

TOLL BROTHERS, INC.
HISTORICAL STATISTICS SUMMARY
1998-2009
(\$ IN THOUSANDS)

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
NUMBER OF SELLING COMMUNITIES AT END OF YEAR	122	140	146	155	170	200	220	230	300	315	273	200
TOTAL # SALES AGREEMENTS SIGNED	3,387	3,845	4,364	4,314	5,070	6,132	8,684	10,372	6,164	4,440	2,927	2,450
TOTAL VALUE OF SALES AGREEMENTS SIGNED (000s)	\$1,383,093	\$1,640,990	\$2,134,522	\$2,158,536	\$2,734,457	\$3,475,992	\$5,641,454	\$7,152,463	\$4,460,734	\$3,010,013	\$1,608,191	\$1,304,656
AVG PRICE PER HOME SOLD (000s)	\$408	\$427	\$489	\$500	\$539	\$567	\$650	\$690	\$724	\$678	\$549	\$533
NUMBER OF HOMES IN BACKLOG - OCTOBER 31	1,892	2,381	2,746	2,702	3,342	4,652	6,709	8,805	6,533	3,950	2,046	1,531
VALUE OF HOMES IN BACKLOG - OCTOBER 31 (000s)	\$814,714	\$1,067,685	\$1,425,521	\$1,403,588	\$1,858,784	\$2,631,900	\$4,433,895	\$6,014,648	\$4,488,400	\$2,854,435	\$1,325,491	\$874,837
AVG PRICE PER HOME IN BACKLOG (000s)	\$431	\$448	\$519	\$519	\$556	\$566	\$661	\$683	\$713 (a)	\$766	\$648	\$571
# OF HOMES DELIVERED	3,099	3,555	3,945	4,358	4,430	4,911	6,627	8,769	8,601	6,687	4,743	2,965
TOTAL VALUE OF HOMES DELIVERED (000s)	\$1,206,290	\$1,438,171	\$1,762,930	\$2,180,469	\$2,279,261	\$2,731,044	\$3,839,451	\$5,759,301	\$5,945,169	\$4,495,600	\$3,106,291	\$1,755,310
AVG DELIVERY PRICE (000s)	\$389	\$405	\$447	\$500	\$515	\$556	\$579	\$657	\$691	\$698	\$655	\$592
AVG # OF COMMUNITIES DELIVERING	114	126	136	144	148	151	185	225	245	214	171	157
AVG DELIVERIES PER COMMUNITY	27.2	28.2	29.0	30.3	29.9	32.5	35.8	39.0	35.1	31.3	27.7	18.9
TAX RATE	36.1%	36.7%	36.8%	36.8%	36.7%	36.8%	36.8%	39.1%	39.0%	49.6%	36.2%	
GROSS MARG. TRAD. HOME SALES BEF. WRITE-OFF and INTEREST	22.8%	22.6%	24.6%	27.1%	27.6%	27.8%	28.6%	32.3%	30.8%	26.9%	24.3%	19.8%
GROSS MARG. TRAD. HOME SALES AFTER WRITE-OFF and INTEREST	19.6%	19.5%	21.6%	23.9%	24.6%	25.0%	26.0%	30.1%	26.3%	10.8%	0.7%	-11.2%
OPERATING MARGIN	10.8%	10.4%	11.9%	14.3%	14.2%	14.4%	16.1%	21.7%	16.8%	-0.2%	-12.9%	-29.5%
