

# PACIFIC OAK STRATEGIC OPPORTUNITY REIT

## PORTFOLIO SNAPSHOT

As of March 31, 2024, unless otherwise noted

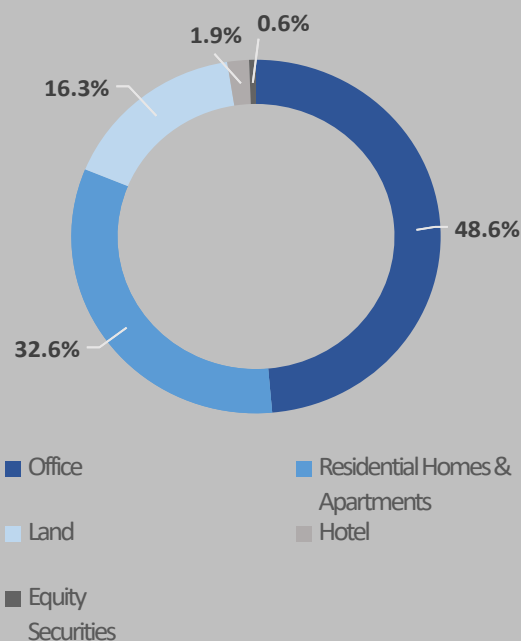
Primary Offering Period  
**CLOSED**

## PORTFOLIO SUMMARY

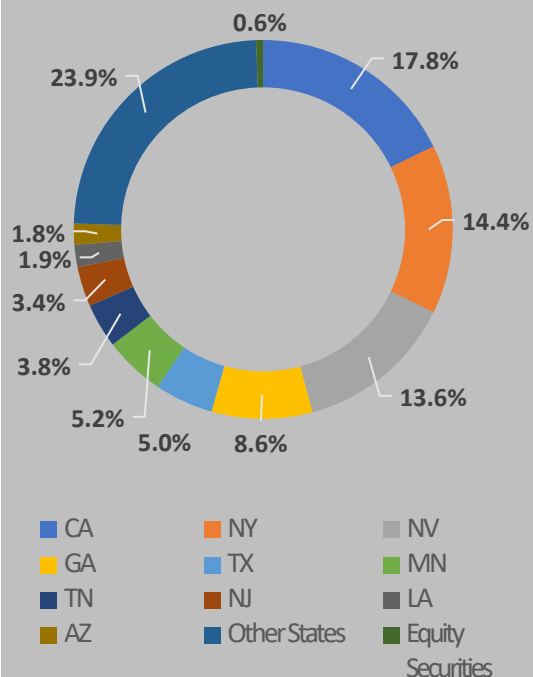
Portfolio Estimated Value: <sup>1</sup>	\$1,874,377,000
Portfolio Cost Basis: <sup>2</sup>	\$1,755,354,000
Leverage: <sup>3</sup>	55%
Weighted-Average Interest Rate: <sup>4</sup>	6.0%
Estimated Value per Share (as of 3/31/2024): <sup>5</sup>	\$8.03
Cumulative Cash & Stock Distributions (as of 3/31/24): <sup>5</sup>	\$9.97
Cumulative Value for First Cash Investor: <sup>5</sup>	\$18.00

Investment Type	December 2023 NAV Value <sup>2</sup>	% of Total <sup>6</sup>	Occupancy / Hotel RevPAR 3/31/24 <sup>7</sup>	Occupancy / Hotel RevPAR 12/31/19 <sup>7</sup>
Office <sup>8</sup>	\$1,110,560,000	48.6%	73.5%	76.2%
SFR & Apartments	\$622,833,000	32.6%	94.2%	89.2%
Land	\$307,009,000	16.3%	N/A	N/A
Hotel	\$39,500,000	1.9%	\$110.11	\$121.38
Equity Securities	\$11,950,000	0.6%	N/A	N/A
<b>Total</b>	<b>\$2,091,852,000</b>			
Less: Minority Interests <sup>6</sup>	\$(217,475,000)			
<b>Total (Net of Minority Interests)</b>	<b>\$1,874,377,000</b>			

Allocation by Property Type based on Dec. 2023 NAV Values<sup>2</sup>



Allocation by State based on Dec. 2023 NAV Values<sup>2</sup>



<sup>1</sup> Equal to the values for (i) real estate, including the properties owned via joint ventures, at the Sept. 30, 2022 values used in the December 2022 NAV plus (ii) equity securities at their March 31, 2024 values. Values are adjusted for the Company's share of consolidated and unconsolidated entities.

