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Nissin Foods Company Limited

日清食品有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 1475)

VOLUNTARY ANNOUNCEMENT

ACQUISITION OF LAND USE RIGHTS

The Board is pleased to announce that, on 10 September 2025, the Company, through its wholly-owned subsidiary in the PRC, successfully won the bid for the land use rights of the two Land Parcels at an aggregate consideration of RMB30.68 million through public auction. The Land Parcels are both located in Jinwan District, Zhuhai City, Guangdong Province, the PRC and were offered for public sale by Zhuhai Natural Resources Bureau. It is expected to enter into the land use rights grant contracts with Zhuhai Natural Resources Bureau in respect of the Land Parcel Acquisitions before 23 September 2025. The Land Parcels are adjacent to Zhuhai Nissin and will be used by the Group to construct new production facilities.

LISTING RULES IMPLICATIONS

As each of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Land Parcel Acquisitions is below 5%, the Land Parcel Acquisitions do not constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules.

ACQUISITION OF LAND USE RIGHTS

The board (the “Board”) of directors (the “Directors”) of Nissin Foods Company Limited (the “Company”, together with its subsidiaries, the “Group”) is pleased to announce that, on 10 September 2025, the Company, through its wholly-owned subsidiary in the People’s Republic of China (the “PRC”), successfully won the bid for the land use rights of the two land parcels at an aggregate consideration of RMB30.68 million (the “Land Parcel Acquisitions”) through public auction. The two land parcels are both located in Jinwan District, Zhuhai City, Guangdong Province, the PRC (the “Land Parcels”) and were offered for public sale by Zhuhai Natural Resources Bureau* (珠海市自然資源局). It is expected to enter into the land use rights grant contracts with Zhuhai Natural Resources Bureau in respect of the Land Parcel Acquisitions of the Land Parcels before 23 September 2025. The Land Parcels are adjacent to Zhuhai Nissin Packaging Company Limited* (珠海日清包裝有限公司) (“Zhuhai Nissin”) and will be used by the Group to construct new production facilities.

Confirmation letters in respect of both Land Parcels were entered into on 10 September 2025 and details of the Land Parcel Acquisitions of both Land Parcels are set out below:

	LAND PARCEL A	LAND PARCEL B
Location	: The land parcel #2025-04 located at south side of Anji East Road and east side of Huarong Road, Sanzao Town, Jinwan District, Zhuhai * (珠海金灣區三灶鎮安基東路南側、華榮路東側)	The land parcel #2025-05 located at south side of Anji East Road, Sanzao Town, Jinwan District, Zhuhai* (珠海金灣區三灶鎮安基東路南側)
Nature of Land Use	: Class II industrial use, instant noodles manufacturing	Class II industrial use, instant noodles manufacturing
Land Area	: 41,014.15 square meters	17,472.93 square metres
Land Use Right Duration	: 50 years	50 years
Consideration	: Approximately RMB21.57 million, which is equivalent to the minimum and final bid price for Land Parcel A in the public auction held by Zhuhai Natural Resources Bureau	Approximately RMB9.10 million, which is equivalent to the minimum and final bid price for Land Parcel B in the public auction held by Zhuhai Natural Resources Bureau

BASIS OF DETERMINATION OF THE CONSIDERATION

The consideration for the Land Parcel Acquisitions was determined by Zhuhai Natural Resources Bureau through a public auction conducted pursuant to the relevant PRC laws and regulations. The considerations for the acquisition of each of Land Parcel A and Land Parcel B, being the successful bidding prices submitted by the Group, are equivalent to the minimum bidding prices set by Zhuhai Natural Resources Bureau in the public auction of the Land Parcels. The relevant bidding prices were determined by the Group after taking into account, among others, (i) the location, use, and potential development prospects of the Land Parcels; and (ii) the then prevailing market prices of land in the vicinity of the Land Parcels and adjacent areas. The Directors are of the view that the considerations for the Land Parcel Acquisitions are fair and reasonable, and are in the interests of the Company and the shareholders of the Company (the “Shareholders”) as a whole.

REASONS FOR AND BENEFITS OF THE LAND PARCEL ACQUISITIONS

The Group adhered to its premiumisation strategy and continued the geographical expansion of its business in the PRC. In addition, in response to evolving consumers' preferences in the PRC, the Group's business focuses on offering high-quality yet reasonably priced food products that meet the growing demand for health, safety and value-for-money. The Group plans to construct a new facility that adopts factory automation and efficient production processes to enhance its production capacity. The Group intends to invest over RMB240 million in acquiring the Land Parcels, constructing new buildings on the Land Parcels, and installing new production lines. Considering the shortage of industrial land in the Zhuhai area, the Group believes that the purchased Land Parcels, which are adjacent to the packaging production factory of Zhuhai Nissin that started operations in 2021, is ideal for the new production facility. The new automated facility would reduce per-unit production costs through enhanced operational efficiency, reduced downtime, and optimised resource utilisation. Moreover, this expansion is essential to secure a stable supply and accommodate projected increases in product sales volume. By building a larger and technologically advanced production site, it is expected to contribute positively to the Group's operational development and growth prospects in the long term, which will in turn increase the overall income and profitability of the Group.

Based on the above, the Directors are of the view that the acquisitions of the land use rights for the Land Parcels are in line with the Company's strategies and in favour of the Group's business development. The Directors (including independent non-executive Directors) are of the view that the terms of the Land Parcel Acquisitions are fair, reasonable and in the interests of the Company and the Shareholders as a whole even though it is not in the ordinary and usual course of business of the Group.

GENERAL INFORMATION OF PARTIES

The Group

The Group is a renowned food company in Hong Kong and mainland China, with a diversified portfolio of well-known and highly popular brands, primarily focusing on the premium instant noodle segment. In addition, the Group also engages in the manufacture and sales of high-quality frozen food products, including frozen dim sum and frozen noodles, and sales of other food and beverage products, including retort pouch, snack food, mineral water, sauce and vegetable products.

Zhuhai Natural Resources Bureau

Zhuhai Natural Resources Bureau is a PRC government authority in charge of, among others, the management of land resources in Zhuhai.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, as of the date of this announcement, the Zhuhai Natural Resources Bureau and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules")).

LISTING RULES IMPLICATIONS

As each of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Land Parcel Acquisitions is below 5%, the Land Parcel Acquisitions do not constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules.

By order of the Board
Kiyotaka Ando
Chief Executive Officer and Executive Director

Hong Kong, 11 September 2025

As at the date of this announcement, Executive Directors are Mr. Kiyotaka Ando, Mr. Shinji Tatsutani, Mr. Kiyoshi Matsuura, Mr. Katsunori Hiroi, Mr. Xi Xiaotong and Mr. Takayuki Yagi; and Independent Non-executive Directors are Mr. Masaru Takahashi, Professor Lynne Yukie Nakano, Professor Toshiaki Sakai and Professor Keiko Ito.

* *The English transliteration of the Chinese name(s) in this announcement, where indicated, is included for information purpose only, and should not be regarded as the official English name(s) of such Chinese name(s).*