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THE BRICK GROUP REPORTS SECOND QUARTER RESULTS

Edmonton, Alberta – August 7, 2009 – The Brick Group Income Fund (TSX:BRK.UN): (the "Brick Group") today announced its financial results for the second quarter ended June 30, 2009. Financial statements and Management's Discussion and Analysis are available on the Brick Group's website at www.thebrickgroup.ca.

“While the second quarter results are disappointing, we are pleased to announce new financing today of \$25 million which significantly improves our near term liquidity. Details of this new financing are available in a separate press release issued today. In addition, management has identified four immediate priorities to achieve better results in the second half of this year, and position our business to benefit from improving economic conditions,” said Bill Gregson, who was appointed President and Chief Executive Officer of Brick Group on July 10. “We are currently taking action to fix shortcomings related to our purchasing and supply chain alignment which has negatively impacted our in-stock position, to improve our marketing and advertising focus, and increase our sales force levels and effectiveness, along with continuing controls to reduce costs and conserve cash. I am confident that our brand strength as a leading Canadian retailer and our rejuvenated operations will drive a sustainable turnaround in our performance,” said Mr. Gregson. “We are encouraged by a slowing in July of the negative sales trends experienced by the Brick Group in the first half of 2009. We are also extremely pleased with the vote of confidence provided by Fairfax through the additional financing to enable us to achieve our turnaround objectives”, said Mr. Gregson.

“What is most encouraging is that in the first half of the year, which was arguably the worst since the great depression, and which is also our slowest half of the year, and in a period where we had significant out-of-stocks that negatively impacted our sales, we used only \$16 million in cash from operations. This can be recaptured in the second half and we expect positive cash from operations for the year even before the positive effects of the changes we have already begun to implement,” said Mr. Gregson.

Second Quarter Operating Results

For the second quarter ended June 30, 2009, the Brick Group’s operating results continued to be impacted by the on-going recession. Compared to the same quarter of 2008, consolidated sales and operating revenue of \$255.7 million was lower by \$97.6 million or 27.6%, and consolidated EBITDA decreased by \$24.3 million to negative \$7.7 million.

Second quarter sales and operating revenue increased by 21.5% in the financial services segment to \$18.1 million, and decreased by 29.8% in the retail segment to \$237.6 million, compared to the same quarter in 2008. In the retail segment, second quarter same store sales growth was negative 32.4%. In the month of July, our monthly year-over-year trend for written sales improved from levels experienced throughout the second quarter.

Second quarter EBITDA increased by 17.3% in the financial services segment to \$8.8 million, and decreased by \$25.6 million in the retail segment to negative \$16.5 million, compared to the same quarter in 2008.

In the retail segment, the EBITDA loss was driven by weak second quarter sales. In addition to the negative impact of continuing weakness in the Canadian retail sector, limitations to credit terms imposed by some vendors during the quarter negatively impacted inventory levels and our ability to deliver goods and complete sales. While the May, 2009 recapitalization transaction improved the Brick Group's liquidity position and eliminated all financial covenants, management's belief that it will continue to provide adequate liquidity is based on the assumption that current payment terms with the Brick Group's suppliers will not change materially and adversely to the Brick Group. Readers are referred to the March 2009 AIF, and the final short form prospectus dated May 21, 2009, for further discussion of risks related to suppliers and vendors.

Adjusted EBITDA was negative \$7.0 million for the quarter, representing a decrease of \$25.1 million when compared to the same quarter in 2008.

In the second quarter, our net loss of \$146.4 million included non-cash goodwill and brand intangible asset impairment charges of \$133.5 million. Net loss prior to these charges was \$12.9 million. In the same quarter of 2008, net income was \$7.6 million.

Consolidated and Franchise Sales and Operating Revenue

Second quarter consolidated and franchise sales and operating revenue was \$283.5 million, including \$27.9 million of franchise sales, compared to \$383.9 million, including \$30.7 million of franchise sales, in the same quarter last year, representing a decrease of 26.1%. Same store sales growth for corporate stores together with franchise stores was negative 31.4% compared to positive 2.0% for the same quarter of 2008.

