

WELLINGTON MARKET COMPANY PLC

INTERIM STATEMENT 2006

SIX MONTHS ENDED 30TH JUNE 2006

I have pleasure in writing to shareholders with both our interim results and details of a significant transaction, which adds an established West Country market to our portfolio.

The unaudited results can be summarised as follows: -

	Half year to 30/06/06 Comparative 2005	
Turnover	GBP 2.8M	GBP 3.0M
Profit before tax	GBP 156,000	GBP 263,000
Earnings per share	1.8p	3.1p
Dividend per share	1.5p	1.5p

I am pleased to report that our major refurbishment project at Luton Market, on which we spent GBP 2.6M, was successfully completed early in July 2006. However, as was forecast by my predecessor in our last annual report, the disruption and financial costs were primarily responsible for our interim profits reduction; in addition generally difficult trading conditions in the retail sector have adversely impacted on a number of our markets. We have taken a range of initiatives to improve overall performance including strengthening the management team, renegotiating contracts and weeding out unprofitable markets. In addition the second half of the year should benefit from a completed and enhanced Luton.

I am also very pleased to report that contracts have been exchanged with Markets South West (Holdings) Ltd for a 25 year lease to be granted to your company to takeover the operation of Cornish Market World located on the outskirts of St Austell, Cornwall relatively close to the renowned Eden Project.

This very successful covered market, well supported by locals and tourists alike, has been built up privately over 15 years, with the built site comprising a total area of 80,000 sq ft. of which the market occupies 70,000 sq

ft. together with linked activity/amusement centre for young children of around 10,000 sq ft. The latter operation known as Ben's Play World is included in the lease, as is the major adjacent car parking area able to accommodate up to 950 vehicles.

The market is fully occupied with 120 traders and the site employs an average 30 staff. It trades on Saturdays and Sundays throughout the year, plus 10 Wednesdays during the summer. Ben's Play World opens every day from April - September and 5 days per week from October - March.

The building is in good condition, well maintained and has excellent facilities. The combined operation has an annual turnover of over GBP 1,500,000 - Wellington will be taking a lease of GBP 500,000 p.a. net on full repairing terms; completion of the transaction is scheduled for 19th September 2006.

This important and exciting transaction is indicative of our policy of enhancing the size and quality of our portfolio; it should make a positive contribution to this year's annual result and beyond.

Meanwhile our property investments continue to perform well with increases in both rental income and capital values.

Your board has declared a maintained interim ordinary share dividend of 1.5p per ordinary share, which will be paid on the 27th October to shareholders registered on the 6th October.

Lee of Trafford
Chairman

The Directors of the issuer (Wellington Market Company Plc) accept responsibility for this announcement

WELLINGTON MARKET COMPANY PLC

Consolidated profit & loss account 30th June 2006

Audited	Unaudited		Full
	Six months to		
Year to	30-Jun-06	30-Jun-05	31-
Dec-05	GBP'000	GBP'000	
GBP'000			
TURNOVER - CONTINUING OPERATIONS 6,336	2,840	3,062	
Cost of Sales (4,770)	(2,141)	(2,268)	
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GROSS PROFIT 1,566	699	794	
Administration expenses (827)	(381)	(409)	
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OPERATING PROFIT - CONTINUING OPERATIONS 739	318	385	
Profit on disposal of fixed assets 6	2	-	
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PROFIT BEFORE INTEREST & TAXATION 745	320	385	
Finance costs - net (263)	(164)	(122)	
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PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION 482	156	263	
Tax on profit on ordinary activities (100)	(48)	(76)	
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PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION 382	108	187	
Minority interest (20)	(3)	(12)	
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PROFIT FOR THE FINANCIAL HALF YEAR 362	105	175	

Basic earnings per share (pence)	1.8	3.1
6.3		

NOTES

1. The calculation of earnings per share for the 6 months to 30th June 2006

is based on the weighted average number of shares throughout the period of

5,872,466 (2005: 5,684,747).

2. The directors have declared an interim ordinary share dividend of 1.5p

(2005: 1.5p) per share which will be paid on 27th October 2006 to shareholders on the register on 6th October 2006. A preference share dividend of 1.5875p per share was paid on 1st July 2006.

3. The results for the half years ended 30th June 2006 and 2005 are unaudited

and do not constitute statutory accounts within the meaning of section 240

of the companies act 1985. The financial information for the year ended

31st December 2005 has been extracted from the statutory accounts for that

year which have been filed with the registrar of companies and on which the

auditors have given an unqualified audit opinion.

The Directors of the issuer (Wellington Market Company Plc) accept responsibility for this announcement.

WELLINGTON MARKET COMPANY PLC

Consolidated Balance Sheet as at 30th June 2006

	30-Jun-06	30-Jun-05	31-Dec-05
	GBP'000	GBP'000	
FIXED ASSETS			
Intangible			
- positive goodwill			
and other intangible assets	682	758	
672			
- negative goodwill	(503)	(532)	
(517)			
Tangible	14,436	11,088	
14,027			

	14,615	11,314	
14,182			
CURRENT ASSETS			
Stock	21	21	21
Debtors	584	752	445
Cash at Bank and in Hand	123	31	126

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	728	804	592
Creditors: Amounts falling due within one year (2,776)	(2,888)	(2,848)	
-	-----	-----	-----
NET CURRENT LIABILITIES (2,184)	(2,160)	(2,044)	
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Total assets less current liabilities 11,998	12,455	9,270	
Creditors: Amounts falling due after more than one year (3,716)	(4,295)	(3,119)	
Provisions for liabilities and charges (124)	-	-	
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NET ASSETS 8,158	8,160	6,151	
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CAPITAL AND RESERVES			
Called up share capital 2,930	2,942	2,856	
Share premium account 204	212	168	
Revaluation reserve 3,559	3,559	1,877	
Profit and loss account 1,465	1,447	1,250	
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Shareholders' funds 8,158	8,160	6,151	
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Equity minority interest 373	383	43	
Equity shareholders' funds 7,785	7,777	6,108	