



Carlton Holdings  
International Corporation  
瑞生控股國際集團

## *Company Profile*

Carlton has been investing in various locations throughout Hong Kong, the majority of our core fixed-assets lie in Tsim Sha Tsui. Started as a timber trading company and a Chinese traditional furniture manufacturer in 1969, Carlton was heavily involved with imports and exports from countries such as Indonesia, Africa, Japan, Thailand and China. As market conditions changed, we gradually shifted our attention to commercial properties investments in Hong Kong, and have had started to invest in commercial retail properties more progressively since 2002. After experiencing 50 years of different operations and investments, Carlton has been eagerly embracing different business opportunities in the forms of joint ventures and co-investments with various investors from different industries.

## 公司簡介

瑞生控股國際集團創辦於1969年，公司初期業務以生產中國傳統家具及木材貿易為主。隨著周遭市場經營環境變化，公司業務逐漸擴展至香港商業地產投資，並以尖沙咀區為核心。我們經由富含多年投資經驗的專業團隊評估俱顯著觀光潛力的區域，尋求開發潛力的物業。我們同樣認知到與世界接軌的必要性，領先同業開始於鄰近各國尋找各種投資契機，包括新加坡，泰國，英國及中國內地，持續開拓與世界財富接軌的經濟脈絡。我們珍視每一位客戶，合作伙伴及投資者，重視每一次合作。與眾多合作夥伴共同成長進而創造出最佳多贏的局面。

## *Business Approach*

We favour long-term commercial property investments. We strategically invest in prime location properties within our capacity, and work closely with technical expertise to come up with solutions in maximizing the potential of retail and commercial spaces. This often involves the process of Alternation and Amendment (A&A) or re-development. What we value to be our unique approach would be our desire to build and sustain long-term relationships with our tenants, co-investors and partners. We often achieve this by developing a tight network approach that enables the alignment of interests. Carlton believes it is the process of aligning various actors' interests throughout the different kinds of development processes that we believe could efficiently maximise and enhance the value of our fixed assets and the business opportunities available.

## 經營理念

我們一直致力於商業地產項目的長線投資，除了不斷增持一些位於黃金地段的物業外，更會為現有資產作出不同的增值方案，籍以提升空間優化的潛力。在收購物業和進行資產提升的過程中，集團亦緊密維繫與合作伙伴的溝通及租戶的良好關係，在充分理解和共識下，可以有效地達致最大化及持續的資產增長。



# Retails

Carlton has been engaging in value-enhancements and redevelopments on different commercial en blocs with potentials for mixed-use developments that could consist of a well diversified group of tenants. We work diligently with technical teams on maximizing those retail spaces through the means of physically reinforcing and connecting physical structures to the requested configurations by the potential users. We have also been constantly seeking opportunities on undervalued assets either individually or together with other experienced investors who shared the like-minded long term principals and views. Our main objective remain on investing prudently whilst building and maintaining long lasting relationships.

香港旺區一線鋪位的平均租金，全球則排行第三冠絕亞洲，零售業是香港城市面貌，蓬勃發展的要素。在集團持續拓展和物業增值的同時，我們也根據個別地區的發展潛力，提供多元化投資項目並吸納不同行業的租戶，以配合香港零售業的蓬勃發展。無論是個別或經驗豐富的投資者，我們也希望一起分享不同的經營理念，共同建立並維持長期友好的合作關係。



Nike Flagship Store  
Granville Road  
Nike旗艦店加連威老道



Ports 1961  
Canton Road  
寶姿1961廣東道



Lung Fung  
Canton Road  
龍豐Mall廣東道



Hugo Boss  
Canton Road  
Hugo Boss 廣東道



7-Eleven  
Granville Road  
7-Eleven加連威老道



Cotton On  
Granville Road  
Cotton On加連威老道



Best Pharmacy  
Granville Road  
百匯藥房加連威老道

# Commercial

Carlton favors prime offices and continues to seek for opportunities to invest further in this particular asset class. The majority of our office units are currently located on Canton Road in Tsim Sha Tsui. Location and accessibility remains our priority when seeking for such opportunities. We are also keen on commercial offices that are part of, or within close proximity to our mixed-used developments.

瑞生集團一直注重投資位置優越的優質商廈，而大部分項目位於尖沙咀廣東道一帶。我們在物色單位的同時，也希望為租戶提供商業管理和不同的地區及面積選擇。



Attitude on Granville Hotel  
20 Granville Road, Tsim Sha Tsui  
瑞生尖沙咀酒店  
尖沙咀加連威老道20號



VIP Commercial Building  
116-120 Canton Road, Tsim Sha Tsui  
海威商業中心  
尖沙咀廣東道116-120號

China Hong Kong Centre  
122-126 Canton Road, Tsim Sha Tsui  
中港中心  
尖沙咀廣東道122-126號



Lippo Sun Plaza  
28 Canton Road, Tsim Sha Tsui  
力寶太陽廣場  
尖沙咀廣東道28號



Soravit on Granville Hotel  
29A Granville Road, Tsim Sha Tsui  
瑞生嘉威酒店  
尖沙咀加連威老道29A號

Hanley House  
776-778, Nathan Rd, Mongkok  
恆利商業大廈  
旺角彌敦道776-778號

# Soravit Hotels

Soravit Hotels Group's vision is to create exquisite boutique hotels with concepts that match their locations and target markets. We aim to create concepts that could distinguish ourselves from our surrounding competitors. Creating an environment where tourists could experience, feel and visualize the different elements, landmarks and atmosphere Hong Kong is characterized for.