Compared to the same quarter a year ago, sales at our franchise stores decreased by 9.2% to \$27.9 million, and same store sales growth was negative 25.3%.

We began the quarter with 47 franchise stores and ended with 49, while in 2008, we began the quarter with 32 and ended with 33 franchise stores.

Results Summary

The following table summarizes key financial results compared to the same period last year:

(000's of \$ except %, and store amounts)	For the three months ended June 30				For the six months ended June 30			
	2009	2008	\$ Increase (Decrease)	% Increase (Decrease)	2009	2008	\$ Increase (Decrease)	% Increase (Decrease)
Retail Segment - Sales and operating revenue	\$ 237,538	\$ 338,319	(100,761)	-29.8%	\$ 491,714	\$ 651,778	(160,064)	-24.6%
Financial Services Segment - Sales and operating revenue	18,116	14,908	3,208	21.5%	35,559	29,368	6,191	21.1%
Consolidated - Sales and operating revenue	255,674	353,227	(97,553)	-27.6%	527,273	681,146	(153,873)	-22.6%
Franchise Sales	27,872	30,693	(2,821)	-9.2%	60,112	60,836	(724)	-1.2%
Consolidated and Franchise Sales and operating revenue	\$ 283,546	\$ 383,920	(100,374)	-26.1%	\$ 587,385	\$ 741,982	(154,597)	-20.8%
Same Store Sales Growth (corporate stores)	-32.4%	2.0%			-27.0%	-0.1%		
Same Store Sales Growth (corporate and franchise stores)	-31.4%	2.0%			-26.5%	-0.2%		
Retail Segment - EBITDA ⁽¹⁾	\$ (16,487)	\$ 9,155	(25,642)	-280.1%	\$ (27,980)	\$ 14,243	(42,223)	-296.4%
Financial Services Segment - EBITDA	8,833	7,528	1,305	17.3%	17,896	14,918	2,978	20.0%
Consolidated - EBITDA ⁽¹⁾	\$ (7,654)	\$ 16,683	(24,337)	-145.9%	\$ (10,084)	\$ 29,161	(39,245)	-134.6%
EBITDA as a percentage of sales and operating revenue	-3.0%	4.7%			-1.9%	4.3%		
Retail Segment - Net loss ⁽¹⁾	\$ (155,223)	\$ (80)	(155,143)	198928.8%	\$ (193,598)	\$ (3,274)	(190,324)	5813.2%
Financial Services Segment - Net income	8,856	7,650	1,226	16.1%	17,881	15,200	2,681	17.6%
Consolidated - Net (loss) income ⁽¹⁾	\$ (146,367)	\$ 7,550	(153,917)	-2038.6%	\$ (175,717)	\$ 11,926	(187,643)	-1573.3%
EBITDA - Adjusted	\$ (7,047)	\$ 18,071	(25,118)	-139.0%	\$ (8,688)	\$ 32,113	(40,801)	-127.1%
Adjusted EBITDA as a percentage of sales and operating revenue	-2.8%	5.1%			-1.6%	4.7%		
Cash (used) provided by operating activities before changes in non-cash working capital items	(13,479)	16,218	(29,697)		(16,057)	26,268	(42,325)	
Distributable cash per unit for the three months ended June 30	\$ (0.21)	\$ 0.26	(0.47)	-180.8%				
Payout Ratio for the three months ended June 30	0.0%	117.1%						
Distributable cash per unit for the six months ended June 30					\$ 0.35	\$ 1.38	(1.03)	-74.7%
Payout Ratio for the twelve months ended June 30					156.9%	86.7%		
Stores at period end	233	211			233	211		

(1) On January 1, 2009, the Brick Group adopted new accounting standards related to the capitalization of pre-opening costs. Under the new standards, store and distribution centre pre-opening costs are no longer deferred and amortized, and must be charged to income as incurred. These new standards require retroactive application and therefore, retail segment net income for 2008 has been restated. For the 2008 second quarter, previously recorded amortization of pre-opening costs of \$661 and SG & A of \$124 have been reclassified from net income to the opening deficit on the 2008 consolidated balance sheet. On a year-to-date basis, previously recorded amortization of pre-opening costs of \$1,322 and SG & A of \$154 have been reclassified from net income to the opening deficit on the 2008 consolidated balance sheet.

