor:</b>	Guotai Junan Capital Limited

<b>Year ended 31 Dec</b>	<b>(RMB'000)</b>	<b>yoy % chg</b>
Revenue		
2017	358,581	12.7%
2018	412,783	15.1%
Profit for the year/period		
2017	97,435	17.9%
2018	118,996	22.1%

**BACKGROUND**

- The Group is a pioneer and the most dedicated finance lease company in serving technology and new economy companies in China. According to the F&S Report. In 2018, the percentage of its revenue generated from technology and new economy companies exceeded 95%, a percentage higher than any other finance lease company in China.
- The Group is also the fifth largest finance lease company approved by MOFCOM serving more than four technology and new economy sectors in terms of revenue generated from technology and new economy companies in 2018, according to the F&S Report. The Group accounts for a market share of 0.9% in China's highly fragmented technology and new economy finance lease industry in terms of technology and new economy finance lease revenue in 2018.
- The Group's NPA ratios remained at a relatively low level of 0.7%, 1.5%, 1.3%, and 1.4% as of December 31, 2016, 2017 and 2018 and June 30, 2019, respectively, which the Group believes reflect the efficacy of its risk management.
- According to the F&S Report, the balance of China's finance lease contracts in the technology and new economy finance lease industry is expected to grow to RMB1.9 trillion in 2023, representing a CAGR of 20.4% from 2018 to 2023, and the operating revenue of technology and new economy finance lease companies is expected to grow to RMB118.9 billion in 2023, representing a CAGR of 22.4% from 2018 to 2023.

**BUSINESS STRATEGIES**

- Expand its customer base.
- Improve its risk management capabilities.
- Delve into technology and new economy industries.
- Build a talented and professional business team.

**COMPETITIVE STRENGTHS**

- Pioneer dedicated to providing efficient finance lease solutions to technology and new economy companies in China.
- Customer-oriented business model featuring efficient finance lease solutions and a variety of advisory services to facilitate its customers' growth.

- Prudent and highly effective risk management.
- A growing and high-quality customer base.
- A visionary and experienced management team and staff complemented by the support of its Controlling Shareholder.

### KEY RISKS

- Changes and development in the regulatory environment concerning technology and new economy industries and the finance lease industry could adversely affect the business operations of its customers, thus negatively impacting its own results of operations and financial condition.
- Changes and developments in the economic environment concerning technology and new economy industries could adversely affect the business operations of its customers, thus negatively impacting its own results of operations and financial condition.
- Lessees' ability to pay could deteriorate due to reasons beyond its control, which could have a material adverse impact on its results of operations and financial condition.
- The Group may not be able to repay its debts, and it may incur more debts.
- The Group may not be able to successfully compete with its competitors, which could have a material adverse impact on its results of operations and financial condition.
- Fluctuations in market interest rate may negatively affect its cost of funding and revenue, which could have a material adverse impact on its results of operations and financial condition.
- The Group may not be able to maintain a sufficient level of liquidity necessary to meet its operational needs.

### DIVIDEND POLICY

- The Group intends to distribute no less than 35% of its annual distributable profits as dividends.

### USE OF PROCEEDS

	HK mn	As a percentage of gross proceeds from the Invitation
To expand its business operations by offering finance lease solutions and financial services to more technology and new economy, companies in big data, eco-solutions, life sciences & healthcare, intelligent manufacturing, and internet-based products & services industries in China.	339.4	70.0%
To improve its information systems to improve its project assessment processes and improve its customer service capabilities.	48.5	10.0%
To recruit more talented specialized personnel with valuable experience, knowledge and skillsets.	48.5	10.0%
For additional working capital and other general corporate purposes.	48.5	10.0%
<b>Total:</b>	<b>484.9</b>	<b>100.0%</b>

## Disclosures/Disclaimers

This report is prepared by UOB Kay Hian (Hong Kong) Limited (“UOBKHHK”), which is a licensed corporation providing securities brokerage and securities advisory services in Hong Kong.

This report is provided for information only and is not an offer or a solicitation to deal in securities or to enter into any legal relations, nor an advice or a recommendation with respect to such securities.

