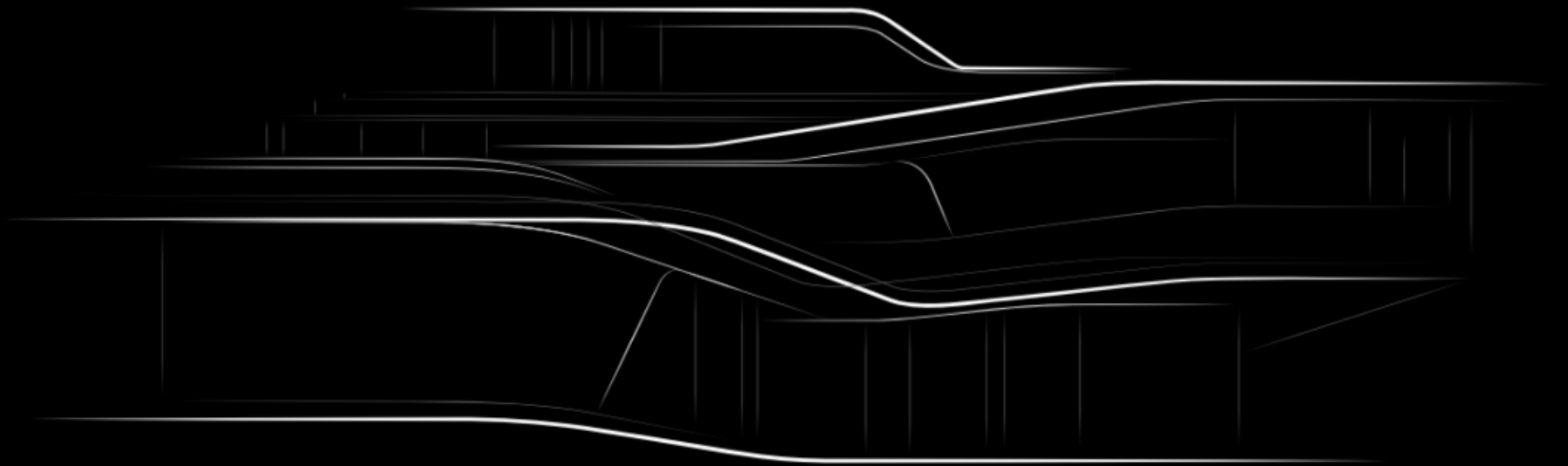


COLLECTION SEI

DESIGN BY *pininfarina*



PROJECT OVERVIEW + FREQUENTLY ASKED QUESTIONS

A LIMITED COLLECTION OF SIX PRIVATE RESIDENCES

Welcome to Collection SEI

A PRIVATE GUIDE TO THE PININFARINA RESIDENTIAL
COLLECTION AND THE BUYER JOURNEY.

“Collection SEI is a limited release of **six Pininfarina-designed private residences** delivered in partnership with MV Group USA. The residence is positioned as a complete architectural product: the buyer selects and submits an appropriate lot, the site is reviewed and approved by the Pininfarina team. The defined interior elements may be personalized while the **recognizable Pininfarina exterior identity is preserved.**”



Manny Angelo Varas
President, MV GROUP USA





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01 Residence Overview

The Residence

A limited-edition Pininfarina-designed architectural product, created as a complete turnkey residence. Each Collection SEI home is placed on the buyer's own private lot anywhere in the United States, subject to site and zoning approval, while preserving the Pininfarina architectural identity.

Automotive Experience

The residence integrates an automotive gallery with a glass facade, visual connectivity to the gym, a turntable concept, two single-post lifts and a central daily-driver position - creating a five-car allocation.

