



Group Presentation

January 2025

Setha is a property investment and development company specialises in identifying brownfield sites in UK and Italy. Its expertise is enhancing the site value through obtaining planning permissions mainly for residential and mixed-use developments. Setha applies selective criteria to all projects including meeting demanding target rates of return.

The Setha team has many years of experience in the property market and has established an excellent track record both of identifying such opportunities and successful completion.

Currently on 20 projects totaling over 1.000+ units for an approximate GDV (Gross Development Value) in excess of £ 1b.

SETHA TEAM



FOUNDER CEO

Manuel Alsoni

Manuel hails from Italy and came to the UK in 2008. Working focusing on investments and developments, he has 20 years' experience in the property sector being involved in a numerous projects as investor and advisor.



CEO SETHA IT

Roberto Boscariol

Roberto has more than 25 years experience in the property sector being involved in numerous mixed use development. He's following the development of the Group in Italy.



QUANTITY SURVEYOR PROJECT MANAGER

Evandro Bosi

Evandro has more than 30 years experience in managing construction fase, either ground up and refurbishment. In his career Evandro has managed to delivered more than 40 buildings in excess of 500,000 sqft, mainly residential, in the major Italian cities.



CFO

Gabriele Fanciulli

Gabriele has over 10 years' experience in the commercial and residential real estate financial sector, having arranged development financings in excess of 300 million. He also boasts strong experience in financial planning and arranging fixed and working capital finance solutions.



CO SHAREHOLDER CORPORATE STRATEGY

John Fiori

John boast a superb career being for 20 years the President Johnson Controls International, one of the biggest company in the world. He joined setha as a shareholder in 2018.



GENERAL COUNSEL

Keith Strudley

An energetic and experienced company director, consultant, and advisor, Keith Strudley enjoys a career spanning many industries as well as the property sector in various capacities. He has experience of development site appraisals and has been involved in all aspects of property development. He is prepared to robustly debate situations to help ensure good and sound decisions are made day by day.



FINANCIAL & ACCOUNTING CONTROLLER

Annalisa Ferrari

Annalisa co-founded Setha alongside her partner, Manuel. She has worked for over 10 years as a financial controller for public listed companies and brings this experience to Setha, where she oversees the company's financial activities.



ARCHITECT

Daniele Bettin

Daniele is an Architect that brings a unique set of technical skills to Setha, including strong expertise in 2D and 3D drafting to each project he works on throughout all aspects of development.



CHARTERED SURVEYOR

James Stonard

James, as an RICS Chartered Surveyor has a proven ability to manage and drive complex projects from inception, through the planning process, design development and to a successful completion. He has worked alongside a Strategic Land Developer concentrating on infrastructure and housebuilder requirements i, having previously spent the last 20 years as a Director in the Cost and Project Management division of Gleeds a multinational.

Projects completed in the last 48 months

1. Upminster - St Mary's Lane
2. 218-220 Borough High Street
3. The Hollis Moulden
4. 93 - 95 Borough High Street
5. Harrow - 15 - 17 Hindes Road
6. Uplands - High Wycombe
7. Blaisdon Way - Cheltenham
8. Fulham-308-310 North End road
9. 222-224 Borough High Street
10. Acton
11. 16-18 Douglas Street, SW1
12. 308-310 North End Rd - Fulham
13. Brewery Works, London Road, Stanford le Hope SS17
14. The Royal Oak, 42 Sparrows Herne, Bushey, Hertfordshire WD23
15. 59-61 Kingsland High Street, Dalston, London E8 2JS
16. 567-571 Ilford High Road IG3 8EE
17. 46 High Street, Canterbury CT1 2SB
18. 110 Walm Lane, Willesden, London NW2