<sup>2</sup> Equal to the acquisition price (net of closing credits and excluding closing costs) plus capital expenditures and the allocated cost for acquisitions of minority interests in joint ventures, as of September 30, 2022, for the real estate and equity securities currently in the portfolio. Amounts are adjusted for the Company's share of consolidated and unconsolidated joint entities.

<sup>3</sup> Leverage calculated as (i) consolidated debt net of cash, restricted cash, and real estate equity securities divided by (ii) consolidated real estate value, as reflected in the December 2022 NAV.

<sup>4</sup> For consolidated debt, current interest rate, after impact of hedges.

<sup>5</sup> Estimated value per share as announced via the Company's Form 8-K filed with the SEC on December 8, 2022. Cumulative value for first cash investor represents the value received by a hypothetical cash investor, who invested at escrow break on April 19, 2010 and received all distributions in cash, except for the stock portion of special distributions declared on December 7, 2017, November 12, 2018, and December 28, 2021. It is further assumed that this investor did not redeem any shares.

<sup>6</sup> Minority interests represent the share of consolidated and unconsolidated entities held by the company's partners. The percentages presented are net of minority interests.

<sup>7</sup> Occupancy refers to leased occupancy, which includes leases signed but future commencing, for the consolidated and unconsolidated offices, SFR, and apartments in the portfolio. The Hotel RevPAR referenced is for the year ending March 31, 2024 and 2019 because hotels are seasonal such that a full year is a better indicator of performance than one quarter. Lastly, occupancy and Hotel RevPAR are referenced for the indicated periods in 2019 to provide a comparison of current operating performance vs. the period(s) prior to the COVID-19 pandemic.

<sup>8</sup> Since our NAV was last calculated, the U.S. office property market has continued to experience multiple challenges which have negatively impacted office property values. For example, the prevalence of remote work has decreased tenant demand and increased vacancies; increasing interest rates have made financing office properties more costly; and recent banking failures have only added volatility and uncertainty to the market. Cap rates in the markets in which our office properties are located have also increased since our NAV calculation, which is indicative of relatively lower property valuations. In light of these continued negative trends in the office property market, our office property values, and our NAV, may be lower than previously calculated.

# EQUITY ASSETS

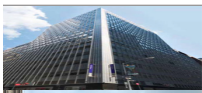


	Property Name City, State	Property Type/ No. of Buildings	Date Acquired	Size (SF)	Occupancy <sup>9</sup> %	Ownership %
<b>CONSOLIDATED PROPERTIES: OFFICES</b>						
	Richardson Portfolio Richardson, TX (JV) <sup>10, 13</sup>	Office 2 Buildings	11/23/2011	428,030	65.4%	100%
	Park Centre Austin, TX	Office 3 Buildings	3/28/2013	205,096	63.1%	100%
	Crown Pointe Dunwoody, GA	Office 2 Buildings	2/14/2017	509,792	65.9%	100%
	The Marq Minneapolis, MN	Office 1 Building	3/1/2018	522,656	90.4%	100%
	Eight & Nine Corporate Centre Franklin, TN	Office 2 Buildings	6/8/2018	315,299	87.3%	100%
	Georgia 400 Center Alpharetta, GA	Office 3 Buildings	5/23/19	429,768	66.1%	100%
	Lincoln Court Campbell, CA	Office 1 Building	10/5/2020 <sup>12</sup>	123,529	83.3%	100%
	Madison Square Phoenix, AZ (JV) <sup>20</sup>	Office 3 Buildings	10/5/2020 <sup>12</sup>	313,758	43.8%	90%
	Oakland City Center Oakland, CA	Office 2 Buildings	10/5/2020 <sup>12</sup>	368,565	60.8%	100%
			Subtotal:	3,184,971	68.2%	
<b>CONSOLIDATED PROPERTIES: APARTMENTS &amp; SINGLE-FAMILY RENTALS (SFR)</b>						
	1180 Raymond Newark, NJ <sup>12</sup>	317 Unit Apartment Building	8/20/2013	268,648	97.5%	100%
	Lofts at NoHo Commons N. Hollywood, CA (JV) <sup>17</sup>	292 Unit Apartment Building	10/5/2020 <sup>13</sup>	224,755	92.8%	90%
	Pacific Oak Residential Trust	2,168 Single Family Homes	Multiple	3,068,502	94.0%	100%
<b>CONSOLIDATED PROPERTIES: HOTELS</b>						
	Q&C Hotel New Orleans, LA (JV) <sup>16</sup>	Hospitality 2 Buildings	10/5/2020 <sup>13</sup>	N/A	N/A <sup>15</sup>	90%
<b>CONSOLIDATED PROPERTIES: LAND</b>						
	Park Highlands & Park Highlands II North Las Vegas, NV <sup>11</sup>	671 Acres of Developable Land	12/30/2011, 12/10/2013	N/A	N/A	100%
	Richardson Land II Richardson, TX (JV)	11 Acres of Undeveloped Land	9/4/2014	N/A	N/A	100%
	210 West 31st Street New York, NY (JV) <sup>18, 19</sup>	Retail 1 Building (under construction)	10/5/2020 <sup>13</sup>	N/A	N/A	80%

<sup>9</sup> Leased occupancy which includes leases signed but not yet commenced.