PRETAX MARGIN	11.0%	11.2%	13.1%	15.5%	15.2%	15.1%	16.9%	23.0%	18.4%	1.5%	-14.8%	-28.3%
DEBT AS % OF TOTAL CAPITALIZATION	46.2%	52.6%	51.7%	53.1%	48.7%	49.5%	46.0%	38.6%	39.5%	38.3%	39.3%	45.6%
DEBT Net of EXC CASH & Mkt Sec AS % OF TOTAL CAP.	42.0%	49.2%	46.4%	48.5%	46.5%	41.2%	35.7%	27.7%	32.0%	26.9%	12.8%	7.7%
TOTAL DEBT(\$000) excluding Mtge Whse Loan	\$451,588	\$682,735	\$796,036	\$1,032,293	\$1,072,857	\$1,448,366	\$1,636,045	\$1,740,580	\$2,228,101	\$2,189,120	\$2,100,039	\$2,108,374
TOTAL EQUITY(\$000)	\$525,756	\$616,334	\$745,145	\$912,583	\$1,129,509	\$1,476,628	\$1,919,987	\$2,763,571	\$3,415,926	\$3,527,234	\$3,237,653	\$2,513,199
INTEREST COVERAGE	4.91	4.40	5.15	5.53	4.98	5.04	7.12	13.19	11.13	6.44	1.97	0.15
RATIO of Inventory to current year house revenues	0.92	1.00	0.97	1.00	1.12	1.13	1.01	0.88	1.00	1.20	1.31	1.81
RATIO of Inventory to subsequent year house revenues	0.77	0.82	0.79	0.96	0.93	0.80	0.67	0.83	1.32	1.77	2.35	
INVENTORY GROWTH	20.6%	29.8%	18.6%	27.5%	16.8%	20.7%	25.9%	30.7%	20.3%	-8.6%	-25.9%	-22.9%
HOUSING REVENUE GROWTH	24.6%	19.2%	22.6%	23.7%	4.5%	19.8%	40.6%	50.0%	3.2%	-24.4%	-30.9%	-43.5%
HOMESITES OWNED	15,578	23,163	22,275	25,981	25,822	29,081	29,804	35,838	41,808	37,139	32,081	26,872
OPTIONED	14,803	11,268	10,843	13,165	15,022	18,977	30,385	47,288	31,960	22,112	7,703	5,045
TOTAL	30,381	34,431	33,118	39,146	40,844	48,058	60,189	83,126	73,768	59,251	39,784	31,917
Homesites improved	5,571	6,081	8,324	8,190	9,645	9,302	11,824	14,805	16,730	16,473	13,915	10,815
Homesites owned - yrs supply based on subsequent yr deliveries	4.4	5.9	5.1	5.9	5.3	4.4	3.4	4.2	6.3	7.8	10.8	
Homesites improved - yrs supply based on subsequent yr deliveries	1.6	1.5	1.9	1.8	2.0	1.4	1.3	1.7	2.5	3.5	4.7	
NUMBER OF SHARES OUTSTANDING (000s)	147,742	145,814	143,850	139,112	140,432	146,644	149,642	154,943	153,899	157,008	160,369	164,725
BOOK VALUE PER SHARE	\$3.56	\$4.23	\$5.18	\$6.56	\$8.04	\$10.07	\$12.83	\$17.84	\$22.20	\$22.47	\$20.19	\$15.26
RETURN ON BEGINNING SHAREHOLDERS EQUITY	22.0%	19.3%	23.7%	28.7%	24.1%	23.0%	27.7%	42.0%	24.9%	1.0%	-8.4%	-23.3%