Current projects

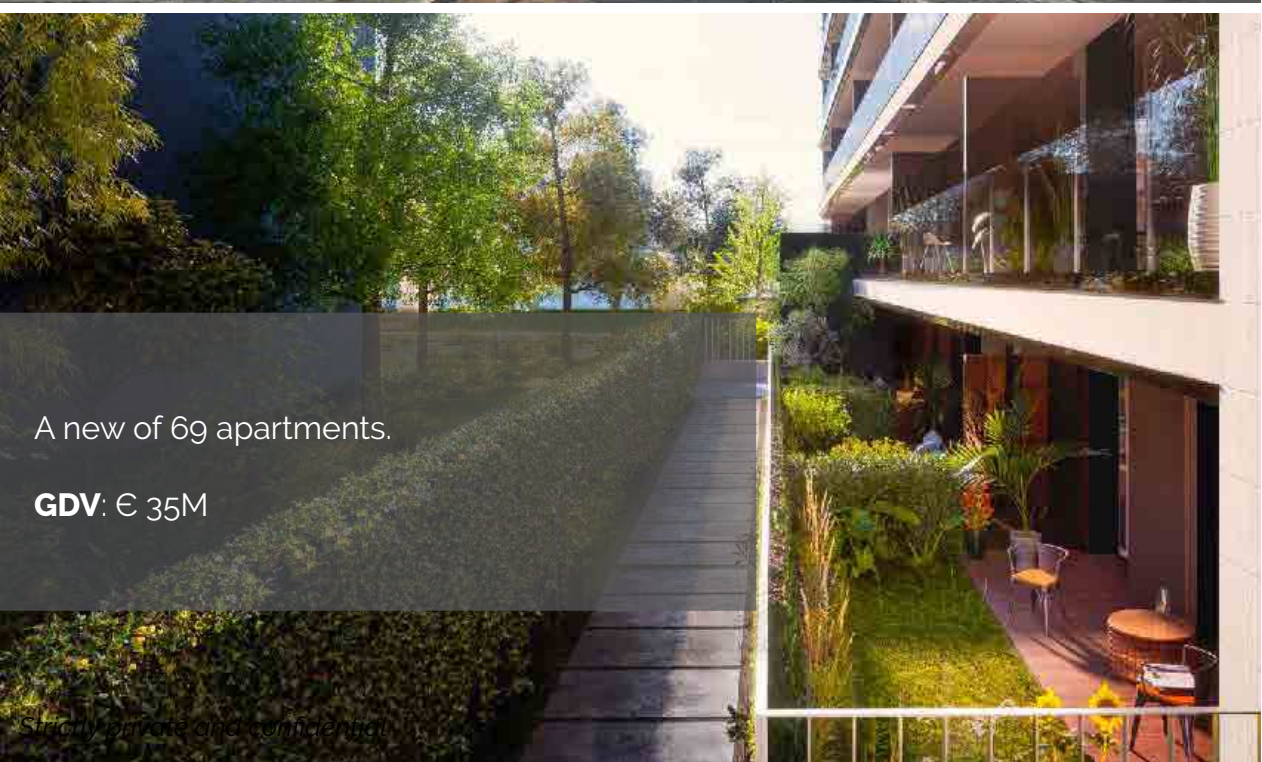
1. 18-19, Market Place, Chipping Norton, OX7

Projects completed in the last 48 months

1. Via Monte del Gallo 49, Roma, Italy
2. Via dei Massimi, Roma, Italy
3. Villa Forte Dei Marmi, Italy
4. Hotel Marina di Pietrasanta, Toscana

Current projects

1. Milano, Viale Brenta 24
2. Milano, Via Viotti
3. Milano, Rogoredo
4. Moneglia, Liguria
5. Piacenza, Via Calzolari
6. Padova, Via Michele San Micheli
7. Firenze, Novoli
8. Cecina Porto, Tuscany
9. Via dell'Acqua 1, Forte dei Marmi
10. Via dell'Acqua 2, Forte dei Marmi
11. Ex Colonia Laveno, Tuscany
12. Hotel Franceschi, Forte Dei Marmi
13. Hotel Arianna, Marina di Pietrasanta
14. EDILCONSULT - portfolio



A new of 69 apartments.

GDV: € 35M

Strictly private and confidential







New construction of 300 residential units / students accommodation and offices.