'Soravit' 在泰語中被寓意為強大、富影響力、及具領導地位的象徵。瑞生酒店集團力求在每個拓展項目中貫徹這種精神。從概念構思，設計到實踐，我們對各項細節都親力親為，將舒適、時尚、美學，重新融合詮釋，讓住客感受香港多元文化及特色旅遊體驗。



20 Granville Road Tsim Sha Tsui  
尖沙咀加連威老道20號

Offering 81 old Hong Kong themed playful guest-rooms right in the heart of Tsim Sha Tsui. Attitude Hotel features a wide variety of landmarks in the area ranging from the Star Avenue, Clock Tower, cross harbor ferry and even the famous big yellow floating duck. Providing guests a truly culturally rich lodging experience of Hong Kong.

瑞生尖沙咀酒店設有81間以香江歲月為主題的客房，並揉合了該地區的色彩元素以及獨特地標如星光大道、尖沙咀鐘樓、廣東道購物區、文化博物館、渡海小輪、甚至遠渡重洋的黃色巨鴨，務求為所有客人提供一次富有真正香港文化色彩的住宿體驗。房間類型由標準房以至套房，無論商務旅居或旅遊消閒，皆能讓住客體驗便捷舒適的住宿感覺。



29A Granville Road Tsim Sha Tsui  
尖沙咀加連威老道29A號

Offering 76 rooms and suites, Soravit on Granville features a collection of authentic and cultural artworks by two Thai artists from Bangkok, illustrating the overall unique traditional culture of Thailand: The Guardian Angels, Thai Way of Life, Elephants, and Songkran (Thai Water Festival).

以泰國特色為主題的瑞生嘉威酒店，採用了當地不同的主題元素：“守護天使”、“暹邏象”、“潑水節”，展現出泰國整體獨特的本土生活方式及傳統文化。酒店共設有76間客房，均配以手工定制的泰式木製傢俱和寢室用品，並分為高級、豪華、尊尚和行政客房，既帶出城市脈搏的躍動之餘，又能讓賓客感受到東方熱情好客之道。

  
**attitude**  
granville  
瑞生尖沙咀酒店

20 Granville Road, Tsim Sha Tsui  
九龍尖沙咀加連威老道20號  
T: 2105 3888  
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**SORAVIT**  
ON GRANVILLE ROAD  
瑞生嘉威酒店

29A Granville Road, Tsim Sha Tsui  
九龍尖沙咀加連威老道29A號  
T: 2105 3999  
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# Queen's Concept

We are dedicated to sharing good food with guests or providing opportunities for professional and personal growth with associates, delivering exceptional Asian dining experiences by building an organization where people are inspired to better their lives.

皇后煮意是以發揚泰式飲食文化為宗旨之餐飲集團，堅持選用新鮮自然的食材，製作口味獨到的特有菜色，並以親切、即時、高效率的服務態度，打造舒適、親切、放鬆的用餐環境。自2013年創立以來，一直致力為愛好美食的顧客提供優質餐飲服務。



With an emphasis on authentic tastes and details, Queen's Kitchen primarily aims to demonstrate to like-minded enthusiasts on how to create traditional Thai dishes for their loved ones. We aim to bring the original taste back to today's commercialized world of food and beverages.

皇后泰國廚房為傳統泰國美食愛好者及熱衷於下廚的普羅大眾，提供傳統泰國溫馨家庭式的教導，分享各人引以為傲的煮食心得。我們也有提供可容納70人的團隊和私人派對的餐飲服務。派對中的食物亦可按顧客的需要製作菜單。

Please contact us for more information.

請與我們聯繫以獲取更多資訊。

# Industrial

Tracing back to 1960s and 70s when Carlton first started as a timber trading and traditional furniture manufacturer, there remains some industrial properties and land that used to be operated as factories and sawmills. These land and space has now been turned into warehouses with waivers and licenses leased to different tenants for their operations. Carlton continues to observe for potential opportunities to increase our land bank in different areas and regions in Hong Kong.

瑞生集團旗下的工業大廈主要用作工業生產及支援、倉儲及物流等用途。集團在早期木材貿易時所添置的物業，目前仍持有一些工業產權和土地，現已改變成倉庫，租賃給不同的商戶進行運營。希望在香港不同有潛力的地域，持續尋找增加土地儲備的機會。



Sun Ling Plaza  
30 On Kui Street, Fanling  
新寧中心  
粉嶺安居街30號



Yee Lim Industrial Centre  
2-28 Kwai Lok St, Kwai Chung  
裕林工業中心  
葵涌葵樂街2-28號

Carlton Woodcraft  
31A, Ma Liu Shui San Tsuen, Fanling  
瑞生木器制品  
粉嶺馬料水新村道揚路31A