<sup>10</sup> The Company entered into a joint venture on November 22, 2011 and the joint venture acquired the Richardson Portfolio on November 23, 2011. The Company acquired the 10% minority interest held by its partner in the joint venture in 4Q 2021, such that as of December 31, 2021 the Company owned 100% of the Richardson portfolio but subject to an obligation to pay a promote based on the final total return received to an unaffiliated third-party. On January 11, 2013, the joint venture sold one of the five office buildings and on Jan. 24, 2022 the Company sold two other office buildings in the Portfolio ("Greenway I, II, and III Buildings"). On August 27, 2015 and November 2, 2015, the joint venture sold 14 acres and 6 acres of undeveloped land in the Portfolio, respectively. The square footage does not include the Greenway II Building.

<sup>11</sup> The Company entered into a joint venture on December 13, 2011 and the joint venture acquired Park Highlands on December 30, 2011. The Company held a 50.1% controlling interest in this joint venture. On March 18, 2016, the Company increased its interest in the Park Highlands joint venture from 50.1% to 51.58% by acquiring an additional 1.48% interest from one of the joint venture partners. On June 6, 2016, the Company increased its membership interest in the Park Highlands joint venture from 51.58% to 97.62% by acquiring an additional 46.04% membership interest from one of the joint venture partners. On June 25, 2016, the Company increased its membership interest in the Park Highlands joint venture from 97.62% to 100% by acquiring the remaining 2.38% membership interest from the remaining joint venture partner. The Company entered into a joint venture on December 10, 2013 and the joint venture acquired Park Highlands II on December 10, 2013. The Company held a 99.5% controlling interest in this joint venture. On March 18, 2016, the Company increased its interest in the Park Highlands II joint venture from 99.5% to 100% by acquiring the remaining 0.5% interest from its joint venture partner. On September 7, 2016, a subsidiary of the Company that owns a portion of Park Highlands and Park Highlands II, sold 820 units of 10% Class A non-voting preferred membership units for \$0.8 million to accredited investors. As of March 31, 2024, the Company has sold 671 acres of developable land for \$235.1 million and the remaining acres owned are under sales contracts for a sale price, in the aggregate, of \$257.2 million. Sales amounts exclude selling costs and fees. There can be no assurance that the sales under contract will ultimately be completed.

## EQUITY ASSETS, CONTINUED

Property Name City, State	Property Type/ No. of Buildings	Date Acquired	Size (SF)	Occupancy <sup>9</sup> %	Ownership %
<b>UNCONSOLIDATED PROPERTIES</b>					
 110 William Street New York, NY (JV) <sup>21</sup>	Office 1 Building	5/2/2014	928,157	54.0%	62%
 353 Sacramento San Francisco, CA (JV) <sup>22</sup>	Office 1 Building	7/11/2016	284,751	49.4%	55%
 Pacific Oak Opportunity Zone Fund I, LLC	Apartments 554 Units Newly Constructed 225 Units Under Construction	2019	310,218	94.5%	47%
Subtotal:			1,523,126	89.0%	
<b>Total:</b>			<b>8,270,002</b>	<b>83.2%</b>	

<sup>9</sup> Leased occupancy which includes leases signed but not yet commenced.

## REAL ESTATE EQUITY SECURITIES

Investment Name	Number of Common Stock Shares Owned as of 3/31/24	Market Value as of 3/31/24
Keppel-Pacific Oak US REIT (SGX Ticker: CMOU)	64,165,352	\$9,753,134
Franklin Street Properties Corp. (NYSE Ticker: FSP)	967,712	\$2,196,706
<b>Total</b>		<b>\$11,949,840</b>