GDV: £170M

Strictly private and confidential

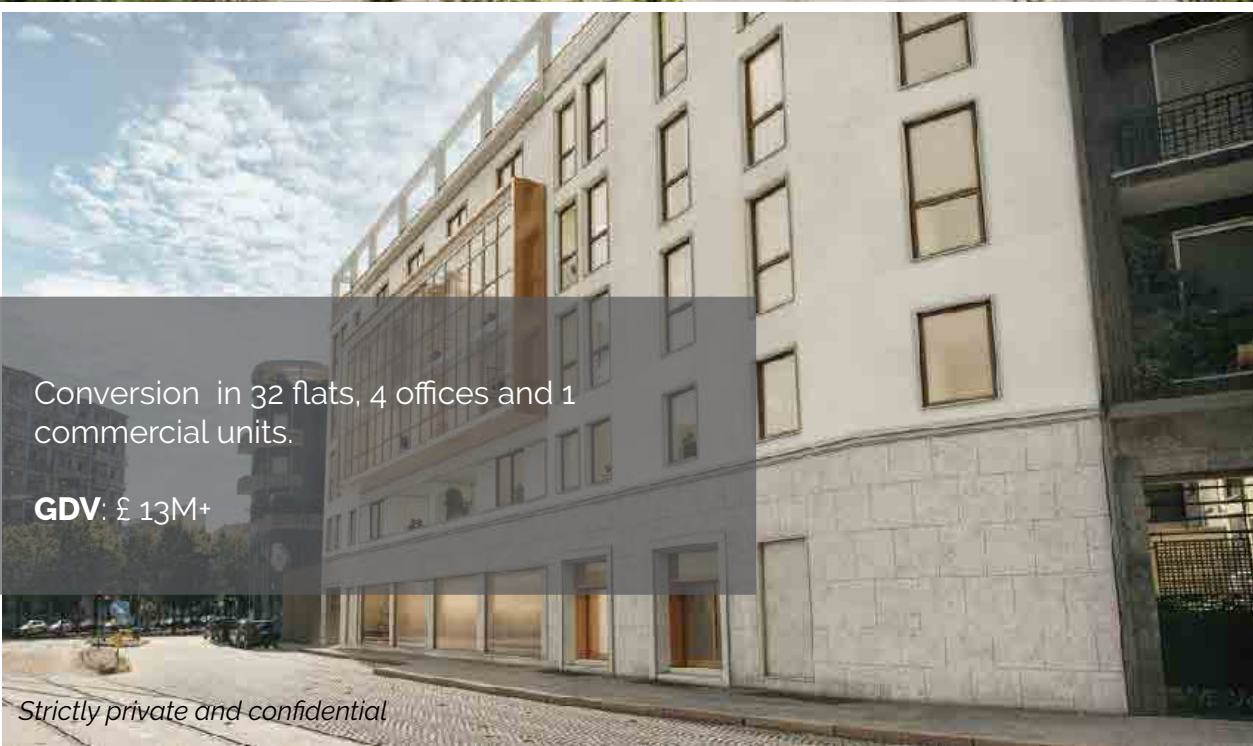




30 hotel rooms and a restaurant.

