

WILMINGTON ANNOUNCES 2007 SECOND QUARTER RESULTS

TORONTO, August 14, 2007 – Wilmington Capital Management Inc. today announced a net loss of \$16 thousand for the three months ended June 30, 2007, compared to net income of \$0.4 million in the same period in 2006. Net loss per Class A and Class B share for the quarter was \$nil, compared to an income of \$0.05 per share in the same period last year.

Income from discontinued operations in the six months ended June 30, 2006 represents a gain on the disposition of the company's interest in 181 University Avenue, which was completed during the first quarter of that year. The net income from continuing operations in 2006 also included income tax recoveries of \$0.9 million.

Wilmington holds a 5% fully diluted interest in Parkbridge Lifestyle Communities Inc. (PRK.TO), an owner operator of manufactured home and recreational communities. Wilmington also owns land leased to commercial property owners which is located at 370 Third Street in San Francisco, California. Wilmington is considering alternatives to maximize the value for shareholders of its real estate investments, which could include the sale or restructuring of these holdings.

The company's objective is to provide shareholders with capital appreciation on its investments as opposed to income returns. Investment and property income is dedicated principally to paying interest and operating expense.

CONSOLIDATED STATEMENTS OF OPERATIONS

(unaudited)

	Three months ended		Six months ended	
	June 30		June 30	
	2007	2006	2007	2006
<i>\$thousands, except per share amounts</i>				
Income				
Investment and other income	\$ 78	\$ 518	\$ 131	\$ 934
Income producing property revenue	279	280	575	568
	357	798	706	1,502
Expenses				
Operating	54	104	144	171
Interest	278	299	580	604
	332	403	724	775
Net income (loss) before income taxes	25	395	(18)	727
Income tax recovery (expense)	(41)	—	(55)	948
Net income (loss) from continuing operations	(16)	395	(73)	1,675
Discontinued operations	—	—	—	4,321
Net income (loss)	\$ (16)	\$ 395	\$ (73)	\$ 5,996
Per share				
Net income (loss) from continuing operations	\$ —	\$ 0.05	\$ (0.01)	\$ 0.21
Net income (loss)	\$ —	\$ 0.05	\$ (0.01)	\$ 0.74

The company adopted accounting guidelines with respect to financial instruments and other items as required commencing January 1, 2007. This requires the company, among other things, to record its investment in Parkbridge Lifestyle Communities at market value, and to record changes in the value as other comprehensive income which forms a component of shareholders' equity. The impact of the changes resulted in an increase in the carrying value of the Parkbridge investment and a corresponding increase in the future tax liability and shareholders' equity.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

<i>(unaudited)</i>	Three months ended		Six months ended	
<i>\$thousands</i>	2007	June 30 2006	2007	June 30 2006
Net income (loss)	\$ (16)	\$ 395	\$ (73)	\$ 5,996
Other comprehensive income (loss)				
Foreign currency translation	(34)	(73)	(51)	(20)
Increase in value of available-for-sale securities	2,262	—	3,221	—
Future income tax	(396)	—	(563)	—
	1,832	(73)	2,607	(20)
Comprehensive income	\$ 1,816	\$ 322	\$ 2,534	\$ 5,976

CONSOLIDATED BALANCE SHEETS

<i>(unaudited)</i>	June 30 2007	December 31 2006
<i>\$thousands</i>		
Assets		
Cash and cash equivalents	\$ 4,303	\$ 5,733
Investment in Parkbridge Lifestyle Communities Inc.	21,800	5,614
Income producing property	19,256	21,159
Other assets	729	997
	\$ 46,088	\$ 33,503
Liabilities & Shareholders' Equity		
Accounts payable and other liabilities	\$ 4,063	\$ 4,165
Future tax liability	2,751	—
Secured debt	20,190	22,230
Preferred securities	—	701
	27,004	27,096
Shareholders' equity	19,084	6,407
	\$ 46,088	\$ 33,503

* * * * *

Brian D. Lawson, President and Chief Executive Officer will be available at 416-867-9370 to answer any questions on the company's financial results.

This news release contains forward-looking statements concerning the company's business and operations. The company cautions that, by their nature, forward-looking statements involve risk and uncertainty and the company's actual results could differ materially from those expressed or implied in such statements. Reference should be made to the most recent Annual Information Form for a description of the major risk factors.