

Toll Brothers Apartment Living and Willton Investment Management Announce Joint Venture to Develop 456-Unit Luxury Rental Community in Phoenix, Arizona

November 09, 2023

JV Secures \$86 Million Construction Loan from Santander Bank N.A. and Alerus

FORT WASHINGTON, Pa., Nov. 09, 2023 (GLOBE NEWSWIRE) -- Toll Brothers, Inc. (NYSE: TOL) ([TollBrothers.com](https://www.tollbrothers.com)), the nation's leading builder of luxury homes, through its Toll Brothers Apartment Living rental division, and Willton Investment Management have announced a new joint venture to develop Lumara, a four-story, 456-unit multifamily rental community in Phoenix, Ariz. The project is being financed through an \$86 million construction loan facility from Santander Bank N.A. as agent and Alerus. The equity and debt were arranged by Toll Brothers' in-house Finance Department.

The community will consist of 456 rental apartments and more than 700 parking spaces, including some with EV (electric vehicle) charging stations. The apartment units will feature high-end luxury finishes and a best-in-class amenity package, including a heated resort-style pool, rooftop terrace, outdoor fitness lawn, putting course and virtual sport simulator, sculpture garden and private walking trail, and business conference room.

Lumara is located in the heart of the Deer Valley submarket in North Phoenix, just a 10-minute drive from Taiwan Semiconductor Manufacturing Company's future microchip manufacturing plant.

John McCullough, President of Toll Brothers Apartment Living, said, "With strong growth in the area, including a burgeoning tech manufacturing presence nearby, Lumara will be a welcome addition to this North Phoenix location that is poised for further expansion. The high-end finishes and luxury amenities we have planned for Lumara will truly set this community apart in the market."

Fred Cooper, Senior Vice President, Finance and Investor Relations for Toll Brothers, said, "We are excited to be partnering on our first transaction with Willton, whom we have known and admired for many years. We are also pleased to close another construction project with us stretches across many projects and many U.S. markets

Chris Luo, Chief Executive Officer of Willton, said, "We are very excited to begin this new partnership with Toll Brothers. Lumara will benefit from best-in-class sponsorship, market-leading design and construction expertise, and a strong local employment. We are grateful

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to the entire Toll Brothers team for their diligence, professionalism, and commitment to excellence throughout the development process.”

Including Lumara, Toll Brothers Apartment Living has six multifamily community developments completed or under construction in Arizona totaling over 2,150 units.

For future updates and information regarding this community, please visit TollBrothersApartmentLiving.com.

ABOUT TOLL BROTHERS

Toll Brothers, Inc., a Fortune 500 Company, is the nation’s leading builder of luxury homes. The Company was founded 56 years ago in 1967 and became a public company in 1986. Its common stock is listed on the New York Stock Exchange under the symbol “TOL.” The Company serves first-time, move-up, empty-nester, active-adult, and second-home buyers, as well as urban and suburban renters. Toll Brothers builds in over 60 markets in 24 states: Arizona, California, Colorado, Connecticut, Delaware, Florida, Georgia, Idaho, Illinois, Maryland, Massachusetts, Michigan, Nevada, New Jersey, New York, North Carolina, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington, as well as in the District of Columbia. The Company operates its own architectural, engineering, mortgage, title, land development, smart home technology, and landscape subsidiaries. The Company also develops master-planned and golf course communities as well as operates its own lumber distribution, house component assembly, and manufacturing operations.

Toll Brothers was named the #1 Home Builder in Fortune magazine’s 2023 survey of the World’s Most Admired Companies®, the eighth year it has been so honored. Toll Brothers has also been named Builder of the Year by Builder magazine and is the first two-time recipient of Builder of the Year from Professional Builder magazine. For more information visit TollBrothers.com.

Toll Brothers discloses information about its business and financial performance and other matters, and provides links to its securities filings, notices of investor events, and earnings and other news releases, on the Investor Relations section of its website (investors.TollBrothers.com).

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ABOUT TOLL BROTHERS APARTMENT LIVING

Toll Brothers Apartment Living is the apartment development division of Toll Brothers, Inc. (NYSE: TOL), an award-winning Fortune 500 company, and the nation’s leading builder of luxury homes. Toll Brothers Apartment Living brings the same quality, luxury, and service for which Toll Brothers is known to its exceptional rental and mixed-use communities in select markets, including Atlanta, Boston, Dallas, Los Angeles, New York, Philadelphia, Phoenix, and Washington, DC. Toll Brothers Apartment Living communities combine the energy of vibrant locations with unparalleled amenities. In 2023, NMHC ranked Toll Brothers Apartment Living as the top apartment developer in the United States. The firm has developed a national pipeline of more than 100 communities. Toll Brothers Apartment Living is a subsidiary of America’s Luxury Home Group, a U.S.-based family office group, a U.S.-based family office focused on creating better living communities. Through its platform, Willton develops rental apartment communities in select markets. For more information, visit TollBrothersApartmentLiving.com.

ABOUT WILLTON INVESTMENT

Willton Investment Management is a U.S.-based family office group, a U.S.-based family office focused on creating better living communities. Through its platform, Willton develops rental apartment communities in select markets. For more information, visit WilltonInvestment.com.

