



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.

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 Alteration 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 maximize and enhance the value of our fixed assets and the business opportunities available.



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.



JaneClare
Canton Road



ANYTIME FITNESS
Granville Road



UNIBUY
Canton Road



Lung Fung
Canton Road



Cotton On
Granville Road



Haidilao Hot Pot
Granville Road



Jinfan Chaozhou Cuisine
Granville Road

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.



China Hong Kong Centre

122-126 Canton Road, Tsim Sha Tsui

Attitude on Granville Hotel

20 Granville Road, Tsim Sha Tsui





Soravit on Granville Hotel
29A Granville Road, Tsim Sha Tsui



Lippo Sun Plaza
28 Canton Road, Tsim Sha Tsui



VIP Commercial Centre
116-120 Canton Road, Tsim Sha Tsui



Hanley House
776-778 Nathan Road
(Sold)

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.



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.

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).

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

◎ **f** @ AttitudeGranville

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

◎ **f** @ SoravitGranville

瑞生酒店集團

www.SoravitHotels.com

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.



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.

Please contact us for more information.

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



Yee Lim Industrial Centre
2-28 Kwai Lok St, Kwai Chung
(Sold)



Sun Ling Plaza
30 On Kui Street, Fanling
(Sold)



Carlton Woodcraft
31A, Ma Liu Shui San Tsuen,
Fanling