

**FOR IMMEDIATE PRESS RELEASE**

**FOR: PMC COMMERCIAL TRUST  
17950 Preston Road, Suite 600  
Dallas, TX 75252**

**CONTACT: Investor Relations  
972-349-3235**

**PMC COMMERCIAL TRUST ANNOUNCES THIRD QUARTER DIVIDEND OF  
\$0.30 PER SHARE**

**PMC Commercial Trust  
AMEX (Symbol: "PCC")**

**Dallas, Texas**

**September 10, 2007**

PMC Commercial Trust announced that its Board of Trust Managers declared a dividend of \$0.30 per common share. The dividend will be paid to shareholders of record September 28, 2007, payable on October 9, 2007.

The dividend is our 55<sup>th</sup> consecutive quarterly dividend.

PMC Commercial Trust is a REIT that primarily originates loans to small businesses primarily secured by real estate.

Certain matters discussed in this press release are "forward-looking statements" intended to qualify for the safe harbors from liability established by the Private Securities Litigation Reform Act of 1995. These forward-looking statements can generally be identified as such because the context of the statement will include words such as the Company "expects," "anticipates," "will" or words of similar import. Similarly, statements that described the Company's future plans, objectives or goals are also forward-looking statements. Such forward-looking statements can be subject to certain risks and uncertainties, including the financial performance of the Company, real estate conditions and market valuation of its stock, which could cause actual results to differ materially from those currently anticipated. Although the Company believes the expectations reflected in any forward-looking statements are based on reasonable assumptions, the Company can give no assurance that its expectations will be attained. Shareholders, potential investors and other readers are urged to consider these factors carefully in evaluating the forward-looking statements. The forward-looking statements made herein are only made as of the date of this press release and the Company undertakes no obligation to publicly update such forward-looking statements to reflect subsequent events or circumstances.