HISTORICAL STATISTICS SUMMARY
1998-2009

(a) Based upon gross backlog prior to reduction of percentage of completion revenues recognized applicable to units in backlog of \$170.1 million at 10/31/06.

TOLL BROTHERS, INC.
HISTORICAL STATEMENT OF OPERATIONS
1998-2008
(\$ IN THOUSANDS)
(RESTATED TO EXCLUDE LAND SALES FROM REVENUES & COSTS)

	1998		1999		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009							
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%						
REVENUES																														
Completed contract	\$1,206,290		\$1,438,171		1,762,930		\$2,180,469		2,279,261		2,731,044		3,839,451		5,759,301		5,945,169		4,495,600		\$3,106,293		\$1,755,310							
Percentage of completion																	170,111		139,493		41,873									
Land sales																														
Total Revenues	1,206,290	100.00%	1,438,171	100.00%	1,762,930	100.00%	2,180,469	100.00%	2,279,261	100.00%	2,731,044	100.00%	3,839,451	100.00%	5,759,301	100.00%	6,115,280	100.00%	4,635,093	100.00%	3,148,166	100.00%	1,755,310	100.00%						
COST OF REVENUES																														
Completed contract before impairments	931,833	77.25%	1,112,780	77.37%	1,329,612	75.42%	1,589,242	72.89%	1,649,250	72.36%	1,971,801	72.20%	2,739,822	71.36%	3,897,617	67.68%	4,111,155	69.15%	3,307,455	73.57%	2,472,401	79.59%	1,529,132							
Percentage of completion																	132,268	77.75%	108,954	78.11%	36,221	86.50%								
Land sales																														
Writeoffs of predevel. & impairments	2,020	0.17%	5,092	0.35%	7,448	0.42%	13,034	0.60%	6,081	0.27%	5,638	0.21%	7,452	0.19%	5,080	0.09%	152,045	2.56%	619,516	13.78%	644,991	20.76%	465,411							
Recovery of prior writedowns																	(21,064)	-0.47%	(121,674)	-3.92%	(121,892)									
Interest	35,941	2.98%	39,864	2.77%	45,918	2.60%	57,555	2.64%	63,107	2.77%	71,635	2.62%	92,825	2.42%	122,451	2.13%	120,957	1.98%	102,043	2.20%	87,866	2.79%	78,661							
Total Expenses	969,794	80.39%	1,157,736	80.50%	1,382,978	78.45%	1,659,831	76.12%	1,718,438	75.39%	2,049,074	75.03%	2,840,099	73.97%	4,025,148	69.89%	4,516,425	73.85%	4,116,904	88.82%	3,119,805	99.10%	1,951,312	111.17%						
Selling Expenses	43,854	3.64%	50,895	3.54%	65,561	3.72%	79,450	3.64%	92,092	4.04%	106,265	3.89%	134,331	3.50%	167,981	2.92%	195,765	3.20%	189,185	4.08%	154,195	4.90%	110,974							
General & Administrative	62,875	5.21%	79,318	5.52%	104,797	5.94%	130,279	5.97%	144,031	6.32%	182,072	6.67%	246,749	6.43%	314,805	5.47%	377,639	6.18%	327,544	7.07%	275,699	8.76%	202,235							
Interest expense																														
Goodwill write-off																			8,973		3,233									
Total SG&A	106,729	8.85%	130,213	9.05%	170,358	9.66%	209,729	9.62%	236,123	10.36%	288,337	10.56%	381,080	9.93%	482,786	8.38%	573,404	9.38%	525,702	11.34%	433,127	13.76%	321,158	18.30%						
Goodwill write-off																														
Income (loss) from operations	129,767	10.76%	150,222	10.45%	209,594	11.89%	310,909	14.26%	324,700	14.25%	393,633	14.41%	618,272	16.10%	1,251,367	21.73%	1,025,451	16.77%	(7,513)	-0.16%	(404,766)	-12.86%	(517,160)	-29.46%						
Other income (loss)	4,526		12,528		21,372		26,980		22,618		24,712		37,389		75,817		101,165		78,193		(62,021)		34,388							
(Gain) loss from early retirement of debt	(1,770)		(2,318)								(7,192)		(8,229)		(4,056)								(13,693)							
PRETAX INCOME (LOSS)	132,523	10.99%	160,432	11.16%	230,966	13.10%	337,889	15.50%	347,318	15.24%	411,153	15.05%	647,432	16.86%	1,323,128	22.97%	1,126,616	18.42%	70,680	1.52%	(466,787)	-14.83%	(496,465)	-28.28%						
TAX PROVISION (BENEFIT)	47,819		58,866		85,023		124,216		127,431		151,333		238,321		517,018		439,403		35,029		(168,977)		259,360							
NET INCOME (LOSS)*	84,704	7.02%	101,566	7.06%	145,943	8.28%	213,673	9.80%	219,887	9.65%	259,820	9.51%	409,111	10.66%	806,110	14.00%	687,213	11.24%	35,651	0.77%	(297,810)	-9.46%	(755,825)	-43.06%						
BASIC EARNINGS (LOSS) PER SHARE*	\$0.58		\$0.69		\$1.01		\$1.49		\$1.56		\$1.84		\$2.75		\$5.23		\$4.45		\$0.23		\$(1.88)		\$(4.68)							
DILUTED EARNINGS (LOSS) PER SHARE*	\$0.55		\$0.68		\$0.98		\$1.38		\$1.46		\$1.72		\$2.52		\$4.78		\$4.17		\$0.22		\$(1.88)		\$(4.68)							

* Before Change in Accounting

Pretax		160,432	230,966	337,889	347,318	411,153	647,432	1,323,128	1,126,616	70,680	(466,787)
Reclass - Land earnings		3930	8670	5374	9089	7914	6237	6877	140	3412	4234
Reclassified - Other income		12,529	21,372	26,980	22,617	24,712	37,388	75,818	101,165	78,192	(62,021)
Reclass - Land Interest		41	251	692	1,422	1,610	478	2,832	1,036	404	995
Reclassified - Interest expense		39,864	45,918	57,555	63,107	71,635	92,825	122,451	120,957	102,043	87,866

