

Resource Capital Corp. Announces Pricing of Initial Public Offering

PHILADELPHIA, Feb 06, 2006 (BUSINESS WIRE) -- Resource Capital Corp. (NYSE:RSO) announces today that it has priced its initial public offering of 4,000,000 shares of its common stock, (including approximately 1.9 million shares sold by the selling stockholders), at a price of \$15.00 per share, through underwriters Credit Suisse, Friedman Billings Ramsay, Citigroup, J.P. Morgan, Bear, Stearns & Co. Inc., Piper Jaffray and Flagstone Securities. Shares will begin trading on the New York Stock Exchange on February 7, 2006 under the symbol "RSO."

The underwriters have been granted an over-allotment option for an additional 600,000 shares of common stock exercisable within 30 days.

A registration statement relating to Resource Capital Corp.'s common stock has been declared effective by the Securities and Exchange Commission. A copy of the prospectus relating to this offering may be obtained from Credit Suisse, One Madison Ave. New York, NY 10010, or call 1-800-221-1037.

This press release shall not constitute an offer to sell or a solicitation of an offer to buy any of the securities described herein, nor shall there be any sale of these securities in any state or jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction. The offering may be made only by means of a prospectus.

Resource Capital Corp. is a specialty finance company that began operations in March 2005 and intends to qualify to be taxed as a real estate investment trust for federal income tax purposes. RCC invests in a combination of real estate-related assets and, to a lesser extent, higher-yielding commercial finance assets, targeting the following asset classes: commercial real estate-related assets such as B notes, mezzanine debt and commercial mortgage-backed securities; residential real estate-related assets such as residential mortgage-backed securities; and commercial finance assets such as other asset-backed securities, syndicated bank loans, equipment leases, trust preferred securities and private equity investments principally issued by financial institutions.

This press release includes statements that may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward looking statements are subject to a variety of known and unknown risks, uncertainties, and other factors that are difficult to predict and many of which are beyond management's control. Factors that can affect future results are discussed in the documents filed by Resource Capital Corp. from time to time with the Securities and Exchange Commission. Resource Capital Corp. undertakes no obligation to

update or revise any forward looking statement to reflect new information of events.

SOURCE: Resource Capital Corp.

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