Number of Units: 30

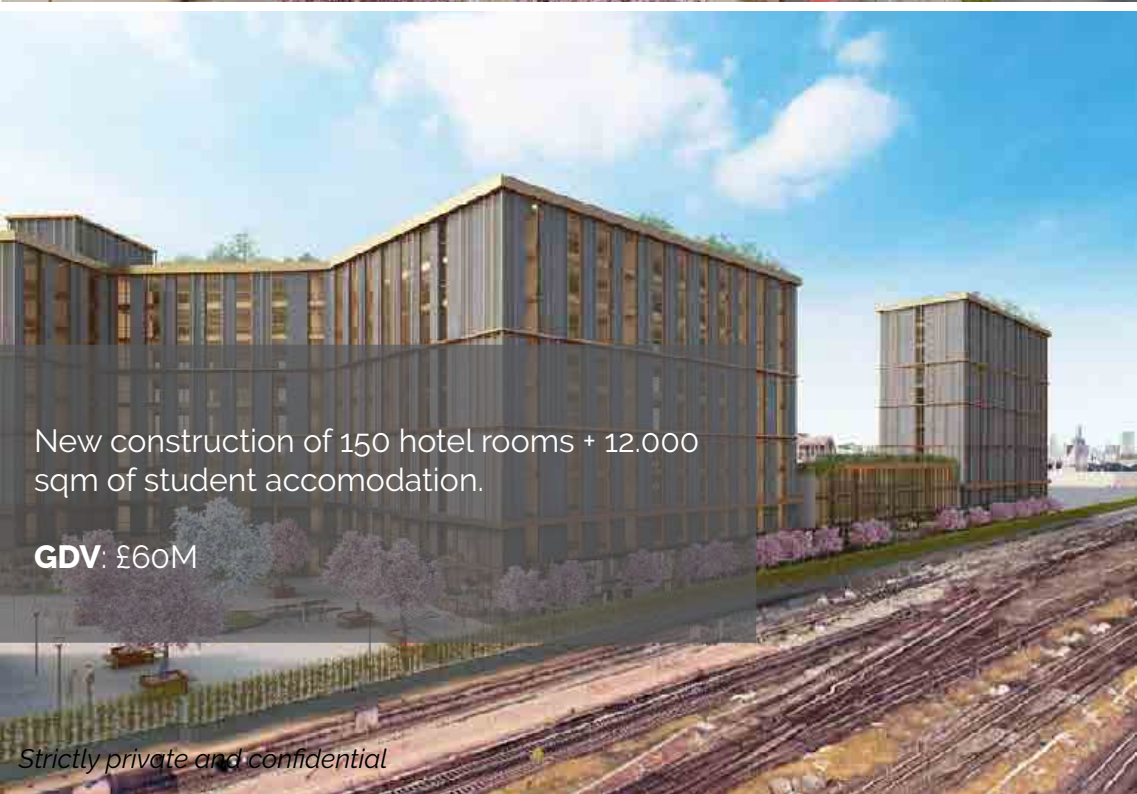
GDV: £10M+



Conversion in 32 flats, 4 offices and 1 commercial units.

GDV: £ 13M+

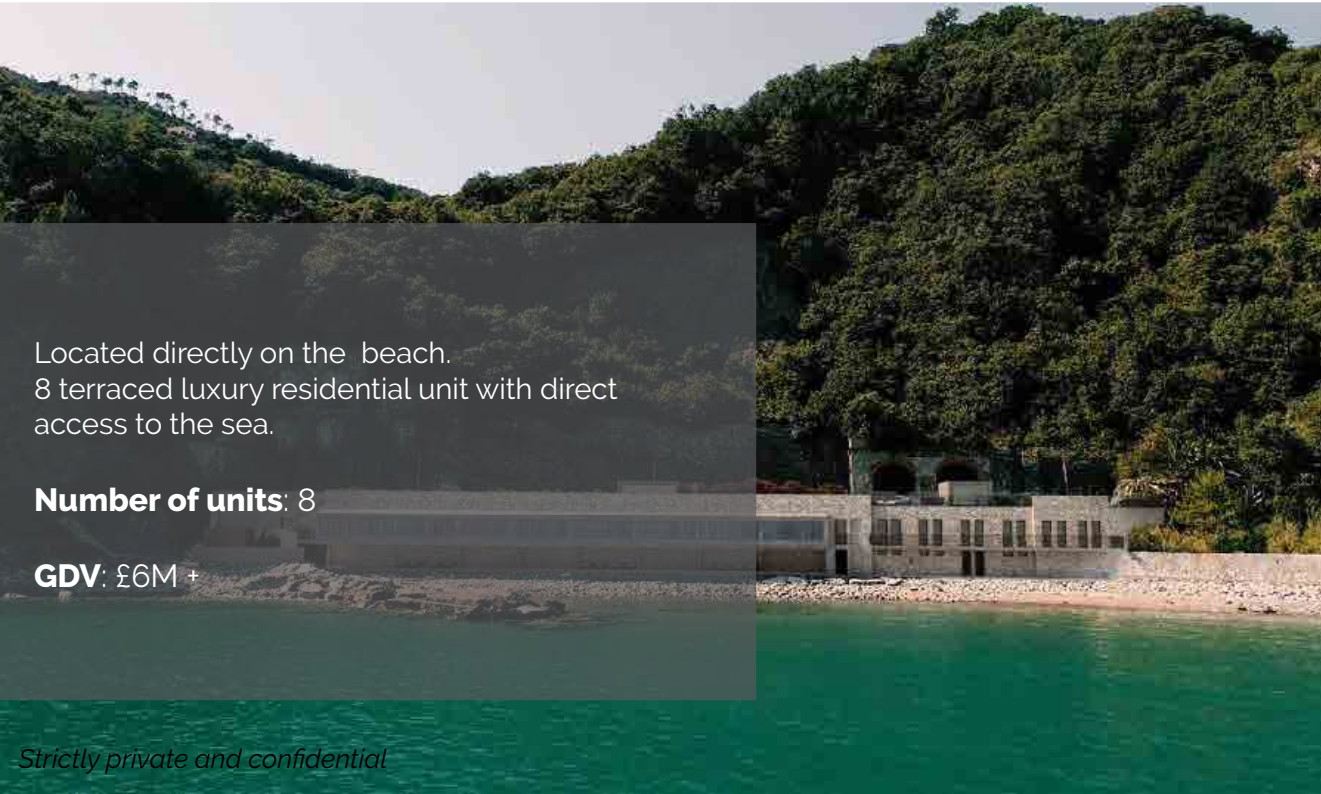
Strictly private and confidential



New construction of 150 hotel rooms + 12.000 sqm of student accomodation.