Owner Experience

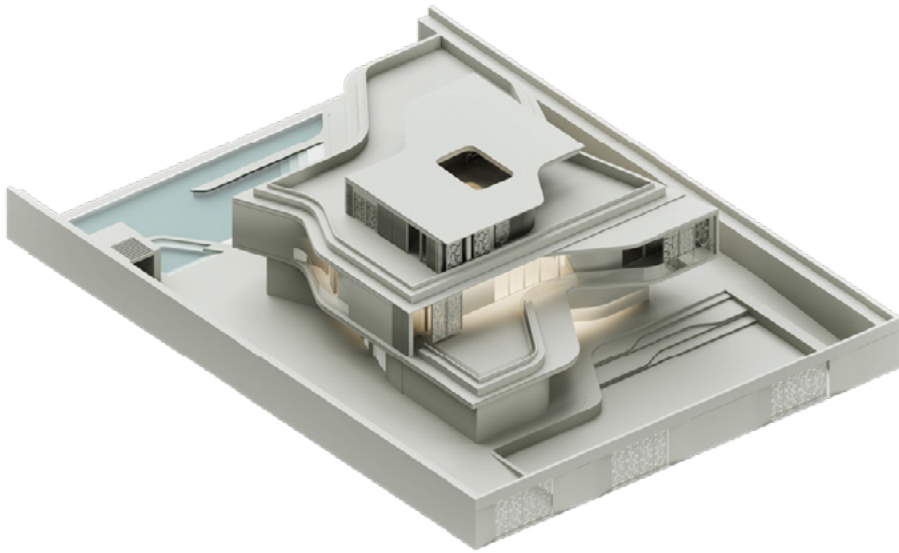
The buyer journey includes lot selection and approval, due diligence, approved interior personalization, permitting, turnkey construction and an exclusive Pininfarina design experience in Italy after lot approval.



01 Residence Overview

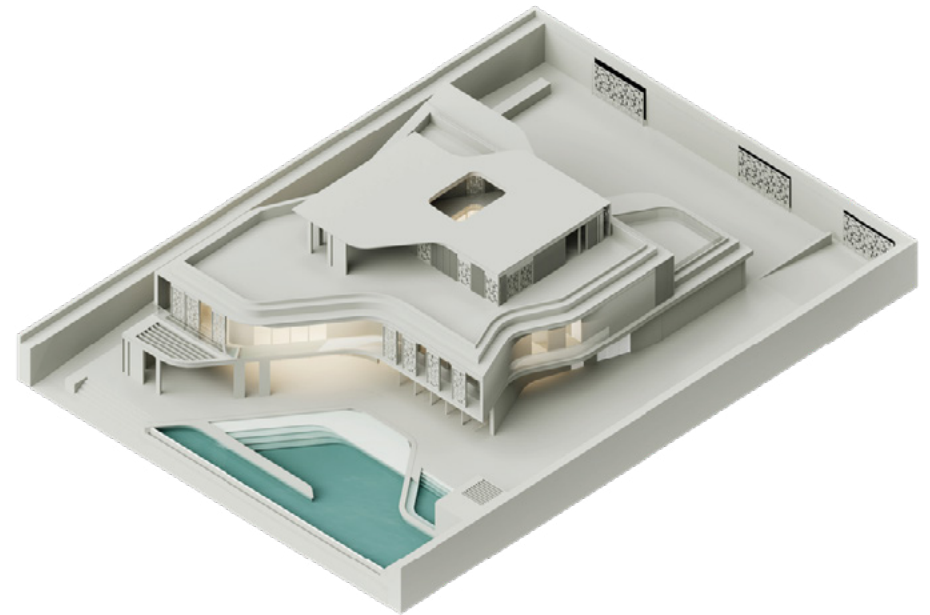
RESIDENCE AT A GLANCE	COLLECTION SEI
Enclosed Area	8,071 sq ft under A/C
Outdoor Terraces	7,347 SQ Ft.
Typical Homesite	20,000 SQ Ft.
Bedrooms	5 - 1 Master Suite, 3 Secondary Bedrooms + 1 Service Bedroom
Design Identity	Pininfarina-designed architecture and interiors
Outdoor Living	Pool, sauna, terraces and integrated landscape / garden experience
Automotive Expenses	Glass automotive gallery, turntable concept and visual connectivity to gym / office
Automotive FGallery/Garage	5-car allocation - two single-post lifts + central daily-driver position
Lot Selection	Homesite identification, evaluation and due diligence led by MV Group USA
Construction	Preconstruction, turnkey construction and final delivery by MV Group USA
Timeline	Anticipated 24-month construction period from building permit issuance