HISTORICAL INCOME STATEMENTS
1998-2009

TOLL BROTHERS, INC.
HISTORICAL BALANCE SHEET
1998-2008
(\$ IN THOUSANDS)

	1998		1999		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009			
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%		
ASSETS																										
Cash	\$80,143	6.4%	\$96,484	5.8%	\$161,860	8.0%	\$182,840	7.2%	\$102,337	3.5%	234,489	6.2%	465,834	9.5%	689,219	10.9%	632,524	8.3%	900,337	12.5%	1,633,495	24.8%	\$1,807,718	32.1%		
Marketable Securities											190,762	5.0%	115,029	2.3%									101,176	1.8%		
Inventories	1,111,863	88.6%	1,443,282	86.5%	1,712,383	84.3%	2,183,541	86.2%	2,551,061	88.1%	3,080,349	81.3%	3,878,260	79.1%	5,068,624	79.9%	6,095,702	80.4%	5,572,655	77.2%	4,127,475	62.7%	3,183,566	56.5%	3,183,566	56.5%
Property, Etc.	14,425	1.1%	19,633	1.2%	24,075	1.2%	33,095	1.3%	38,496	1.3%	43,711	1.2%	52,429	1.1%	79,524	1.3%	99,089	1.3%	84,265	1.2%	86,462	1.3%	70,441	1.3%	70,441	1.3%
Receivables, Prepaids & Other	25,149	2.0%	68,459	4.1%	95,722	4.7%	74,481	2.9%	95,503	3.3%	113,633	3.0%	146,212	3.0%	185,620	2.9%	160,446	2.1%	135,910	1.9%	113,762	1.7%	95,774	1.7%	95,774	1.7%
Contracts Receivable																	170,111	2.2%	46,525	0.6%						
Mortgage Notes Receivable	1,385	0.1%					26,758	1.1%	61,756	2.1%	57,500	1.5%	99,914	2.0%	99,858	1.6%	130,326	1.7%	93,189	1.3%	49,255	0.7%	43,432	0.8%		
Customer Deposits Held in Escrow	15,503	1.2%	19,010	1.1%	17,303	0.9%	17,303	0.7%	23,019	0.8%	31,547	0.8%	53,929	1.1%	68,601	1.1%	49,676	0.7%	34,367	0.5%	18,913	0.3%	17,653	0.3%		
Investments in unconsolidated entities	6,000	0.5%	21,194	1.3%	18,911	0.9%	14,182	0.6%	23,193	0.8%	35,400	0.9%	93,971	1.9%	152,394	2.4%	245,667	3.2%	183,171	2.5%	151,771	2.3%	152,844	2.9%		
Income tax refund recoverable																							161,840	2.9%		
Deferred tax assets																										
	1,254,468	100.0%	1,668,062	100.0%	2,030,254	100.0%	2,532,200	100.0%	2,895,365	100.0%	3,787,391	100.0%	4,905,578	100.0%	6,343,840	100.0%	7,583,541	100.0%	7,220,316	100.0%	6,586,836	100.0%	5,634,444	100.0%		
LIABILITIES & EQUITY																										
Bank Loans	\$156,000		\$186,000		\$300,000		\$322,520		\$207,500		222,500		222,500		0		300,000		331,667		331,667		331,667			
Senior Debt											546,669		845,665		1,140,028		1,141,167		1,142,306		1,143,445		1,587,648			
Subordinated Debt	269,296		469,418		469,499		669,581		819,663		620,000		450,000		350,000		350,000		350,000		343,000		47,872			
Mortgage Company Warehouse Line						24,754		48,996		49,939		92,053		89,674		119,705		76,730		37,857		27,015				
Other Loans	26,292		27,317		26,537		40,192		45,694		59,197		117,880		250,552		436,934		365,147		281,927		141,187			
Customer Deposits	69,398		82,495		104,924		101,778		134,707		176,710		291,424		415,502		360,147		260,155		135,591		88,625			
Accts Payable & Accrued Expenses	155,530		226,612		296,068		362,641		407,666		498,674		756,174		1,048,326		1,117,459		961,106		873,439		719,318			
Mortgage Notes Payable	1,384				88,081		98,151		101,630		137,074		209,895		282,147		334,500		197,960		202,247		174,630			
Income Tax Payable	50,812		59,886																							
Total Liabilities	728,712		1,051,728		1,285,109		1,619,617		1,765,856		2,310,763		2,985,591		3,576,329		4,159,912		3,685,071		3,349,183		3,117,962			
Shareholders' Equity	525,756		616,334		745,145		912,583		1,129,509		1,476,628		1,919,987		2,763,571		3,415,926		3,527,234		3,237,653		2,513,199			
	1,254,468		1,668,062		2,030,254		2,532,200		2,895,365		3,787,391		4,905,578		6,343,840		7,583,541		7,220,316		6,586,836		5,634,444			

