

ACRES REIT

Resource Capital Corp. To Report Operating Results for Second Fiscal Quarter 2006 and To Host Conference Call and Webcast

PHILADELPHIA--(BUSINESS WIRE)--July 24, 2006--Resource Capital Corp. (NYSE:RSO)(the "Company") announced today that it will release its second fiscal quarter 2006 results on Thursday, August 3, 2006, and invites investors and other interested parties to listen to the live webcast of its quarterly conference call on Friday, August 4, 2006, at 8:30 a.m. Eastern Time.

This call is being webcast live and can be accessed by investors and other interested parties from the home page of the Company's website at <http://www.resourcecapitalcorp.com/index.html>. For those unavailable to listen to the live broadcast, the replay of the webcast will be available following the live call on the Resource Capital website and telephonically beginning at 10:30 a.m. ET on August 4, 2006 until midnight on September 4, 2006 by dialing 888-286-8010, passcode 97827149.

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. For more information, please visit our website at www.resourcecapitalcorp.com or contact Investor Relations at pschreiber@resourcecapitalcorp.com.

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 or events.

CONTACT: Resource Capital Corp.

Pamela Schreiber, 215-546-5005

Facsimile: 215-546-4785

SOURCE: Resource Capital Corp.