02 Design Direction



Front Facade

Drop Off, Garage and Pedestrian Entrance,
Layered Gardens



Back Facade

Master and Secondary Suites, Wellness Deck,
Living + Outdoor Kitchen

03 Floor Plans Ground Floor

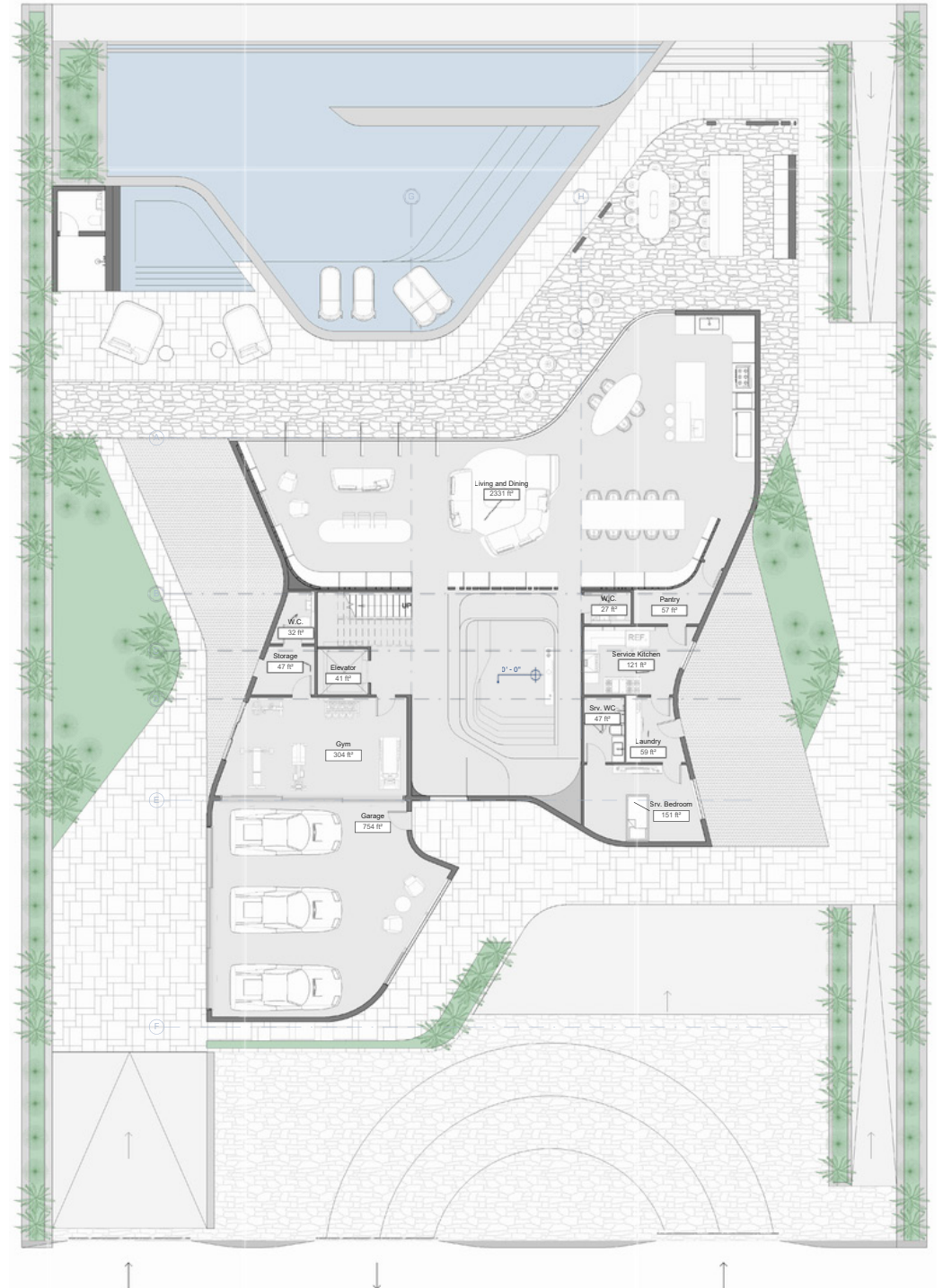
Area Summary

Enclosed Area: 4,260 SQ. Ft Under A/C

Outdoor Area: 3,740

Program Summary

- Primary Social Zone
- Dining
- Gym
- Entry Hall
- Service Area
- Experiential Auto Entry
- Inner Garden
- Pool Terrace



Level 01

Area Summary

Enclosed Area: 3,811 SQ Ft. Under A/C

Terrace Area: 2,113

Program Summary

- Master Suite
- Private Master Terrace
- Secondary Bedrooms (3)
- Office
- Upper Gallery / Circulation
- Garden Void
- Outdoor Terraces



