

Toll Brothers' Record 1st Qtr Contracts Grow 60% to \$1.44 Billion vs FY 2004

February 08, 2005

Record 1st Qtr 2005 Home Bldg Revenues Rise 68% to \$989 Million

Record 1st Qtr-End Backlog Increases 66% to \$4.89 Billion

HORSHAM, Pa., Feb. 8, 2005 (PRIMEZONE) -- Toll Brothers, Inc., (NYSE:TOL) (www.tollbrothers.com), the nation's leading builder of luxury homes, today reported record first-quarter results for contracts and home building revenues and the highest quarter-end backlog in its history. These results, for the first quarter ended January 31, 2005, are preliminary. The Company will announce final totals when it releases first-quarter earnings on February 23, 2005.

Robert I. Toll, chairman and chief executive officer, stated: "With our strong first quarter results, we are on track for the 40%-plus net income growth we have forecast for Fiscal Year 2005.

"Our record backlog and contracts indicate that demand for our luxury homes remains very healthy. In addition, our non-binding reservation deposits, which are preliminary to contracts and then to revenues ten to twelve months thereafter, have also been strong. In 9 of the 13 weeks in our first quarter 2005, these deposits were either the highest or second highest on a per community (same store) basis for that quarter since 1987. The other four weeks, two of which had Christmas and New Year fall on the weekend and one of which had a major weekend snow storm, well exceeded our five-year per-community average since 2000.

"We have a national brand name and offer a wide range of products, including move-up, empty-nester, active-adult, resort-style golf and lake communities, urban in-fill, high-density suburban, beach tower and urban tower residences. With multiple product lines and numerous price points within the luxury niche, we are broadening our base of potential buyers. We enjoy access to well- priced and abundant capital to fund our operations. And we can purchase materials in high volumes and at low cost, which means we can provide great value for our customers.

"Most importantly, we have the luxury home communities in lot growing number of affluent hou sites, positions us to continue to

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ain approvals and open new s want to live. Given the ch now exceeds 60,000 home "

Toll Brothers' preliminary financ

January 31, 2005:

- The Company's FY 2005 first-quarter contracts of approximately \$1.44 billion (2,173 homes), grew by 60% over FY 2004's first-quarter contracts of \$902.8 million (1,512 homes), the previous first-quarter record. In addition, in first quarter 2005, unconsolidated entities in which the Company had an interest signed contracts of approximately \$15.6 million (36 homes).
- FY 2005 first-quarter-end backlog of approximately \$4.89 billion (7,292 homes), the highest backlog in the Company's history, increased 66% over FY 2004's record first-quarter-end backlog of \$2.95 billion (5,079 homes), the previous first-quarter record. In addition, at the end of fiscal 2005's first quarter, unconsolidated entities in which the Company had an interest had a backlog of approximately \$65.0 million (147 homes).
- FY 2005 first-quarter home building revenues of approximately \$989 million (1,590 homes), increased 68% over FY 2004's first-quarter home building revenues of \$589.6 million (1,085 homes), the previous first-quarter record. Revenues from land sales totaled approximately \$1.2 million for FY 2005's first quarter, compared to \$6.0 million in FY 2004's.
- In addition, in the Company's fiscal 2005 first-quarter, unconsolidated entities in which the Company had an interest delivered approximately \$26.5 million (63 homes) compared to \$1.5 million (5 homes) in the first quarter of fiscal 2004. The Company's share of the profits from the delivery of such homes will be included in 'Equity Earnings in Unconsolidated Entities' on the Company's Income Statement.

Toll Brothers will be broadcasting live via the Investor Relations section of its website, www.tollbrothers.com, a conference call hosted by chairman and chief executive officer Robert I. Toll at 2:00 p.m. (EST) today, February 8, 2005, to discuss these results and our outlook for the rest of fiscal 2005. To access the call, enter the Toll Brothers website, then click on the Investor Relations page, and select "Conference Calls". Participants are encouraged to log on at least fifteen minutes prior to the start of the presentation to register and download any necessary software. The call can be accessed through the Investor Relations page on the Toll Brothers website. The call will be available on the Investor Relations page on the Toll Brothers website from February 8, 2005, through February 22, 2005.