HISTORICAL BALANCE SHEETS
1998 - 2009

TOLL BROTHERS, INC.
HISTORICAL STATISTICS SUMMARY

	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
NUMBER OF SELLING COMMUNITIES AT END OF YEAR	15	21	26	40	41	42	62	67	80	97	100	116	122
TOTAL # SALES AGREEMENTS SIGNED	832	756	656	704	612	863	1,202	1,595	1,716	1,846	2,398	2,701	3,387
TOTAL VALUE OF SALES AGREEMENTS SIGNED (000s)	\$133,369	\$190,680	\$162,504	\$185,255	\$163,975	\$230,324	\$342,811	\$490,883	\$586,941	\$660,467	\$884,677	\$1,069,279	\$1,383,093
AVG PRICE PER HOME SOLD (000s)	\$160	\$252	\$248	\$263	\$268	\$267	\$285	\$308	\$342	\$358	\$369	\$396	\$408
NUMBER OF HOMES IN BACKLOG - OCTOBER 31	378	460	338	366	251	438	621	892	1,025	1,078	1,367	1,551	1,892
VALUE OF HOMES IN BACKLOG - OCTOBER 31 (000s)	\$74,194	\$130,288	\$95,765	\$104,156	\$69,795	\$124,148	\$187,118	\$285,441	\$370,560	\$400,820	\$526,194	\$627,220	\$814,714
AVG PRICE PER HOME IN BACKLOG (000s)	\$196	\$283	\$283	\$285	\$278	\$283	\$301	\$320	\$362	\$372	\$385	\$404	\$431
# OF HOMES DELIVERED	802	674	778	676	727	676	1,019	1,324	1,583	1,825	2,109	2,517	3,099
TOTAL VALUE OF HOMES DELIVERED (000s)	\$124,641	\$134,856	\$197,027	\$176,864	\$198,336	\$175,971	\$279,841	\$392,560	\$501,822	\$643,017	\$759,303	\$968,253	\$1,206,290
AVG DELIVERY PRICE (000s)	\$155	\$200	\$253	\$262	\$273	\$260	\$275	\$296	\$317	\$352	\$360	\$385	\$389
AVG # OF COMMUNITIES DELIVERING		15	19	22	21	32	37	52	59	75	90	102	114
AVG DELIVERIES PER COMMUNITY		44.9	40.9	30.7	34.6	21.1	27.5	25.5	26.8	24.3	23.4	24.7	27.2
TAX RATE	50.0%	48.5%	41.0%	39.0%	37.1%	40.6%	39.8%	37.5%	36.4%	37.1%	37.4%	37.0%	36.1%
GROSS MARG. TRAD. HOME SALES BEF. WRITE-OFF and INTEREST	31.3%	39.7%	35.9%	34.8%	29.7%	26.1%	28.0%	26.6%	25.6%	25.4%	24.1%	22.9%	22.8%
GROSS MARG. TRAD. HOME SALES AFTER WRITE-OFF and INTEREST	27.9%	37.1%	32.2%	27.0%	20.5%	17.7%	21.5%	21.5%	20.6%	21.1%	20.3%	19.7%	19.6%
OPERATING MARGIN	17.4%	23.0%	19.1%	11.1%	6.7%	2.7%	9.7%	10.5%	10.9%	11.8%	11.1%	10.8%	10.8%