Level 02

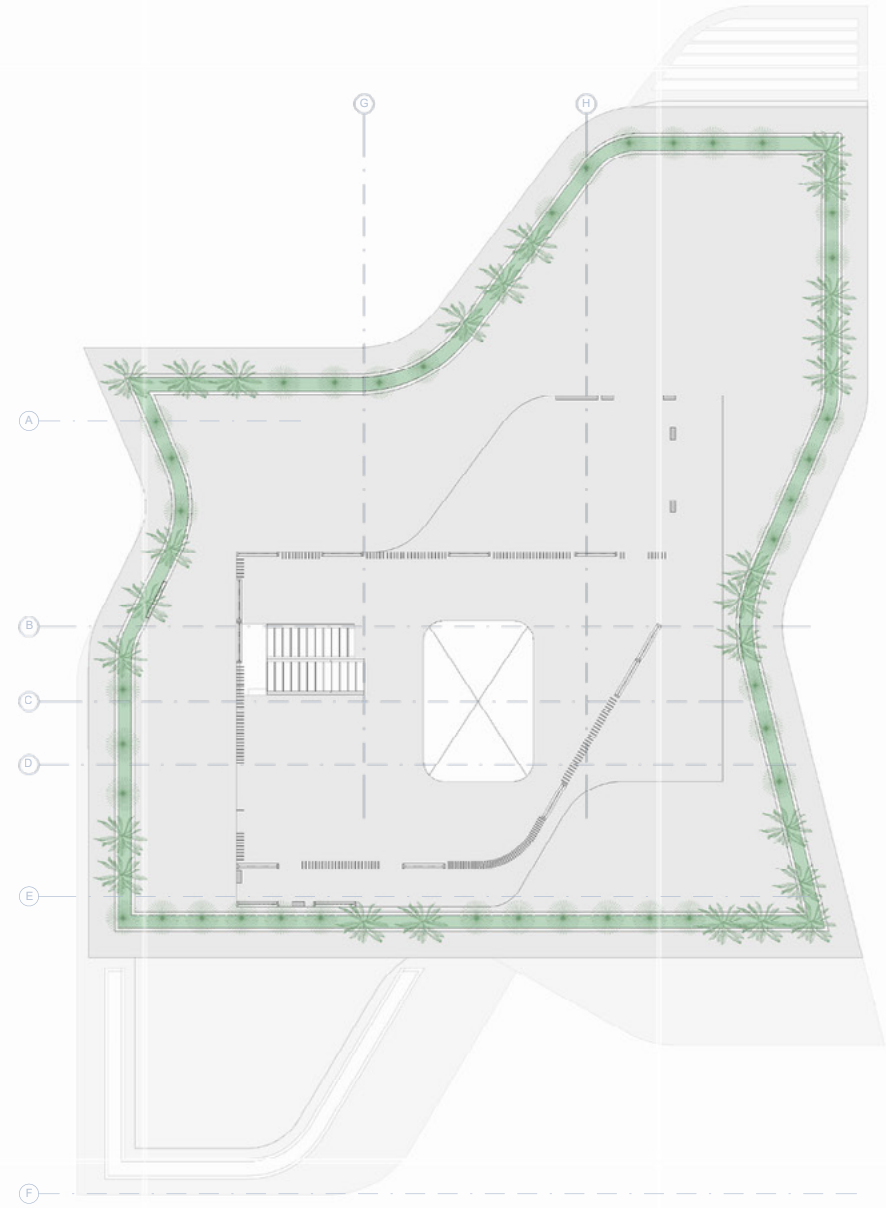
Area Summary

Covered Area: 1,553 SQ. Ft

Terrace Area: 3,681 SQ. Ft

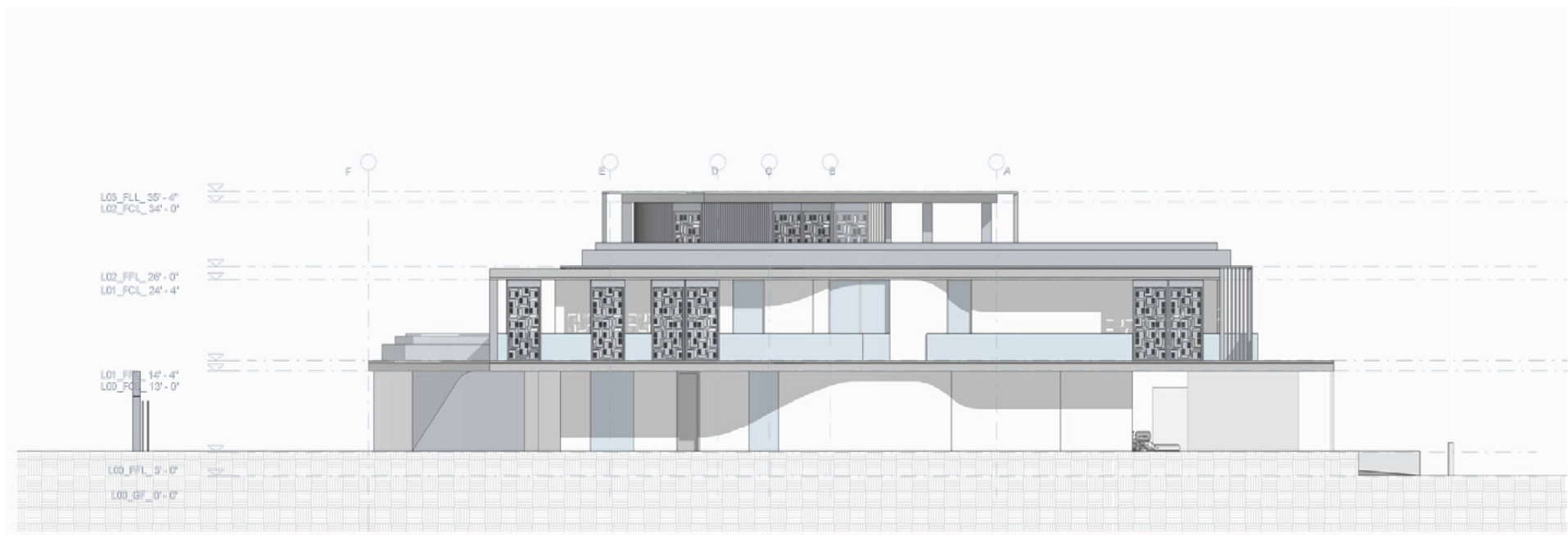
Program Summary

- Rooftop



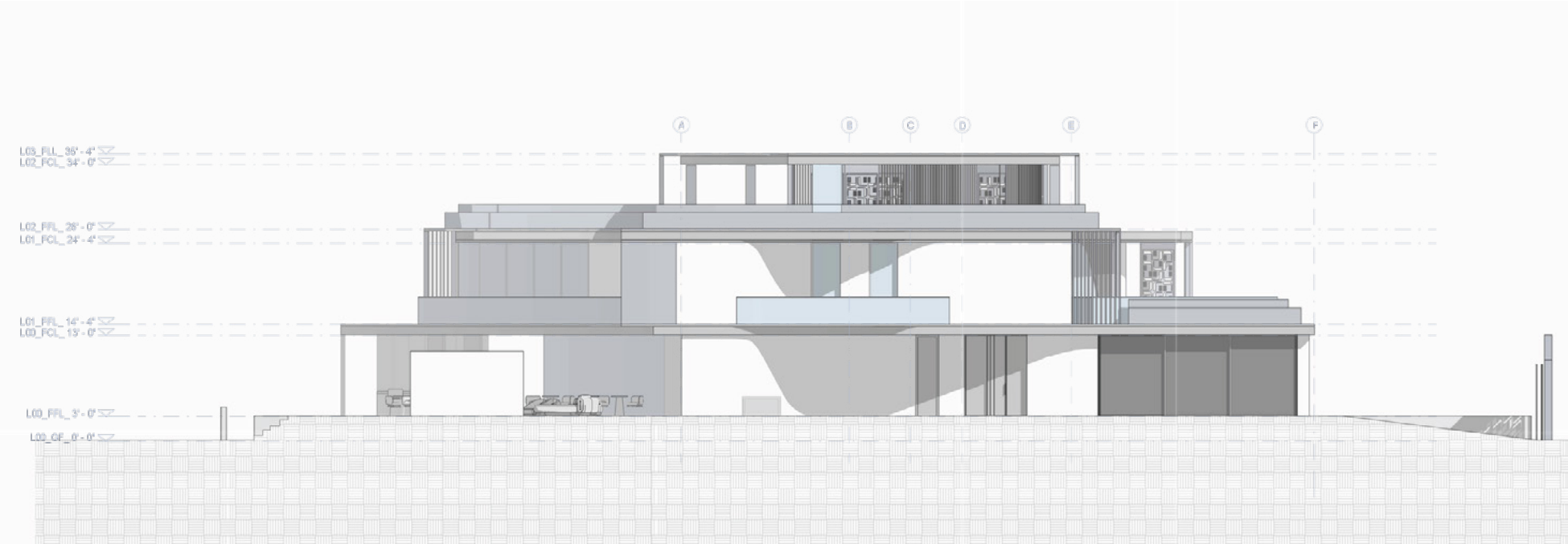
04 Elevations

East Elevation

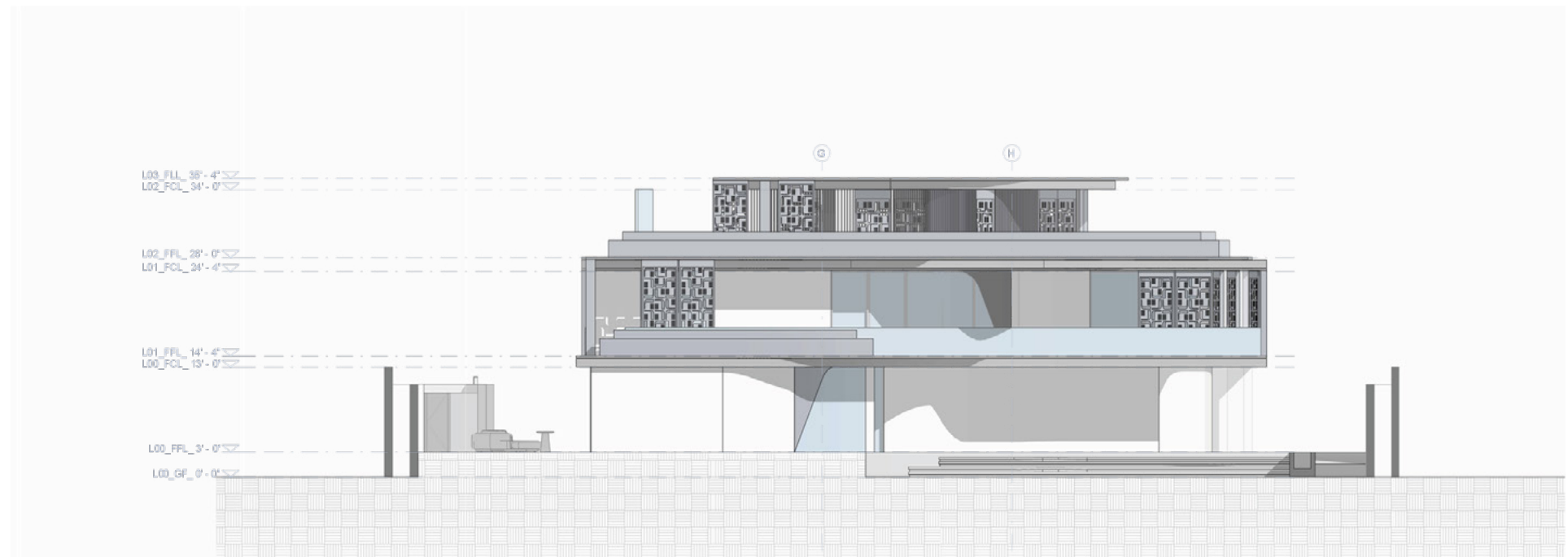


A LIMITED COLLECTION OF SIX PRIVATE RESIDENCES

West Elevation



South Elevation



05 Lot Selection + Approval

How Does The Lot Selection And Approval Process Begin?

The process begins with the buyer executing a reservation agreement and submitting a 10% refundable reservation deposit. If the buyer does not already own an approved homesite, the buyer will have up to 180 days to work collaboratively with MV Group USA and their real estate broker to identify and obtain approval of a suitable lot. The reservation deposit remains refundable until lot approval. If an acceptable lot is not approved within the applicable reservation period, the deposit will be returned in accordance with the reservation agreement.

Does The Buyer Need To Own A Lot Already?

No. A buyer may already own a private lot, or MV Group USA can work alongside the buyer and their real estate broker to identify and evaluate potential properties suitable for Collection SEI. Every proposed lot is subject to review and approval before moving forward.

What Does Lot Approval Involve?

MV Group USA leads the lot evaluation and due diligence process to determine whether a property can appropriately accommodate the Collection SEI residence. This review considers zoning and code requirements, setbacks, buildable area, site conditions, access, utilities, and other jurisdictional or property-specific constraints. The objective is to confirm that the residence can be successfully adapted to the homesite while preserving Pininfarina's architectural vision and defining design elements.

Where Can Collection SEI Be Built?

Collection SEI is designed for select private lots throughout the United States, subject to lot approval and applicable zoning, permitting, and regulatory requirements. The Collection is envisioned for exceptional residential settings—from waterfront and equestrian properties to mountain, vineyard, and private estate environments—where the architecture can be appropriately integrated into its surroundings.

What Are The Lot Requirements?

