

WILMINGTON ANNOUNCES 2009 THIRD QUARTER RESULTS

TORONTO, November 11, 2009 – Wilmington Capital Management Inc. today announced a net loss before tax of \$294 thousand for the nine months ended September 30, 2009, compared to net income of \$242 thousand in the same period in 2008. Including tax provisions, the company recorded a net loss of \$221 thousand compared to \$294 thousand in 2008. Net loss per Class A and Class B share for the nine months ended September 30 was \$0.03, compared to \$0.04 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 the sale of 181 University Avenue by the company in 2006. In addition, income tax expense during the first quarter of 2008 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.

Net loss for the three months ended September 30, 2009 was \$65 thousand or \$0.01 per Class A and Class B shares, compared with a net loss of \$67 thousand or \$0.01 per share for the same period in 2008.

Wilmington holds an 8% fully diluted interest in Parkbridge Lifestyle Communities Inc. (PRK.TO), an owner operator of manufactured home and recreational communities. During the third quarter, Parkbridge completed an equity offering of 5,000,000 common shares at a price of \$4 per common share. The company acquired 250,000 common shares of this equity offering. 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 September 30, 2009, the fair value of the company's investment in Parkbridge of \$21.5 million reflects unrealized capital gains of \$4.4 million.

CONSOLIDATED STATEMENTS OF OPERATIONS

<i>(unaudited)</i>	<i>Three months ended</i>		<i>Nine months ended</i>	
<i>\$thousands, except per share amounts</i>	<i>September 30</i>		<i>September 30</i>	
	<i>2009</i>	<i>2008</i>	<i>2009</i>	<i>2008</i>
Income				
Investment and other	\$ (7)	\$ 21	\$ (35)	\$ 83
Income producing properties	317	310	1,024	1,213
	310	331	989	1,296
Expenses				
Operating	22	35	143	118
Interest	357	411	1,140	936
	379	446	1,283	1,054
Net (loss) income before income taxes	(69)	(115)	(294)	242
Income tax recovery (expense)	4	48	73	(536)
Net loss	\$ (65)	\$ (67)	\$ (221)	\$ (294)
Net loss per Class A and Class B share	\$ (0.01)	\$ (0.01)	\$ (0.03)	\$ (0.04)

CONSOLIDATED BALANCE SHEETS

<i>(\$ thousands)</i>	<i>(unaudited)</i>	
	September 30 2009	December 31 2008
Assets		
Cash and cash equivalents	\$ 1,388	\$ 3,542
Investment in Parkbridge Lifestyle Communities Inc.	21,485	13,344
Income producing property	19,328	22,088
Other assets	242	414
Future income taxes	—	78
	\$ 42,443	\$ 39,466
Liabilities & Shareholders' Equity		
Accounts payable and other liabilities	\$ 647	\$ 1,269
Future income taxes	1,027	—
Secured debt	20,288	23,153
Loan payable	10,428	10,694
	32,390	35,116
Shareholders' equity	10,053	4,350
	\$ 42,443	\$ 39,466

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)

<i>(unaudited)</i> <i>(\$ thousands)</i>	<i>Three months ended</i> <i>September 30</i>		<i>Nine months ended</i> <i>September 30</i>	
	2009	2008	2009	2008
Net loss	\$ (65)	\$ (67)	\$ (221)	\$ (294)
Other comprehensive income (loss)				
Foreign currency translation	(43)	49	(44)	81
Available-for-sale securities	1,560	(3,098)	7,141	(6,615)
Future income taxes in above items	(245)	519	(1,173)	1,108
	1,272	(2,530)	5,924	(5,426)
Comprehensive income (loss)	\$ 1,207	\$ (2,597)	\$ 5,703	\$ (5,720)

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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.