PRETAX MARGIN	19.0%	24.7%	20.7%	12.2%	8.5%	4.8%	9.8%	10.9%	11.3%	12.4%	11.3%	10.7%	11.0%
DEBT AS % OF TOTAL CAPITALIZATION	57.5%	63.7%	66.4%	65.9%	58.5%	47.2%	53.1%	54.4%	54.6%	52.2%	52.0%	56.9%	46.2%
DEBT Net of EXC CASH & Mkt Sec AS % OF TOTAL CAP.	54.6%	61.5%	63.6%	66.0%	58.5%	41.7%	46.0%	51.2%	51.1%	50.6%	51.0%	49.1%	42.0%
TOTAL DEBT(\$000) excluding Mtge Whse Loan	\$42,437	\$85,894	\$143,683	\$165,189	\$133,181	\$105,456	\$154,610	\$199,221	\$245,475	\$280,283	\$340,524	\$509,503	\$451,588
TOTAL EQUITY(\$000)	\$31,405	\$48,842	\$72,787	\$85,400	\$94,599	\$117,925	\$136,412	\$167,006	\$204,176	\$256,659	\$314,677	\$385,252	\$525,756
INTEREST COVERAGE	7.06	11.15	4.58	2.07	2.29	2.23	3.35	3.33	4.12	4.48	4.51	4.19	4.91
RATIO of Inventory to current year house revenues	0.53	1.07	1.05	1.45	1.21	1.27	1.03	1.03	1.01	0.97	1.02	0.95	0.92
RATIO of Inventory to subsequent year house revenues	0.49	0.73	1.17	1.30	1.36	0.80	0.73	0.80	0.79	0.82	0.80	0.76	0.77
INVENTORY GROWTH		116.2%	43.6%	24.4%	-6.5%	-7.2%	29.2%	39.8%	25.8%	23.2%	23.8%	19.3%	20.6%
HOUSING REVENUE GROWTH		8.2%	46.1%	-10.2%	12.1%	ERR	59.0%	40.3%	27.8%	28.1%	18.1%	27.5%	24.6%
HOMESITES OWNED	1,461	2,147	4,724	5,075	4,548	3,974	5,633	5,744	6,779	9,542	12,065	12,820	15,578
OPTIONED	4,853	7,141	4,041	2,832	2,117	3,281	3,592	4,271	4,445	5,042	5,237	9,145	14,803
TOTAL	6,314	9,288	8,765	7,907	6,665	7,255	9,225	10,015	11,224	14,584	17,302	21,965	30,381
Homesites owned - yrs supply based on subsequent yr deliveries	2.2	2.8	7.0	7.0	6.7	3.9	4.3	3.6	3.7	4.5	4.8	4.1	4.4
NUMBER OF SHARES OUTSTANDING (000s)	119,972	120,268	120,168	119,652	118,736	131,248	132,348	133,276	133,692	134,552	135,674	137,102	147,742
BOOK VALUE PER SHARE	\$0.26	\$0.41	\$0.61	\$0.71	\$0.80	\$0.90	\$1.03	\$1.25	\$1.53	\$1.91	\$2.32	\$2.81	\$3.56
RETURN ON BEGINNING SHAREHOLDERS EQUITY	122.5%	54.7%	49.3%	18.0%	11.7%	5.3%	14.0%	19.6%	21.7%	24.5%	20.9%	20.7%	22.0%