The lot must be a minimum of 20,000 sq. ft. Each property is reviewed individually to confirm zoning, setbacks, buildable area, access and overall suitability for Collection SEI while preserving the Pininfarina architectural design and experience.

06 Construction Process

When Can Construction Begin?

Construction can begin once the lot has been approved, the site-specific architectural and engineering documents have been completed, and the required building permits have been issued. MV Group USA leads the preconstruction process, coordinating the Architect of Record, engineers, consultants, permitting, budgeting, procurement, and construction planning to position the project for an efficient transition into construction.

Are The Architectural And Engineering Plans Complete?

Yes. The Collection SEI residence has been fully designed and engineered, providing the buyer with an established architectural and technical foundation and potentially saving years compared with beginning a traditional custom-home design process from a blank page. Following lot approval, the Architect of Record and engineering consultants adapt and finalize the construction documents for the approved homesite, addressing site-specific zoning, code, structural, MEP, civil, and permitting requirements while preserving Pininfarina's approved design intent.

When Does The 24-Month Construction Period Begin?

The anticipated 24-month construction period is based on an approved lot and begins upon issuance of the building permit and commencement of construction. Site-specific documentation, permitting and municipal approvals are coordinated during preconstruction to position the residence for an efficient transition into construction.

Can The Owner Follow Progress Remotely?

Yes. Owners will have remote access to on-site construction cameras, allowing them to follow the progress of their Collection SEI residence throughout construction. MV Group USA will also provide ongoing project oversight and communication throughout the construction and delivery process, keeping owners informed of key milestones and progress.

07 Design Details

Who Is Responsible For The Design?

Pininfarina is the brand and design partner responsible for the architectural identity, overall design vision, and design direction of each residence. Pininfarina will manage and oversee the design throughout the project to ensure its vision and design intent are maintained. A licensed local Architect of Record (AOR) will develop the construction documents, coordinate technical and code requirements, and provide the architectural services required for permitting and construction. MV Group USA serves as the preconstruction, construction, and delivery partner, working closely with Pininfarina and the Architect of Record from the earliest stages of the project. During preconstruction, MV Group leads constructability, budgeting, scheduling, consultant and trade coordination, and technical integration to ensure Pininfarina's design vision can be successfully translated into construction. MV Group then oversees the execution and delivery of the residence in accordance with the approved design and construction documents.

Can I Personalize My Residence?

Yes. Interior adjustments may be considered to accommodate individual family and lifestyle needs, including bedroom and program requirements, as well as selected colors, accents, materials, and finishes, provided they remain consistent with the Pininfarina design philosophy and are subject to design approval.

Can I Change The Exterior Facade Or Envelope?

Generally, no. The exterior facade and building envelope are integral to Pininfarina's architectural design and the identity of the Collection. Any

modifications required due to site conditions, zoning, building codes, or other jurisdictional requirements will be carefully coordinated and remain subject to Pininfarina's design oversight and approval. The exterior architecture must preserve Pininfarina's approved design intent, including its defining architectural language, proportions, and key design elements. Changes that materially alter the character or identity of the residence will not be permitted.

Can I Change The Pool Or Landscaping?

The pool and core landscape design are integral to the overall Pininfarina design vision and are generally not intended to be redesigned. Adjustments may be considered to accommodate site conditions, local requirements, or functional needs, provided they remain consistent with Pininfarina's design intent and are subject to Pininfarina's review and approval.

Can I Use My Own Architect Or Interior Designer?

No. The architectural and interior design of each residence are integral to the Pininfarina Collection and will be developed and overseen by the designated project design team. A separate architect or interior designer may not be engaged to redesign or modify the established Pininfarina design. Owners may, however, engage their own interior decorator to assist with decorative elements, accessories, artwork, and additional furnishings, provided these do not alter the approved architectural or interior design.

Is The Residence Turnkey?

Yes. Collection SEI is delivered as a fully completed, turnkey residence. Each home includes the Pininfarina-designed architecture and interiors, custom millwork, integrated smart-home systems, and curated materials, finishes, fixtures, and furnishings as specified for the Collection. Pininfarina oversees the design vision and design integrity, while MV Group USA manages preconstruction, construction, coordination, procurement, and final delivery, providing the owner with a seamless experience from design development through completion and move-in.

08 Purchase Details

PERCENTAGE OF TOTAL
CONTRACT SUM: **\$16,950,000**

What Is Included In The Collection SEI Purchase Price?