Conference Call and Webcast

The Brick will host an investor conference call at 12:00 noon eastern time (10:00 a.m. Alberta time) on Friday, August 7, 2009. To access the call, please call either (416) 646-3095 or (866) 249-2165 five minutes prior. For a listen-only version of the conference, log on to <http://www.newswire.ca/en/webcast/viewEvent.cgi?eventID=2766720>. A replay of the call will be available until August 14, 2009 at 11:59 PM MT. To access the replay please dial (416) 640-1917 and enter the passcode 21312480 followed by the pound sign.

About the Brick Group

The Brick Group, together with its subsidiaries, is one of Canada's largest volume retailers of household furniture, mattresses, appliances and home electronics, operating under five banners: The Brick, United Furniture Warehouse, The Brick Superstore, The Brick Mattress Store, and Urban Brick. In addition, through its corporate sales division, the Brick Group services the subdivision, condominium, and high-rise builder market. The Brick Group's retail operations are located in British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Quebec, Prince Edward Island, Nova Scotia and the New Brunswick, and the Yukon Territory.

Forward-Looking Statements

This news release contains “forward-looking statements” within the meaning of applicable Canadian securities laws, including (but not limited to) statements about the Brick’s consolidated sales and operating revenue, consolidated EBITDA, consolidated net loss, sales and operating revenue in the financial services and retail segments, same store sales growth and goodwill and indefinite life intangible asset impairment charges for the second quarter of 2009, the financial flexibility and capital resources necessary to manage the business in the current economic environment, and similar statements concerning anticipated future events, results, circumstances, performance or expectations, that reflect management’s current expectations and are based on information currently available to management of the Brick and its subsidiaries. The words “may”, “will”, “should”, “believe”, “expect”, “plan”, “anticipate”, “intend”, “estimate”, “predict”, “potential”, “continue” or the negative of these terms, or other expressions which are predictions of or indicate future events and trends and which do not relate to historical matters, identify forward-looking matters.

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 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 risk that relationships with suppliers (including the availability and terms of supplier credit) fail to improve or deteriorate further, that costs may be difficult to manage and that availability under the Asset-Based Credit Facility may be less than expected and those risks and uncertainties detailed in the section entitled “Risk Factors” in the Brick’s Management’s Discussion and Analysis, Annual Information Form, final short form prospectus dated May 21, 2009 filed in connection with the Public Offering and in other filings on www.sedar.com. 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 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.

Non-GAAP Financial Measures

References to “adjusted EBITDA” are to earnings before interest, income taxes and amortization, adjusted to remove the impact of purchase accounting. Management of the Brick Group believes that adjusted EBITDA is a useful financial measure as it represents a starting point in the determination of cash available for distribution to unitholders. Adjusted EBITDA is not an earnings measure recognized by GAAP and does not have standardized meanings prescribed by GAAP. Therefore, adjusted EBITDA may not be comparable to similar measures presented by other issuers. Investors are cautioned that adjusted EBITDA should not be construed as an alternative to net income as determined in accordance with GAAP, as an indicator of performance or to cash flows from operating, investing and financing activities as measures of liquidity and cash flows.

For Further information please contact:

Bill Gregson
President and CEO
The Brick Group
(780) 930-6300
investor@thebrickgroup.ca

Nick Bobrow, CA
Chief Financial Officer
The Brick Group
(780) 930-6300
investor@thebrickgroup.ca