**This report is prepared for general circulation.** It does not have regard to the specific investment objectives, financial situation and the particular needs of any recipient hereof. Advice should be sought from a financial adviser regarding the suitability of the investment product, taking into account the specific investment objectives, financial situation or particular needs of any person in receipt of the recommendation, before the person makes a commitment to purchase the investment product.

This report is confidential. This report may not be published, circulated, reproduced or distributed in whole or in part by any recipient of this report to any other person without the prior written consent of UOBKHHK. This report is not directed to or intended for distribution to or use by any person or any entity who is a citizen or resident of or located in any locality, state, country or any other jurisdiction as UOBKHHK may determine in its absolute discretion, where the distribution, publication, availability or use of this report would be contrary to applicable law or would subject UOBKHHK and its associates (as defined in the Securities and Futures Ordinance, Chapter 571 of Hong Kong) to any registration, licensing or other requirements within such jurisdiction.

The information or views in the report (“Information”) has been obtained or derived from sources believed by UOBKHHK to be reliable. However, UOBKHHK makes no representation as to the accuracy or completeness of such sources or the Information and UOBKHHK accepts no liability whatsoever for any loss or damage arising from the use of or reliance on the Information. UOBKHHK and its associates may have issued other reports expressing views different from the Information and all views expressed in all reports of UOBKHHK and its associates are subject to change without notice. UOBKHHK reserves the right to act upon or use the Information at any time, including before its publication herein.

Except as otherwise indicated below, (1) UOBKHHK, its associates and its officers, employees and representatives may, to the extent permitted by law, transact with, perform or provide broking, underwriting, corporate finance-related or other services for or solicit business from, the subject corporation(s) referred to in this report. (2) UOBKHHK, its associate and its officers, employees and representatives may also, to the extent permitted by law, transact with, perform or provide broking or other services for or solicit business from, other persons in respect of dealings in the securities referred to in this report or other investments related thereto. (3) the officers, employees and representatives of UOBKHHK may also serve on the board of directors or in trustee positions with the subject corporation(s) referred to in this report. (All of the foregoing is hereafter referred to as the “Subject Business”). and (4) UOBKHHK may otherwise have an interest (including a proprietary interest) in the subject corporation(s) referred to in this report.

As of the date of this report, no analyst responsible for any of the content in this report has any proprietary position or material interest in the securities of the corporation(s) which are referred to in the content they respectively author or are otherwise responsible for.

### IMPORTANT DISCLOSURES FOR U.S. PERSONS

This research report is prepared by UOBKHHK, a company authorized, as noted above, to engage in securities activities in Hong Kong. UOBKHHK is not a registered broker-dealer in the United States and, therefore, is not subject to U.S. rules regarding the preparation of research reports and the independence of research analysts. This research report is provided for distribution by UOBKHHK (whether directly or through its US registered broker dealer affiliate named below) to “major U.S. institutional investors” in reliance on the exemption from registration provided by Rule 15a-6 of the U.S. Securities Exchange Act of 1934, as amended (the “Exchange Act”). All US persons that receive this document by way of distribution from or which they regard as being from UOBKHHK by their acceptance thereof represent and agree that they are a major institutional investor and understand the risks involved in executing transactions in securities.

Any U.S. recipient of this research report wishing to effect any transaction to buy or sell securities or related financial instruments based on the information provided in this research report should do so only through UOB Kay Hian (U.S.) Inc (“UOBKHUS”), a registered broker-dealer in the United States. Under no circumstances should any recipient of this research report effect any transaction to buy or sell securities or related financial instruments through UOBKHHK.

UOBKHUS accepts responsibility for the contents of this research report, subject to the terms set out below, to the extent that it is delivered to and intended to be received by a U.S. person other than a major U.S. institutional investor.

The analyst whose name appears in this research report is not registered or qualified as a research analyst with the Financial Industry Regulatory Authority (“FINRA”) and may not be an associated person of UOBKHUS and, therefore, may not be subject to applicable restrictions under FINRA Rules on communications with a subject company, public appearances and trading securities held by a research analyst account.

