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**BRICK GROUP POSTS A RECORD Q2 EBITDA, AN INCREASE OF  
17.8%**

**EDMONTON, August 7, 2008 (TSX:BRK.UN):**

**HIGHLIGHTS – SECOND QUARTER 2008**

- **TOTAL CORPORATE AND FRANCHISE SALES GROWTH OF 6.3%**
- **TOTAL CORPORATE SALES GROWTH OF 5.2%**
- **SAME STORE SALES GROWTH OF 2.0%**
- **17.8% EBITDA GROWTH / \$2.5 MILLION OVER LAST YEAR**
- **PAYOUT RATIO IMPROVES BY 11.5 PPTS FROM 99.9% TO 88.4 %**

The Brick Group Income Fund (the "Brick Group") today announced its financial results for the second quarter ended June 30, 2008. The Brick Group's second quarter results and Management's Discussion and Analysis can be found on the Brick Group's website at [www.thebrickgroup.ca](http://www.thebrickgroup.ca).

The Brick Group's second quarter EBITDA of \$16.6 million is \$2.5 million or 17.8% higher than in the prior year, after the second quarter results for 2007 are normalized for a \$1.8 million one-time gain on the sale of a redundant real estate asset. We increased gross margins and managed costs to drive a record second quarter EBITDA.

Against a backdrop of challenging economic conditions, we achieved positive total corporate and franchise sales growth of 6.3%, consolidated corporate sales and operating revenue growth of 5.2%, and same store sales growth of 2.0%.

Based on the June 30, 2008 closing price of \$7.92 per Class A Unit, our June 2008 distribution of \$0.10 per unit represents an annualized cash-on-cash yield of approximately 15.2%. The Brick Group's payout ratio for the twelve month period ended June 30, 2008 was 88.4%, a significant improvement of 11.5 ppts from 99.9% the prior year.

"With two strong quarters of year-over-year growth in EBITDA and our second quarter positive same store sales growth, we believe we are well positioned to continue to deliver against our objectives for the year." said Kim Yost, President and Chief Executive Officer. "For the remainder of the year we will maintain our focus on an aggressive marketing approach to supply our customers, coast to coast, with quality and value opportunities. As we did last year, we will continue to focus on driving sales, maximizing margins and controlling costs. We have a clearly defined strategy and a long-term focus to increase our market share."

## SECOND QUARTER HIGHLIGHTS

(000's of \$ except %, and store amounts)	For the three months ended June 30				For the six months ended June 30			
	2008	2007	\$ Increase (Decrease)	% Increase (Decrease)	2008	2007	\$ Increase (Decrease)	% Increase (Decrease)
Retail Segment - Sales and operating revenue	\$ 338,319	\$ 324,301	14,018	4.3%	\$ 651,778	\$ 640,223	11,555	1.8%
Financial Services Segment - Sales and operating revenue	14,908	11,600	3,308	28.5%	29,368	23,118	6,250	27.0%
Consolidated - Sales and operating revenue	353,227	335,901	17,326	5.2%	681,146	663,341	17,805	2.7%
Franchise Sales	30,693	25,139	5,554	22.1%	60,836	51,092	9,744	19.1%
Consolidated and Franchise Sales and operating revenue	\$ 383,920	\$ 361,040	22,880	6.3%	\$ 741,982	\$ 714,433	27,549	3.9%
<i>Same Store Sales Growth (corporate stores)</i>	2.0%	4.8%			-0.1%	5.7%		
<i>Same Store Sales Growth (corporate and franchise stores)</i>	2.0%	4.4%			-0.2%	5.5%		
Retail Segment - EBITDA	\$ 9,030	\$ 9,301	(271)	-2.9%	\$ 14,088	\$ 13,843	245	1.8%
Financial Services Segment - EBITDA	7,529	6,558	971	14.8%	14,919	12,783	2,136	16.7%
Consolidated - EBITDA	\$ 16,559	\$ 15,859	700	4.4%	\$ 29,007	\$ 26,626	2,380	8.9%
<i>EBITDA as a percentage of sales and operating revenue</i>	4.7%	4.7%			4.3%	4.0%		
Retail Segment - Net loss	\$ (866)	\$ (44,343)	43,477	-98.0%	\$ (4,750)	\$ (48,451)	43,701	-90.2%
Financial Services Segment - Net income	7,631	6,801	830	12.2%	15,200	13,641	1,559	11.4%
Consolidated - Net income (loss)	\$ 6,765	\$ (37,542)	44,306	-118.0%	\$ 10,450	\$ (34,810)	45,260	-130.0%
<i>EBITDA - Adjusted</i>	\$ 17,947	\$ 18,843	(896)	-4.8%	\$ 31,959	\$ 32,009	(50)	-0.2%
<i>Adjusted EBITDA as a percentage of sales and operating revenue</i>	5.1%	5.6%			4.7%	4.8%		
<i>Distributable cash per unit for the three months ended June 30</i>	\$ 0.25	\$ 0.27	(0.02)	-6.5%				
<i>Payout Ratio for the three months ended June 30</i>	118.2%	110.5%						
<i>Distributable cash per unit for the twelve months ended June 30</i>					\$ 1.36	\$ 1.20	0.16	13.0%
<i>Payout Ratio for the twelve months ended June 30</i>					88.4%	99.9%		
Stores at period end	211	203			211	203		

### Overview

Management is pleased to report continued growth and strong results for the second quarter ended June 30, 2008.