GDV: £60M

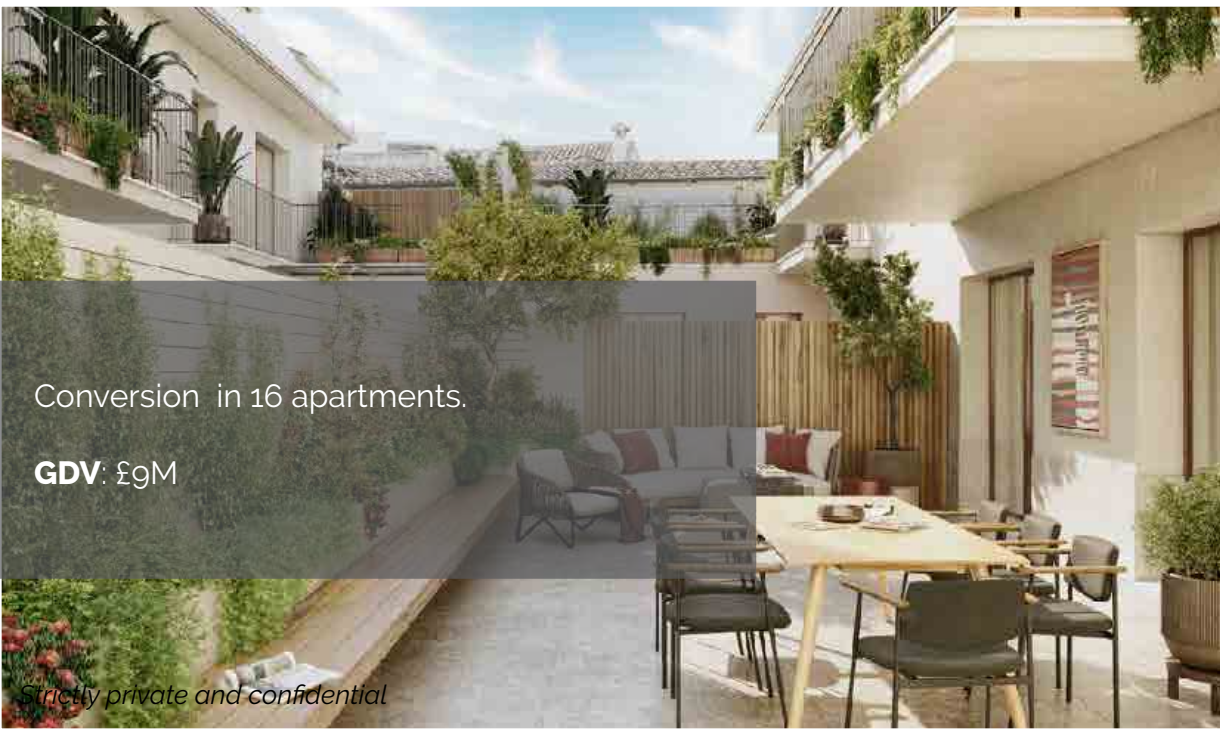
Strictly private and confidential



Located directly on the beach.
8 terraced luxury residential unit with direct access to the sea.

Number of units: 8

GDV: £6M +



Conversion in 16 apartments.