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Toll Brothers, Inc. is the nation's largest homebuilding company. It became a public company in 1981 and is listed on the New York Stock Exchange under the symbol "TOL". Toll Brothers is a leading provider of home buyers and operates in 20

states. Toll Brothers began business in 1967 and is a member of the New York Stock Exchange and the Pacific Coast Exchange. Toll Brothers is an active-adult and second-home builder. Toll Brothers is located in Delaware, Florida, Illinois,

Massachusetts, Maryland, Michigan, Nevada, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas and Virginia.

Toll Brothers builds luxury single-family detached and attached home communities, master planned luxury residential resort-style golf communities and urban low, mid- and high-rise communities, principally on land it develops and improves. The Company operates its own architectural, engineering, mortgage, title, land development and land sale, golf course development and management, home security, landscape, cable T.V. and broadband Internet delivery subsidiaries. The Company also operates its own lumber distribution, and house component assembly and manufacturing operations.

Toll Brothers is the only publicly traded national home building company to have won all three of the industry's highest honors: America's Best Builder from the National Association of Home Builders, the National Housing Quality Award and Builder of the Year. For more information visit www.tollbrothers.com.

Certain information included herein and in other Company reports, SEC filings, statements and presentations is forward-looking within the meaning of the Private Securities Litigation Reform Act of 1995, including, but not limited to, statements concerning anticipated operating results, financial resources, changes in revenues, changes in profitability, interest expense, growth and expansion, anticipated income from joint ventures and the Toll Brothers Realty Trusts Group, the ability to acquire land, the ability to secure governmental approvals and the ability to open new communities, the ability to sell homes and properties, the ability to deliver homes from backlog, the average delivered price of homes, the ability to secure materials and subcontractors, the ability to maintain the liquidity and capital necessary to expand and take advantage of future opportunities, and stock market valuations. Such forward-looking information involves important risks and uncertainties that could significantly affect actual results and cause them to differ materially from expectations expressed herein and in other Company reports, SEC filings, statements and presentations. These risks and uncertainties include local, regional and national economic conditions, the demand for homes, domestic and international political events, uncertainties created by terrorist attacks, the effects of governmental regulation, the competitive environment in which the Company operates, fluctuations in interest rates, changes in home prices, the availability and cost of land for future growth, the availability of capital, uncertainties and fluctuations in capital and securities markets, changes in tax laws and their interpretation, legal proceedings, the availability of adequate insurance at reasonable cost, the ability of customers to finance the purchase of homes, the availability and cost of labor and materials, and weather conditions.

No.s are preliminary

	UNITS	\$ (MILL)
CLOSINGS		r.
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Northeast		
(CT, MA, NH, NJ, NY, RI)		6
Mid-Atlantic (DE, MD, PA,		4
Midwest (IL, MI, OH)		9

Southeast	(FL, NC, SC, TN)	155	121	84.4	53.7
Southwest	(AZ, CO, NV, TX)	248	149	155.7	81.8
West Coast	(CA)	200	155	181.7	107.2
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		1,590	1,085	989.0	589.6
Unconsolidated entities		63	5	26.5	1.5
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		1,653	1,090	1,015.5	591.1
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CONTRACTS

Northeast

(CT, MA, NH, NJ, NY, RI)	319	222	200.6	137.9
Mid-Atlantic (DE, MD, PA, VA)	767	527	471.4	283.8
Midwest (IL, MI, OH)	112	120	78.0	71.7
Southeast (FL, NC, SC, TN)	381	174	205.4	85.4
Southwest (AZ, CO, NV, TX)	366	233	254.2	143.5
West Coast (CA)	228	236	233.4	180.5
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	2,173	1,512	1,443.0	902.8
Unconsolidated entities	36	5	15.6	1.6
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	2,209	1,517	1,458.6	904.4
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BACKLOG

Northeast

(CT, MA, NH, NJ, NY, RI)	1,118	971	676.8	552.7
Mid-Atlantic (DE, MD, PA, VA)	2,349	1,796	1,456.8	919.5
Midwest (IL, MI, OH)	463	342	305.4	194.0
Southeast (FL, NC, SC, TN)	952	464	584.5	250.1
Southwest (AZ, CO, NV, TX)	1,469	793	948.2	458.5
West Coast (CA)	941	713	916.2	570.3

Unconsolidated entities

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