

## Resource Capital Corp. Provides Investing Update

PHILADELPHIA, PA, Jul 23, 2010 (MARKETWIRE via COMTEX) --

Resource Capital Corp. (NYSE: RSO) (the "Company") announced today that the Company has made the following investments:

- During the quarter ended June 30, 2010, the Company purchased \$36.1 million par value of notes issued by its consolidated CDOs for \$19.7 million, a 45.5% discount to par, resulting in a gain of approximately \$16.4 million, or \$0.32 per share based on outstanding shares as of June 30, 2010. In addition, since June 30, 2010, the Company has purchased \$20.0 million par value of notes issued by its consolidated CDOs for \$13.7 million, a 31.3% discount to par, resulting in a gain of approximately \$6.3 million.
- Of the \$16.4 million in gains from repurchases of debt during the June 2010 quarter, approximately \$12.2 million (approximately \$0.24 per share based on outstanding shares as of June 30, 2010) occurred after the public offering in May 2010, which offsets dilution from that offering.
- In May 2010, the Company sold for approximately \$1.4 million its interest in a real estate joint venture acquired in 2009 with a cost basis to the Company of \$632,000, resulting in an estimated gain of \$753,000.
- During the quarter ended June 30, 2010, the Company bought through its CRE CDOs CMBS of \$7.5 million par value at a discount to par of 27.6%. In addition, since June 30, 2010, the Company bought through its CRE CDOs additional CMBS of \$10.0 million par value at a discount to par of 20.0%. The combined net discount of \$4.1 million improved the asset collateralization in its CRE CDOs and these purchases provide a weighted-average annual yield of approximately 7.2%.
- On May 27, 2010, the Company expanded its equipment leasing and loan portfolio by the acquisition, through its taxable REIT subsidiary, of a \$118 million pool of equipment leases and loans from an affiliate of its manager at a cost of \$14 million plus the assumption of \$104 million of non-recourse, term notes secured by the leases and loans. Guggenheim Securities, Inc. was the arranger and initial purchaser of the notes. The Company believes it will realize in excess of a 17% GAAP return on equity after all credit provisions. The portfolio is predominantly comprised of small ticket business equipment loans.
- The Company has committed over \$20 million of capital to fund first mortgage commercial real estate loans originated for the Company. The Company anticipates that these loans will begin to close in August 2010.

Jonathan Z. Cohen, President and CEO, said, "We are very excited about implementing our plan from the offering and are on track for distributing \$0.25 per share in quarterly cash dividends for the rest of the year. Our ability to make focused investments of relatively small amounts of capital in different areas allows us to choose what we think are only the best risk-adjusted investments.

We have committed to many different real estate properties and are actively seeking opportunistic deals for the Company and ultimately for our shareholders. We are pleased to be finding such opportunities."

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. The Company'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, and debt tranches of collateralized debt obligations.

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 real estate, commercial finance and financial fund management sectors.

Certain matters discussed within this press release are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Although the Company believes the expectations reflected in such forward-looking statements are based on reasonable assumptions, it can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from expectations include financial performance, regulatory changes, changes in local or national economic conditions and other risks detailed from time to time in the Company's reports filed with the SEC, including quarterly reports on Form 10-Q, reports on Form 8-K and annual reports on Form 10-K. The Company undertakes no obligation to update or revise any forward looking statement to reflect new or changing information or events except as may be required by law.

For more information, please visit the Resource Capital Corp. website at [www.resourcecapitalcorp.com](http://www.resourcecapitalcorp.com) or contact investor relations at [pkamdar@resourceamerica.com](mailto:pkamdar@resourceamerica.com).

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