(a) Based upon gross backlog prior to reduction of percentage of completion revenues recognized applicable to units in backlog of \$170.1 million at 10/31/06.

HISTORICAL STATISTICS SUMMARY
1986-1998

1B

TOLL BROTHERS, INC.
HISTORICAL INCOME STATEMENT
(In Thousands)

(RESTATED TO EXCLUDE LAND SALES FROM REVENUES & COSTS)

	1986		1987		1988		1989		1990		1991		1992		1993		1994		1995		1996		1997		1998	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
REVENUES																										
Completed contract	\$124,641		\$134,856		\$197,027		\$176,864		\$198,336		\$175,971		\$279,841		\$392,560		\$501,822		\$643,017		\$759,303		\$968,253		\$1,206,290	
Percentage of completion																										
Land sales																										
*Total Revenues	124,641	100.00%	134,856	100.00%	197,027	100.00%	176,864	100.00%	198,336	100.00%	175,971	100.00%	279,841	100.00%	392,560	100.00%	501,822	100.00%	643,017	100.00%	759,303	100.00%	968,253	100.00%	1,206,290	100.00%
COST OF REVENUES																										
Completed contract before impairments	85,595	68.67%	81,325	60.31%	126,367	64.14%	115,266	65.17%	139,389	70.28%	130,113	73.94%	201,600	72.04%	288,124	73.40%	373,283	74.39%	479,643	74.59%	575,983	75.86%	746,275	77.07%	931,833	77.25%
Percentage of completion																										
Land sales																										
Writeoffs of predevel. & impairments					1,769	0.90%	7,196	4.07%	8,987	4.53%	4,721	2.68%	1,988	0.71%	2,754	0.70%	6,957	1.39%	5,366	0.83%	5,007	0.66%	2,048	0.21%	2,020	0.17%
Recovery of prior writedowns					5,440	2.76%	6,699	3.79%	9,356	4.72%	9,920	5.64%	16,047	5.73%	17,129	4.36%	18,196	3.63%	22,207	3.45%	24,189	3.19%	29,390	3.04%	35,941	2.98%
Interest	4,235	3.40%	3,505	2.60%	5,440	2.76%	6,699	3.79%	9,356	4.72%	9,920	5.64%	16,047	5.73%	17,129	4.36%	18,196	3.63%	22,207	3.45%	24,189	3.19%	29,390	3.04%	35,941	2.98%
*Total Expenses	89,830	72.07%	84,830	62.90%	133,576	67.80%	129,161	73.03%	157,732	79.53%	144,754	82.26%	219,635	78.49%	308,007	78.46%	398,436	79.40%	507,216	78.88%	605,179	79.70%	777,713	80.32%	969,794	80.39%
Selling Expenses																										
General & Administrative	3,382	2.71%	3,585	2.66%	5,765	2.93%	7,299	4.13%	9,274	4.68%	9,477	5.39%	10,913	3.90%	14,746	3.76%	17,856	3.56%	23,992	3.73%	28,847	3.80%	34,778	3.59%	43,854	3.64%
Interest expense	9,727	7.80%	15,431	11.44%	20,023	10.16%	20,703	11.71%	18,061	9.11%	16,939	9.63%	22,060	7.88%	28,580	7.28%	30,932	6.16%	35,692	5.55%	40,888	5.38%	51,523	5.32%	62,875	5.21%
Goodwill write-off																										
Total SG&A	13,109	10.52%	19,016	14.10%	25,788	13.09%	28,002	15.83%	27,336	13.78%	26,416	15.01%	32,973	11.78%	43,326	11.04%	48,788	9.72%	59,684	9.28%	69,735	9.18%	86,301	8.91%	106,729	8.86%
Income (loss) from operations	21,702	17.41%	31,010	22.99%	37,663	19.12%	19,701	11.14%	13,269	6.69%	4,801	2.73%	27,233	9.73%	41,227	10.50%	54,598	10.88%	76,117	11.84%	84,389	11.11%	104,239	10.77%	129,767	10.76%
Other income (loss)																										
(Gain) loss from early retirement of debt	2,016		2,336		3,140		1,819		1,695		1,447		1,630		2,701		2,242		3,322		1,404		3,407		4,526	
(Gain) loss from early retirement of debt																										
PRETAX INCOME (LOSS)	23,718	19.03%	33,346	24.73%	40,803	20.71%	21,520	12.17%	16,801	8.47%	8,444	4.80%	27,492	9.82%	42,820	10.91%	56,840	11.33%	79,439	12.35%	85,793	11.30%	103,215	10.66%	132,523	10.99%
TAX PROVISION (BENEFIT)	11,857		16,173		16,729		8,393		6,813		3,431		10,955		16,069		20,663		29,507		32,049		38,139		47,819	
NET INCOME (LOSS)*	11,861	9.52%	17,173	12.73%	24,074	12.22%	13,127	7.42%	9,988	5.04%	5,013	2.85%	16,537	5.91%	26,751	6.81%	36,177	7.21%	49,932	7.77%	53,744	7.08%	65,076	6.72%	84,704	7.02%
BASIC EARNINGS (LOSS) PER SHARE*	\$0.11		\$0.14		\$0.20		\$0.11		\$0.08		\$0.04		\$0.13		\$0.20		\$0.27		\$0.37		\$0.40		\$0.48		\$0.58	
DILUTED EARNINGS (LOSS) PER SHARE*	\$0.11		\$0.14		\$0.20		\$0.11		\$0.08		\$0.04		\$0.12		\$0.20		\$0.25		\$0.34		\$0.36		\$0.44		\$0.55	

* Before Change in Accounting

HISTORICAL INCOME STATEMENTS
1986-1998

2B

TOLL BROTHERS, INC.
HISTORICAL BALANCE SHEET
(In Thousands)

