

WILMINGTON ANNOUNCES 2009 SECOND QUARTER RESULTS

TORONTO, August 11, 2009 – Wilmington Capital Management Inc. today announced net loss before tax of \$225 thousand for the six months ended June 30, 2009, compared to a net income of \$357 thousand in the same period in 2008. Including tax provisions, the company recorded a net loss of \$156 thousand compared to a net loss of \$227 thousand in 2008. Net loss per Class A and Class B share for the six months ended June 30, 2009 was \$0.02, compared to \$0.03 per share in the same period last year. The decrease in net income before taxes was due to the receipt during the first quarter of 2008 of minimum rent guarantee payments totaling \$303 thousand relating to 181 University Avenue prior to the sale of these assets by the company in 2006. Income tax expense included a non-cash charge of \$466 thousand, reflecting a revaluation of the difference between book value and tax value of the company's net assets during the first quarter of 2008.

Net loss for the three months ended June 30, 2009 was \$130 thousand or \$0.02 per Class A and Class B shares, compared with net income of \$14 thousand or \$0.00 per share for the same period in 2008.

Wilmington holds a 9% 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 investment, which could include the sale or restructuring of this holding.

The company's objective is to generate appreciation in value from its existing investments as opposed to current income. Accordingly, net income is expected to be minimal. In this regard, as at June 30, 2009, the fair value of the company's investment in Parkbridge of \$18.9 million reflects unrealized capital gains of \$2.9 million.

CONSOLIDATED STATEMENTS OF OPERATIONS

<i>(unaudited)</i> <i>\$thousands, except per share amounts</i>	<i>Three months ended June 30</i>		<i>Six months ended June 30</i>	
	2009	2008	2009	2008
Income				
Investment and other	\$ (50)	\$ 28	\$ (28)	\$ 62
Income producing properties	336	300	707	903
	286	328	679	965
Expenses				
Operating	74	42	121	83
Interest	368	262	783	525
	442	304	904	608
Net (loss) income before income taxes	(156)	24	(225)	357
Income tax recovery (expense)	26	(10)	69	(584)
Net (loss) income	\$ (130)	\$ 14	\$ (156)	\$ (227)
Net loss per Class A and Class B share	\$ (0.02)	\$ 0.00	\$ (0.02)	\$ (0.03)

CONSOLIDATED BALANCE SHEETS

<i>\$ thousands</i>	<i>(unaudited)</i> June 30 2009	<i>December 31 2008</i>
Assets		
Cash and cash equivalents	\$ 2,487	\$ 3,542
Investment in Parkbridge Lifestyle Communities Inc.	18,925	13,344
Income producing property	21,018	22,088
Other assets	251	414
Future income taxes	—	78
	\$ 42,681	\$ 39,466
Liabilities & Shareholders' Equity		
Accounts payable and other liabilities	\$ 640	\$ 1,269
Future income taxes	794	—
Secured debt	22,045	23,153
Loan payable	10,356	10,694
	33,835	35,116
Shareholders' equity	8,846	4,350
	\$ 42,681	\$ 39,466

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)

<i>\$ thousands</i>	<i>Three months ended June 30</i>		<i>Six months ended June 30</i>	
	2009	<i>2008</i>	2009	<i>2008</i>
Net (loss) income	\$ (130)	\$ 14	\$ (156)	\$ (227)
Foreign currency translation	—	22	(1)	32
Increase (decrease) in value of available-for-sale securities	4,306	1,861	5,581	(3,517)
Future income taxes in above items	(714)	(312)	(928)	589
	3,592	1,571	4,652	(2,896)
Comprehensive income (loss)	\$ 3,462	\$ 1,585	\$ 4,496	\$ (3,123)

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Joseph F. Killi, 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.