

Resource Capital Corp. Declares Quarterly Cash Dividend

PHILADELPHIA--(BUSINESS WIRE)--Sept. 19, 2006--Resource Capital Corp. (NYSE:RSO)("RCC") announced today that its Board of Directors has declared a cash dividend of \$0.37 per common share for the quarter ending September 30, 2006. The dividend will be paid on October 13, 2006 to holders of record on September 29, 2006.

RCC has a Dividend Reinvestment and Share Purchase Plan available to both existing shareholders and interested new investors. Plan information may be obtained from the Plan Administrator, American Stock Transfer & Trust Company, at 1-800-278-4353, or by visiting their website at www.amstock.com.

Resource Capital Corp. is a specialty finance company that began operations in March 2005 and has elected and intends to continue to qualify to be taxed as a real estate investment trust for federal income tax purposes. RCC's investment strategy focuses on real estate-related assets, and, to a lesser extent, higher-yielding commercial finance assets with a concentration on the following asset classes: commercial real estate-related assets such as whole loans, B-notes, mezzanine loans and mortgage-related securities and commercial finance assets such as other asset-backed securities, syndicated bank loans, equipment leases and notes, 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 or events.

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SOURCE: Resource Capital Corp.