Consolidated EBITDA of \$16.6 million was the highest ever reported for the second quarter since the Brick Group became an income fund in 2004. Based on regular operations, consolidated EBITDA increased by 17.8%, and was 0.4 ppts higher as a percentage of sales and operating revenue, compared to the same quarter last year.

Against a backdrop of challenging economic conditions, we achieved positive same store sales growth of 2.0% for our corporate stores. Our consolidated sales and operating revenue of \$353.2 million represents quarter-over-quarter growth of \$17.3 million, or 5.2%.

In addition to growing our sales, we were able to improve margins and control costs to drive quarter-over-quarter EBITDA growth. Our 17.8% increase in consolidated EBITDA from regular operations excludes the impact of a one-time gain of \$1.8 million recorded in the second quarter of 2007. This one-time gain related to the disposal of a redundant real estate asset. Including the impact of this one-time gain, consolidated EBITDA of \$16.6 million increased by 4.4%.

For the second quarter, consolidated net income was \$6.8 million compared to a loss of \$37.5 million for the same quarter last year. Our 2007 second quarter loss included a one-time charge for future income tax expense of \$44.4 million related to the "Tax Fairness Plan" announced on October 31, 2006 by the Department of Finance (Canada). The impact on comparability of this

one-time charge is discussed further under the heading Consolidated Operating and Financial Results.

While concern over the slowing U.S. economy and its impact on Canada continues, management believes it is well positioned with its promotions, mid-market offerings and improved supply chain to continue to drive same store and total sales.

Through the end of June 30, 2008, and for the 47th consecutive month since becoming an income fund, we have continued to meet all of our distribution commitments. This represents \$267 million distributed to our unitholders. Based on the June 30, 2008 closing price of \$7.92 per Class A Trust Unit, our June 2008 distribution of \$0.10 per unit represents an annualized cash-on-cash yield of approximately 15.2%.

The payout ratio for the twelve months ended June 30, 2008 was 88.4%, reflecting an improvement of 11.5 ppts from the same period last year.

Under our alternative view of distributable cash, the payout ratio for the twelve months ended June 30, 2008 was 87.3% compared to 100.3% in the previous year, a 13.0 ppts improvement.

On April 22nd, 2008, The Brick Group announced the closing of the refinancing of its \$100 million revolving credit facility for a 3 year term, with its existing syndicate of lenders. The terms of the credit agreement, including financial covenants, remain substantially unchanged, and the pricing of the credit facilities did not materially increase. The new credit agreement also provides for an additional \$25 million in financing, subject to certain conditions being met. With the long term financing put into place in March 2007, combined with the renewal of the \$100 million revolving credit facility, management believes it is well positioned from both a capital and cash liquidity perspective to drive its strategic initiatives.

#### Consolidated and Franchise Sales and Operating Revenue

Second quarter consolidated and franchise sales and operating revenue was \$383.9 million, including \$30.7 million of franchise sales, compared to \$361.0 million, including \$25.1 million of franchise sales, in the same quarter last year, representing an increase of 6.3%. Same store sales growth for corporate stores together with franchise stores was 2.0% compared to 4.4% for the second quarter in 2007.

Compared to the same quarter a year ago, sales at our franchise stores increased by 22.1%, to \$30.7 million.

We began the quarter with 32 franchise stores and ended with 33, while in 2007, we began the quarter with 26 and ended with 29 franchise stores.

#### Webcast

The Brick Group will host an investor conference call at 11:00 a.m. eastern time (9:00 a.m. Alberta time) on Friday, August 8, 2008. To access the call, please call either (416) 915-5765 or (866) 250- 4910 five minutes prior. For a listen-only version of the conference, log on to <http://www.newswire.ca/en/webcast/viewEvent.cgi?eventID=2349380>

Replay Audience Dial-in Number & Codes:

From: Friday, August 8, 2008, 1:00 p.m. (MT)

To: Friday, August 15, 2008, 11:59 P.M. (MT)

Access Number: 416-640-1917 Passcode 21278703 followed by the pound sign

Access Number: 877-289-8525 Passcode 21278703 followed by the pound sign

**Notice to Readers**

Certain forward-looking statements are made in this news release, within the meaning of applicable securities laws. These statements reflect the Brick Group's current expectations and are based on information currently available to management. The words "may", "will", "should", "believe", "expect", "plan", "anticipate", "intend", "estimate", "predict", "potential", "continue", or the negative of these terms, identify forward-looking matters. These statements speak only as of the date of this press release. The actual results could differ materially from those anticipated in these forward-looking statements.

Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Brick Group to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements. Factors that could cause actual results to differ materially from those set forth in the forward-looking statements include, but are not limited to, the non-satisfaction of any conditions precedent to the completion of the offering of Notes, fluctuations in interest rates and currency values, legislative and regulatory developments, legal developments, the occurrence of weather-related and other natural catastrophes, changes in tax laws, and those risks and uncertainties detailed in the section entitled "Risk Factors" in the Brick Group's Management's Discussion and Analysis. The preceding list is not an exhaustive list of possible factors. These and other factors should be considered carefully and readers are cautioned not to place undue reliance on these forward-looking statements. The Brick Group undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, other than as required by applicable law.

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