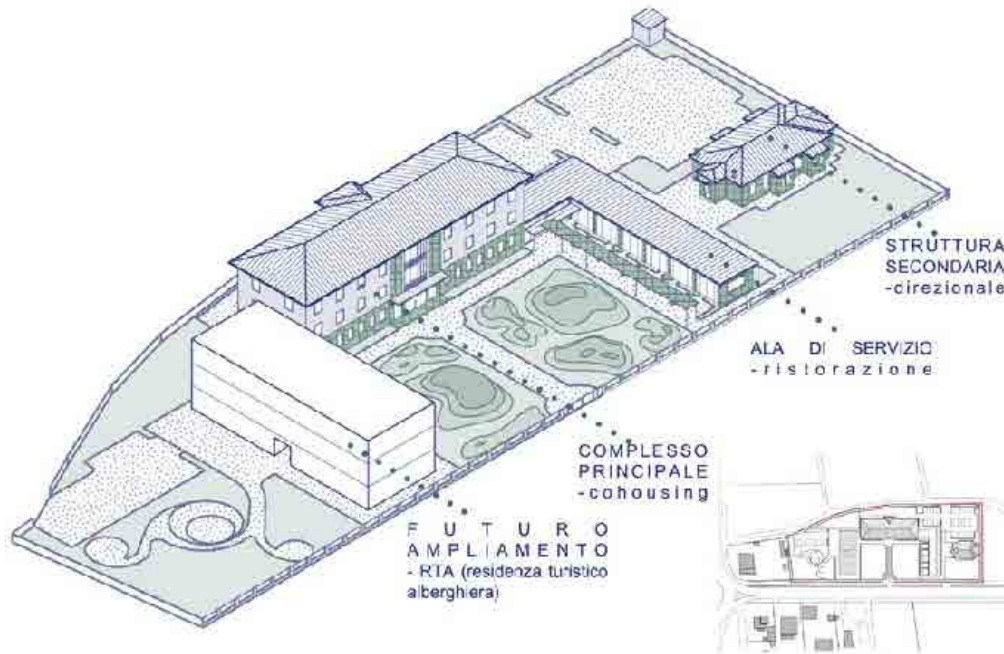
GDV: £9M

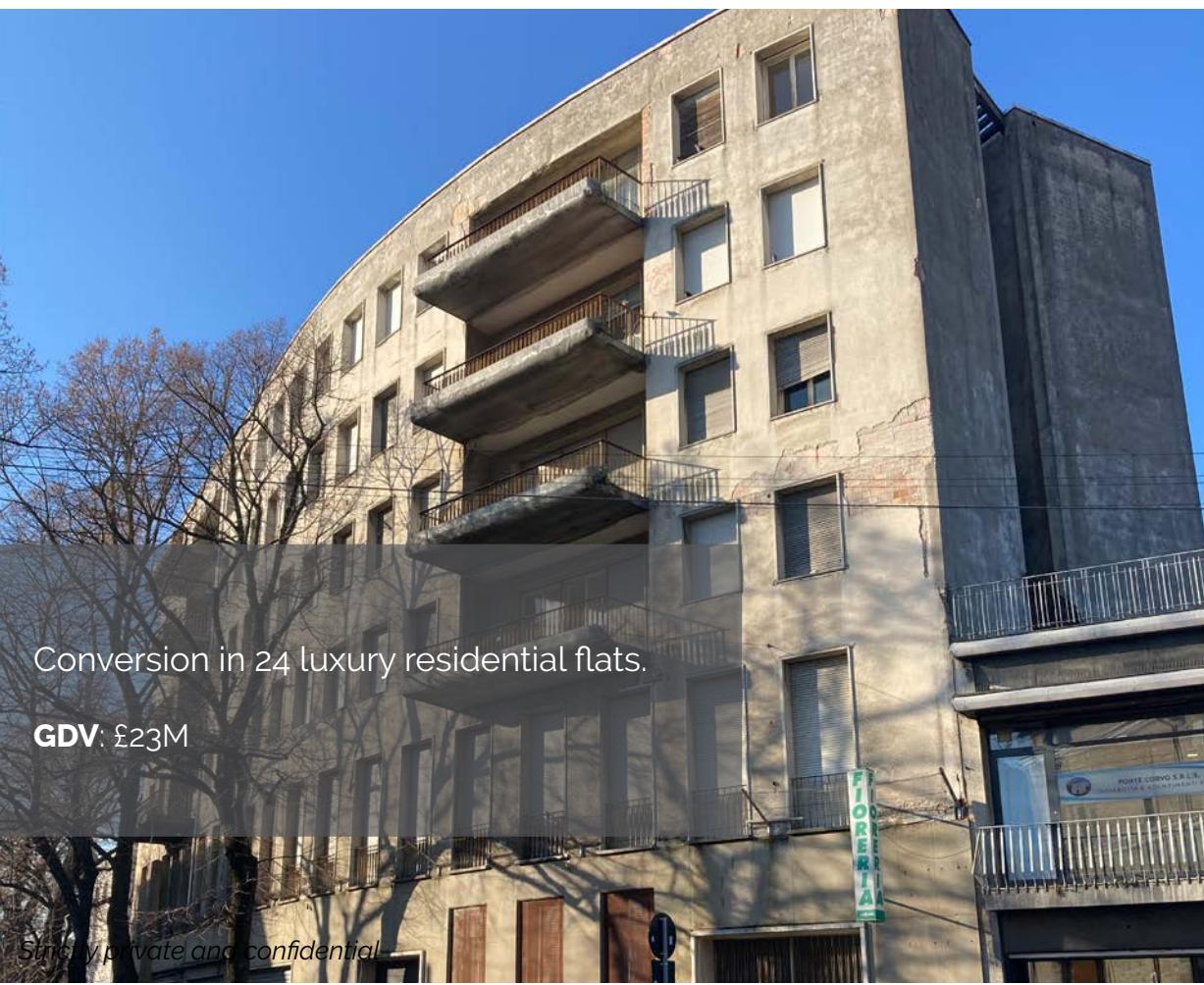
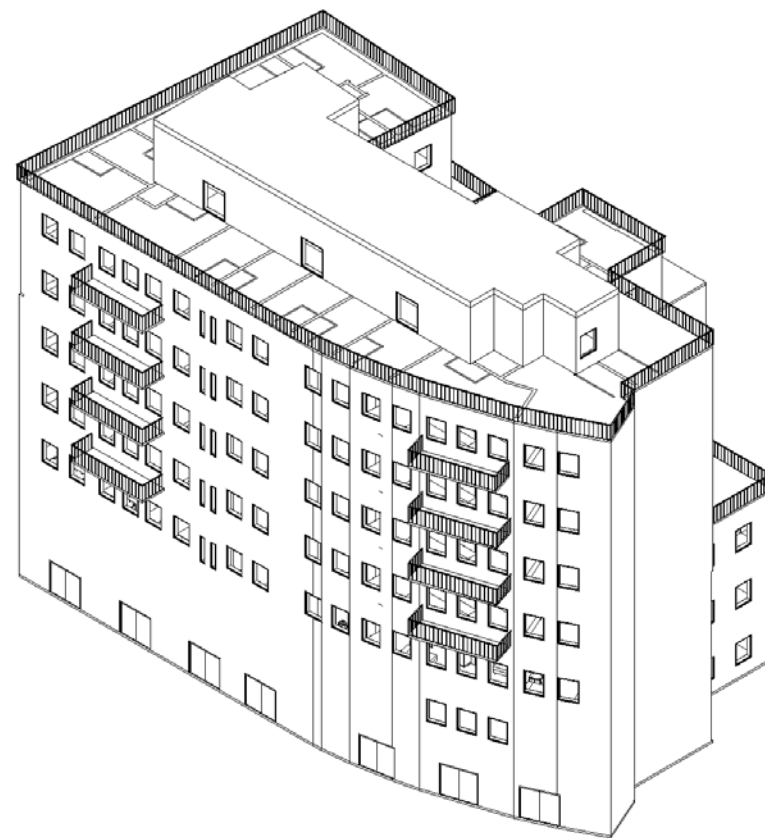
Strictly private and confidential



Private Villa







Conversion in 24 luxury residential flats.

GDV: £23M

Strictly private and confidential



FORTE DEI MARMI

LIDO DI CAMAIORE

MASSAROSA

VIAREGGIO

21

Over 130 properties in the Versilia area of Tuscany, located across Forte dei Marmi, Lido di Camaiore, Viareggio, and Massarosa.

Projects Completed
in the last 48 months





46 High Street, Canterbury, CT1 2SB



110 Walm Lane, Willesden Green, London - NW2 4RS

110



The Royal Oak, Bushey, Hertfordshire WD23



Stanford le Hope - SS17

Strictly private and confidential



59-61 Kingsland High Street, Dalston



Via Monte del Gallo 49, Roma, Italy



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Via dei Massimi, Roma, Italy





Luxury villa, Forte dei Marmi, Italy



Strictly private and confidential



Luxury hotel, Marina di Pietrasanta, Italy





16-18 Douglas Street, SW1



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12/12a Courtfield Gardens



Harrow-15,17 Hindes Road



Acton - London



Strictly private and confidential



218-220 Borough High Street



93 - 95 Borough High Street