	1986		1987		1988		1989		1990		1991		1992		1993		1994		1995		1996		1997		1998	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
ASSETS																										
Cash	\$14,720	13.6%	\$18,009	9.9%	\$26,583	10.4%	\$9,160	2.6%	\$9,854	3.1%	\$31,266	10.0%	\$48,627	12.6%	\$34,071	7.2%	\$41,700	7.1%	\$27,772	4.0%	\$22,891	2.7%	\$147,575	13.2%	\$80,143	6.4%
Marketable Securities																										
Inventories	66,543	61.5%	143,894	79.2%	206,593	80.5%	256,934	73.8%	240,155	75.9%	222,775	71.3%	287,844	74.8%	402,515	84.6%	506,347	86.3%	623,830	90.1%	772,471	92.2%	921,595	82.4%	1,111,863	88.6%
Property, Etc.	3,306	3.1%	5,836	3.2%	10,990	4.3%	11,699	3.4%	10,504	3.3%	10,362	3.3%	10,087	2.6%	10,296	2.2%	11,537	2.0%	11,898	1.7%	12,948	1.5%	15,074	1.3%	14,425	1.1%
Receivables, Prepaids & Other	6,995	6.5%	14,026	7.7%	12,445	4.8%	17,996	5.2%	10,167	3.2%	8,495	2.7%	15,193	3.9%	15,603	3.3%	20,578	3.5%	21,198	3.1%	22,029	2.6%	21,832	2.0%	25,149	2.0%
Contracts Receivable																										
Mortgage Notes Receivable	16,621	15.4%		0.0%		0.0%	52,374	15.0%	45,854	14.5%	39,526	12.7%	23,085	6.0%	9,902	2.1%	4,614	0.8%	3,940	0.6%	2,833	0.3%	2,589	0.2%	1,385	0.1%
Customer Deposits Held in Escrow				0.0%		0.0%		0.0%		0.0%					3,611	0.8%	2,117	0.4%	3,819	0.6%	4,754	0.6%	9,961	0.9%	15,503	1.2%
Investments in unconsolidated entities																										
Income tax refund recoverable																										
Deferred tax assets																										
Total Assets	108,185	100.0%	181,765	100.0%	256,611	100.0%	348,163	100.0%	316,534	100.0%	312,424	100.0%	384,836	100.0%	475,998	100.0%	586,893	100.0%	692,457	100.0%	837,926	100.0%	1,118,626	100.0%	1,254,468	100.0%
LIABILITIES & EQUITY																										
Bank Loans					\$62,626		\$87,527		\$66,500		\$47,300		\$22,300		\$21,293		\$10,000		\$52,000		\$118,000		\$168,000		\$156,000	
Senior Debt																										
Subordinated Debt	\$29,963		\$29,967		69,635		69,681		61,474		55,513		128,864		174,442		227,969		221,226		208,415		319,924		269,296	
Mortgage Company Warehouse Line																										
Other Loans	12,474		55,927		11,422		7,981		5,207		2,643		3,456		3,486		7,506		7,057		14,109		21,579		26,292	
Customer Deposits	6,802		12,685		8,480		9,019		6,009		10,241		15,130		22,449		30,071		36,194		43,387		52,698		69,398	
Accts Payable & Accrued Expenses	11,405		22,883		24,177		24,080		20,847		22,163		32,793		47,192		69,786		78,411		100,634		123,837		155,530	
Mortgage Notes Payable	5,969				7,484		52,617		45,988		39,864		24,403		10,810		4,686		3,912		2,816		2,577		1,384	
Income Tax Payable	10,167		11,461				11,858		15,910		16,775		21,488		29,320		32,699		36,998		35,888		44,759		50,812	
Total Liabilities	76,780		132,923		183,824		262,763		221,935		194,499		248,424		308,992		382,717		435,798		523,249		733,374		728,712	
Minority Interest																										
Shareholders' Equity	31,405		48,842		72,787		85,400		94,599		117,925		136,412		167,006		204,176		256,659		314,677		385,252		525,756	
Total Liabilities & Equity	108,185		181,765		256,611		348,163		316,534		312,424		384,836		475,998		586,893		692,457		837,926		1,118,626		1,254,468	

HISTORICAL BALANCE SHEETS
1986 - 1998