

ACRES REIT

Resource Capital Corp. To Report Operating Results for Second Quarter 2008

PHILADELPHIA--(BUSINESS WIRE)--July 8, 2008--Resource Capital Corp. (NYSE:RSO) (the "Company") announced today that it will release its second quarter 2008 results on Monday, August 4, 2008, after market hours, and invites investors and other interested parties to listen to the live webcast of its conference call on Tuesday, August 5, 2008, at 8:30 a.m. Eastern Daylight 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>. For those unavailable to listen to the live broadcast, the replay of the webcast will be available following the live call on the Company's website and telephonically beginning at 10:30 a.m. E.D.T. on August 5, 2008 until midnight on September 5, 2008 by dialing 888-286-8010, passcode 75263672.

About Resource Capital Corp.

Resource Capital Corp. is a commercial real estate specialty finance company that qualifies as a real estate investment trust, or REIT, for federal income tax purposes. Resource Capital Corp.'s investment strategy focuses on commercial real estate-related assets and, to a lesser extent, higher-yielding commercial finance assets. The Company invests in the following asset classes: commercial real estate-related assets such as whole loans, A-notes, B-notes, mezzanine loans and mortgage-related securities and commercial finance assets such as other asset-backed securities, senior secured corporate loans, equipment leases and notes, trust preferred securities, debt tranches of collateralized debt obligations and private equity investments principally issued by financial institutions.

Resource Capital Corp. is externally managed by Resource Capital Manager, Inc, an indirect wholly-owned subsidiary of Resource America, Inc. (NASDAQ:REXI), a specialized asset management company that uses industry specific expertise to generate and administer investment opportunities for its own account and for outside investors in the commercial finance, real estate and financial fund management sectors.

For more information, please visit the Company's website at ww.resourcecapitalcorp.com or contact investor relations at pkamdar@resourceamerica.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.

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