

FOR IMMEDIATE RELEASE

June 1, 2017

Upscale Entertainment and Shopping Center Coming to Porter Ranch

Los Angeles' newest luxury home community to gain open-air shopping center featuring Whole Foods Market, Kaiser-Permanente medical center, movie complex, unique restaurants plus high-end shops and boutiques

PORTER RANCH, CA – Porter Ranch, the newest luxury home community in greater Los Angeles, will soon gain a long-awaited entertainment and retail center featuring many high-end restaurants and retail shops, a Whole Foods Market along with a medical center and hotel.

The [Vineyards at Porter Ranch](#) is a \$150 million investment by Shapell Properties and Liberty Building Co. A groundbreaking ceremony on June 1 was attended by a large group of supportive community members, civic leaders and business executives who all recognize the added value a commercial center of this quality will bring to this area.

“The Vineyards, when completed, will provide residents with a sophisticated, modern retail experience that can only be found in just a few places in Southern California,” said John Love, vice president of commercial properties for Shapell. “We are very happy to see this final jewel completing the dream and vision of Porter Ranch.”

“An upscale shopping and entertainment complex with sophisticated designs and pedestrian linkages into our community are an ideal complement to our elegantly created homes perched high above Los Angeles,” said Frank Su, Vice President of Operations at Toll Brothers, the luxury homebuilder completing the Porter Ranch master-planned community. “Once a vision, The Vineyards will soon be reality for Porter Ranch residents seeking luxury local retail and entertainment experiences.”

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

The 215,000-square-foot commercial center, scheduled for completion in late 2018, is designed to provide an open-air environment with meandering pedestrian pathways into various shopping, dining and entertainment experiences. Other amenities include a center green for community events and a 4,000-square-foot community room. To see more of The Vineyards, click [here](#).

“While maintaining a sensitive approach to the modern retail experience, great care has gone into designing a project that creates an upscale, sophisticated environment while providing exceptionally open space for community interaction,” Love said. “We are proud to announce our first group of tenants and preparing to reveal exciting additions in the near future.”

The entire project is divided into the north and south of Rinaldi Street, with the retail area to the north and a 50,000-square-foot medical office building to be occupied by Kaiser Permanente, a 120-room hotel and a 266-unit apartment complex (apartments are north of the retail) to the south. Residents are encouraged to visit www.VineyardsAtPorterRanch.com for future announcements, renderings of the retail/entertainment center and a flyover video.

“With top-ranked schools, one of the safest communities in Southern California and easy access to key urban areas of Los Angeles, Porter Ranch has emerged as the prime location for homebuyers seeking a quieter lifestyle with some of the most majestic views in the region,” Su said.

Toll Brothers currently offers three collections at [Porter Ranch](#), with homes starting in the mid-\$900,000s to \$1.6 Millions, as well the nearby Canyon Oaks a gated community that recently opened with single- and two-story luxury homes priced from the \$1.4 Millions. The three Porter Ranch communities – Glen at Avila, Bluffs at Bella Vista and Palisades at Westcliffe – recently earned “Community of the Year” honors by the Greater Sales and Marketing Council for overall design, distinctive models, and community amenities (such as clubhouses and local parks).

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

Signature Toll Brothers designs include homes from 3,000 square feet to 5,400 square feet with up to 6 bedrooms and 5 ½ bathrooms, luxurious indoor/outdoor living spaces and opportunities to customize and personalize on expansive home sites. The range of options and designs by Toll Brothers has rendered Porter Ranch as a highly individualized community similar to some of Southern California's most prestigious zip codes.

Jeff Meyers, a major real estate researcher recently said, "There are very few places left in the greater Los Angeles area like Porter Ranch with great schools and a very safe community. The luxury home market should remain strong for several years because the public is looking for this kind of master-planned community."

For more information, visit Toll Brothers Porter Ranch website at:

www.LiveAtPorterRanch.com

###

About Toll Brothers

Toll Brothers, an award-winning **Fortune 600** company founded in 1967, embraces an unwavering commitment to quality and customer service. Toll Brothers is currently building in 20 states nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL). In FORTUNE Magazine's **2016 Survey of The World's Most Admired Companies®*** Toll Brothers was ranked #6 worldwide across ALL INDUSTRIES in Quality of Products/Services Offered after Apple, Walt Disney, Amazon, Alphabet, and Nordstrom, and before Netflix and Facebook. In the same 2016 survey, Toll Brothers was named the **#1 Home Builder Worldwide**. The Company is named one of **America's Most Trusted® Home Builders** by *Lifestory Research*†. Toll Brothers was also recently honored as national **Builder of the Year** by *BUILDER* magazine, and was twice named national **Builder of the Year** by *Professional Builder* magazine.

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers - Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.

Toll Brothers builds luxury single-family detached and attached home communities; master planned luxury residential, resort-style golf communities; and urban 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, and landscape subsidiaries. The Company also operates its own lumber distribution, and house component assembly and manufacturing operations. The Company acquires and develops commercial properties through Toll Commercial and its affiliate, Toll Brothers Realty Trust, and purchases distressed loan and real estate asset portfolios through its wholly owned subsidiary, Gibraltar Capital and Asset Management. The Company acquires and develops commercial and apartment properties through Toll Commercial and

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

Toll Apartment Living, and the affiliated Toll Brothers Realty Trust, and develops urban mid- and high-rise for-sale condominiums through Toll Brothers City Living.

This is not an offering where prohibited by law.

*FORTUNE Magazine's survey of the "World's Most Admired Companies®" for 2016 began with over 1,500 companies across more than 50 industries, and asked over 4,000 executives, directors, and analysts to rate companies in their own industry on nine criteria (Go to <http://fortune.com/worlds-most-admired-companies/> for the full methodology.) From FORTUNE Magazine, March 1, 2016 ©2016 Time Inc. FORTUNE and The World's Most Admired Companies are registered trademarks of Time Inc. and are used under license. FORTUNE and Time Inc. are not affiliated with, and do not endorse products or services of, Toll Brothers, Inc. †Toll Brothers received the highest numerical score in the United States in the proprietary *Lifestory Research* 2015 America's Most Trusted™ Home Builder study. Study based on 43,200 new home shoppers in 27 markets. Proprietary study results are based on experiences and perceptions of consumers surveyed between January and December 2014.