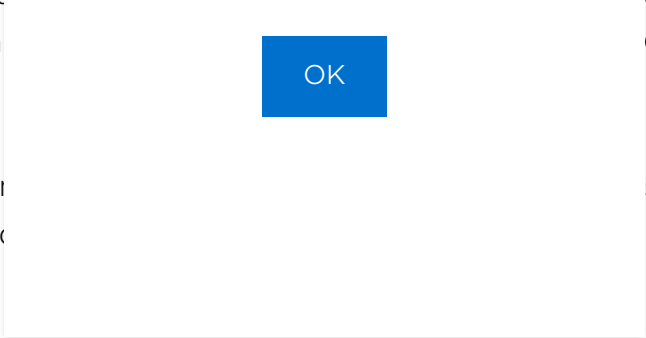
communities and provides joint venture equity to top tier institutional sponsors in both residential developments and existing multi-family properties across the United States. Willton has invested in more than 5,000 units across 11 major American MSAs since 2017. Each Willton investment is distinguished by innovative design, thoughtful planning, lasting value, and superior execution overseen by the company’s vertically integrated team of industry professionals. For media inquiries or to learn more about Willton Investment Management, please visit www.willtongroup.com.

TOLL BROTHERS’ FORWARD-LOOKING STATEMENTS

This release contains or may contain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. One can identify these statements by the fact that they do not relate to matters of a strictly historical or factual nature and generally discuss or relate to future events. These statements contain words such as “anticipate,” “estimate,” “expect,” “project,” “intend,” “plan,” “believe,” “may,” “can,” “could,” “might,” “should,” “likely,” “will,” and other words or phrases of similar meaning. Such statements may include, but are not limited to, information and statements regarding: the impact of Covid-19 on the U.S. economy and our business; expectations regarding interest rates and inflation; the markets in which we operate or may operate; our strategic objectives and priorities; our land acquisition, land development and capital allocation priorities; housing market conditions; demand for our homes; anticipated operating results and guidance; home deliveries; financial resources and condition; changes in revenues; changes in profitability; changes in margins; changes in accounting treatment; cost of revenues, including expected labor and material costs; selling, general, and administrative expenses; interest expense; inventory write-downs; home warranty and construction defect claims; unrecognized tax benefits; anticipated tax refunds; sales paces and prices; effects of home buyer cancellations; growth and expansion; joint ventures in which we are involved; anticipated results from our investments in unconsolidated entities; our ability to acquire or dispose of land and pursue real estate opportunities; our ability to gain approvals and open new communities; our ability to market, construct and sell homes and properties; our ability to deliver homes from backlog; our ability to secure materials and subcontractors; our ability to produce the liquidity and capital necessary to conduct normal business operations or to expand and take advantage of opportunities; and the outcome of legal proceedings, investigations, and claims.

Any or all of the forward-looking statements included in this release are not guarantees of future performance and may turn out to be inaccurate. This can occur as a result of incorrect assumptions or as a consequence of known or unknown risks and uncertainties. The major risks and uncertainties – and assumptions that are made – that affect our business and may cause actual results to differ from these forward-looking statements include, but are not limited to:

- the effects of the ongoing Covid-19 pandemic, which remain highly uncertain, cannot be predicted and will depend upon future developments, including the duration of the pandemic, the impact of mitigation strategies taken by applicable government authorities, the continued availability and effectiveness of vaccines, adequate testing and the development of widespread immunity to Covid-19;
- the effect of general economic conditions, including housing starts, interest rate levels, availability of financing for home



- market demand for our products, which is related to the strength of the various U.S. business segments and U.S. and international economic conditions;
- the availability of desirable and reasonably priced land and our ability to control, purchase, hold and develop such land;
- access to adequate capital on acceptable terms;
- geographic concentration of our operations;
- levels of competition;
- the price and availability of lumber, other raw materials, home components and labor;
- the effect of U.S. trade policies, including the imposition of tariffs and duties on home building products and retaliatory measures taken by other countries;
- the effects of weather and the risk of loss from earthquakes, volcanoes, fires, floods, droughts, windstorms, hurricanes, pest infestations and other natural disasters, and the risk of delays, reduced consumer demand, and shortages and price increases in labor or materials associated with such natural disasters;
- the risk of loss from acts of war, terrorism or outbreaks of contagious diseases, such as Covid-19;
- federal and state tax policies;
- transportation costs;
- the effect of land use, environment and other governmental laws and regulations;
- legal proceedings or disputes and the adequacy of reserves;
- risks relating to any unforeseen changes to or effects on liabilities, future capital expenditures, revenues, expenses, earnings, indebtedness, financial condition, losses and future prospects;
- the effect of potential loss of key management personnel;
- changes in accounting principles;
- risks related to unauthorized disclosure of our homebuyers' confidential information or other forms of information;
- other factors described in "Risk Factors" in our Form 10-K for the year ended October 31, 2022 and in subsequent filings with the Securities and Exchange Commission ("SEC").

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Many of the factors mentioned above or in other reports or public statements made by us will be important in determining our future performance. Consequently, actual results may differ materially from those that might be anticipated from our forward-looking statements.

Forward-looking statements speak only as of the date they are made. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events, or otherwise.

For a further discussion of factors that we believe could cause actual results to differ materially from expected and historical results, see the information under the captions “Risk Factors” and “Management’s Discussion and Analysis of Financial Condition and Results of Operations” in our most recent Annual Report on Form 10-K filed with the SEC and in subsequent reports filed with the SEC. This discussion is provided as permitted by the Private Securities Litigation Reform Act of 1995, and all of our forward-looking statements are expressly qualified in their entirety by the cautionary statements contained or referenced in this section.

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A photo accompanying this announcement is available at

<https://www.globenewswire.com/NewsRoom/AttachmentNg/dfdd326f-f5fa-4d83-8816-82c2ba4baca0>



Source: Toll Brothers, Inc.

Lumara



Phoenix, AZ

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