The Collection SEI purchase price is structured as a comprehensive turnkey offering and includes the Pininfarina-designed residence, site-specific architectural and engineering services, permitting and applicable municipal fees, preconstruction, construction, procurement, coordination, and final delivery of the completed residence, together with the materials, finishes, fixtures, furnishings, systems, and other elements specified for the Collection.

Can I Work With My Existing Real Estate Broker?

Yes. Buyers are welcome to work with their existing real estate broker. The Collection SEI team will coordinate directly with the buyer and their broker throughout the process, including homesite identification, evaluation, due diligence, and approval.

Can I Use An Owner's Representative Or Family Office?

Absolutely. An owner's representative or family office is welcome to participate throughout the process and may coordinate directly with the MV Group USA team on the owner's behalf. MV Group will serve as the central point of coordination throughout preconstruction, construction, and final delivery to provide a streamlined experience for the owner and their representatives.

MILESTONE	PAYMENT
Initial Deposit	10% - Refundable Until Lot Approval
Buyer Agreement Execution	15%
Lot Approval	10%
Groundbreaking	20%
Phase 1 Completion	40%
Final Delivery	5%
PAYMENT SCHEDULE	
TOTAL: 100%	

How Many Collection SEI Residences Are Available?

Collection SEI is an exclusive limited series of only six residences in the United States. Each residence brings together Pininfarina's design vision and MV Group USA's expertise in preconstruction, construction, and delivery, creating a rare opportunity to own a private Pininfarina-designed home.

Note: The initial 25% commitment consists of the 10% refundable Reservation Deposit and the subsequent 15% payment due in connection with execution of the Collection SEI Purchase Agreement. The Reservation Deposit remains refundable until lot approval, subject to the terms of the Reservation Agreement

09 Automotive Experience

THE AUTOMOBILE IS TREATED AS PART OF THE ARCHITECTURE RATHER THAN SIMPLY STORED OUT OF SIGHT.

What Is The Automotive Gallery?

The garage is conceived as an automotive gallery, with a glass facade that visually connects the vehicle collection to the residence. The space transforms the garage into part of the architectural and arrival experience, allowing select vehicles to be showcased as design objects within the home.

How Does The Five-Car Allocation Work?

The residence is designed to accommodate up to five vehicles within the overall automotive experience, combining functional vehicle storage with dedicated display opportunities.

What Is The Turntable?

The turntable is an integrated rotating vehicle platform designed to enhance both functionality and presentation. Depending on the approved site configuration, it may be incorporated into the arrival sequence or automotive gallery, allowing a featured vehicle to be positioned, oriented, and displayed as part of the architectural experience.

How Does The Gym / Office Connect To The Garage?

The gym is intentionally positioned in visual connection with the automotive gallery, allowing the owner to experience and enjoy the vehicle collection from within the residence. This relationship extends the automotive experience beyond the garage itself, integrating the collection into the owner's everyday environment and the overall Pininfarina design vision.



10 Owner Experience

What Happens After The Lot Is Approved?

Once the homesite is approved, the Collection SEI experience becomes tailored to the owner and the property. Pininfarina continues to oversee the design vision and approved personalization, while the Architect of Record develops the site-specific construction documents. At the same time, MV Group USA leads the preconstruction process, coordinating the design and consultant teams, budgeting, constructability, permitting, procurement planning, and scheduling—creating a seamless transition from design through construction and turnkey delivery.

What Is The Italy Experience?

Collection SEI owners will be invited to an exclusive Pininfarina experience in Italy during Milan Design Week and Salone del Mobile, April 13–18, 2027. The experience will include a private visit to Pininfarina's headquarters in Torino and dedicated time with the Pininfarina design team to experience the brand firsthand and review approved interior selections and design details for their residence.

What Makes The Process Different From A Normal Custom Build?

Collection SEI is not a traditional custom-home commission that begins with a blank page. It is a limited-edition Pininfarina-designed residential collection, with a defined architectural and interior design vision that is thoughtfully adapted to each approved homesite and personalized within the parameters of the Collection. Rather than requiring the owner to independently assemble and manage architects, designers, consultants, and builders, the process is integrated from the outset. Pininfarina leads and oversees the design vision, while MV Group USA leads preconstruction, construction, coordination, and final delivery. The result is a highly curated, turnkey residence delivered through one cohesive process while preserving the integrity of Pininfarina's design.

A LIMITED COLLECTION OF SIX PRIVATE RESIDENCES

11 Renderings



A LIMITED COLLECTION OF SIX PRIVATE RESIDENCES



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COLLECTION SEI

DESIGN BY *pininfarina*

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