### Analyst Certification/Regulation AC

Each research analyst of UOBKHHK who produced this report hereby certifies that (1) the views expressed in this report accurately reflect his/her personal views about all of the subject corporation(s) and securities in this report. (2) the report was produced independently by him/her. (3) he/she does not carry out, whether for himself/herself or on behalf of UOBKHHK or any other person, any of the Subject Business involving any of the subject corporation(s) or securities referred to in this report. and (4) he/she has not received and will not receive any compensation that is directly or indirectly related or linked to the recommendations or views expressed in this report or to any sales, trading, dealing or corporate finance advisory services or transaction in respect of the securities in this report. However, the compensation received by each such research analyst is based upon various factors, including UOBKHHK's total revenues, a portion of which are generated from UOBKHHK's business of dealing in securities.

Reports are distributed in the respective countries by the respective entities and are subject to the additional restrictions listed in the following table.

General	This report is not intended for distribution, publication to or use by any person or entity who is a citizen or resident of or located in any country or jurisdiction where the distribution, publication or use of this report would be contrary to applicable law or regulation.
Hong Kong	This report is distributed in Hong Kong by UOB Kay Hian (Hong Kong) Limited ("UOBKHHK"), which is regulated by the Securities and Futures Commission of Hong Kong. Neither the analyst(s) preparing this report nor his associate, has trading and financial interest and relevant relationship specified under Para. 16.4 of Code of Conduct in the listed corporation covered in this report. UOBKHHK does not have financial interests and business relationship specified under Para. 16.5 of Code of Conduct with the listed corporation covered in this report. Where the report is distributed in Hong Kong and contains research analyses or reports from a foreign research house, please note: (i) recipients of the analyses or reports are to contact UOBKHHK (and not the relevant foreign research house) in Hong Kong in respect of any matters arising from, or in connection with, the analysis or report. and (ii) to the extent that the analyses or reports are delivered to and intended to be received by any person in Hong Kong who is not a professional investor, or institutional investor, UOBKHHK accepts legal responsibility for the contents of the analyses or reports only to the extent required by law.
Indonesia	This report is distributed in Indonesia by PT UOB Kay Hian Securities, which is regulated by Financial Services Authority of Indonesia (OJK). Where the report is distributed in Indonesia and contains research analyses or reports from a foreign research house, please note recipients of the analyses or reports are to contact PT UOBKH (and not the relevant foreign research house) in Indonesia in respect of any matters arising from, or in connection with, the analysis or report.
Malaysia	Where the report is distributed in Malaysia and contains research analyses or reports from a foreign research house, the recipients of the analyses or reports are to contact UOBKHM (and not the relevant foreign research house) in Malaysia, at +603-21471988, in respect of any matters arising from, or in connection with, the analysis or report as UOBKHM is the registered person under CMSA to distribute any research analyses in Malaysia.
Singapore	This report is distributed in Singapore by UOB Kay Hian Private Limited ("UOBKH"), which is a holder of a capital markets services licence and an exempt financial adviser regulated by the Monetary Authority of Singapore. Where the report is distributed in Singapore and contains research analyses or reports from a foreign research house, please note: (i) recipients of the analyses or reports are to contact UOBKH (and not the relevant foreign research house) in Singapore in respect of any matters arising from, or in connection with, the analysis or report. and (ii) to the extent that the analyses or reports are delivered to and intended to be received by any person in Singapore who is not an accredited investor, expert investor or institutional investor, UOBKH accepts legal responsibility for the contents of the analyses or reports only to the extent required by law.
Thailand	This report is distributed in Thailand by UOB Kay Hian Securities (Thailand) Public Company Limited, which is regulated by the Securities and Exchange Commission of Thailand.
United Kingdom	This report is being distributed in the UK by UOB Kay Hian (U.K.) Limited, which is an authorised person in the meaning of the Financial Services and Markets Act and is regulated by The Financial Conduct Authority. Research distributed in the UK is intended only for institutional clients.
United States of America ('U.S.')	This report cannot be distributed into the U.S. or to any U.S. person or entity except in compliance with applicable U.S. laws and regulations. It is being distributed in the U.S. by UOB Kay Hian (US) Inc, which accepts responsibility for its contents. Any U.S. person or entity receiving this report and wishing to effect transactions in any securities referred to in the report should contact UOB Kay Hian (US) Inc. directly.

Copyright 2019, UOB Kay Hian (Hong Kong) Ltd. All rights reserved.

<http://www.utrade.com.hk>