## DISTRIBUTIONS HISTORY

Record Date	Amount Per Share	Reason
2011 Total	\$0.30000000	Estimated increase in portfolio value
2012 Total	\$0.40005403	(i) Estimated increase in portfolio value as supported by BOVs, (ii) gain on sales of Roseville properties, and (iii) gain from paying off a loan at a discount
2013 Total	\$0.44153498	100% of forecasted taxable income, including a gain on a property sale, for 2013
2014 Total	\$0.26294507	Based on Board's determination of available cash flow; 2.625% Annualized *
2015 Total	\$0.37500000	Based on Board's determination of available cash flow; 3.75% Annualized *
2016 Total	\$0.37500000	Based on Board's determination of available cash flow; 3.75% Annualized *
2017 Total	\$0.28047945	Based on Board's determination of available cash flow; 3.75% Annualized *
2018 Total	\$0.04792500	Based on Board's determination of available cash flow; 1.00% Annualized *
2019 Total	\$0.02580000	Based on Board's determination of available cash flow for Q1 to Q3 '19; 1.00% Annualized *
Jan. 2020	\$0.00860000	Based on Board's determination of available cash flow for Q4 '19; 1.00% Annualized *
<b>SUBTOTAL</b>	<b>\$2.52</b>	
<b>SPECIAL DISTRIBUTIONS (at Distribution Date Values)</b>		
12/7/17	\$3.61 <sup>23</sup>	Gain on sale of the Singapore Portfolio (20% paid in cash, 80% paid in stock)
11/12/18	\$2.95 <sup>24</sup>	Gain on sale and transfer of properties (20% paid in cash, 80% paid in stock)
12/30/21	\$1.17 <sup>25</sup>	Gain on sale and transfer of properties (10% paid in cash, 90% paid in stock)
<b>TOTAL DISTRIBUTIONS</b>	<b>\$10.25</b>	

\* Annualized rate based on the \$10.00 per share initial public offering price less special distributions. Not based on the current or historical estimated values per share.

Does not include any distribution information for Pacific Oak Strategic Opportunity REIT II.

We declare distributions when our board of directors determines we have sufficient cash flow from operations, investment activities and/or strategic financings. We expect to fund distributions from interest and rental income on investments, the maturity, payoff or settlement of those investments and from strategic sales of loans, debt securities, properties and other assets. As a REIT, we will generally have to hold our assets for two years in order to meet the safe harbor to avoid a 100% prohibited transactions tax, unless such assets are held through a TRS or other taxable corporation. In certain instances, we may sell properties outside of the safe harbor period and still be exempt from the 100% prohibited transaction tax because such properties were not held as "inventory." Our board of directors intends to declare distributions quarterly based on cash flow from our investments. Our board of directors may also declare distributions to the extent we have asset sales or receipt of principal payments on our real estate-related investment. To maintain our qualification as a REIT, we must make aggregate annual distributions to our stockholders of at least 90% of our REIT taxable income (which is computed without regard to the dividends paid deduction or net capital gain and which does not necessarily equal net income as calculated in accordance with GAAP). If we meet the REIT qualification requirements, we generally will not be subject to federal income tax on the income that we distribute to our stockholders each year. In general, we anticipate making distributions to our stockholders of at least 100% of our REIT taxable income so that none of our income is subject to federal income tax. Our board of directors may authorize distributions in excess of those required for us to maintain REIT status depending on our financial condition and such other factors as our board of directors deems relevant. Our distribution policy is not to pay distributions from sources other than cash flow from operations, investment activities and strategic financings. However, our organizational documents do not restrict us from paying distributions from any source and do not restrict the amount of distributions we may pay from any source, including proceeds from the issuance of securities, third-party borrowings, advances from our advisor or sponsors or from our advisor's deferral of its fees under the advisory agreement. Distributions paid from sources other than current or accumulated earnings and profits may constitute a return of capital. From time to time, we may generate taxable income greater than our taxable income for financial reporting purposes, or our taxable income may be greater than our cash flow available for distribution to stockholders. In these situations we may make distributions in excess of our cash flow from operations, investment activities and strategic financings to satisfy the REIT distribution requirement described above. In such an event, we would look first to other third party borrowings to fund these distributions.

- <sup>12</sup> On March 14, 2012, the Company purchased, at a discount, a non-performing first mortgage loan for \$35.0 million. The loan was secured by a multifamily tower containing 317 apartment units located in Newark, New Jersey ("1180 Raymond"). On August 20, 2013, the Company was the successful bidder at the foreclosure sale of 1180 Raymond.
- <sup>13</sup> The Company entered into a joint venture on September 4, 2014 and the joint venture acquired the Richardson Land II on September 4, 2014. The Company acquired the 10% minority interest held by its partner in the joint venture in 4Q 2021, such that as of December 31, 2021 the Company owned 100% of the Richardson Land II. On November 2, 2015, the joint venture sold 6 acres of undeveloped land of Richardson Land II.
- <sup>14</sup> Assets were acquired in the merger with Pacific Oak Strategic Opportunity REIT II, which closed October 5, 2020. Assets were originally acquired by Pacific Oak Strategic Opportunity REIT II prior to the merger.
- <sup>15</sup> The occupancy and leased percentages for the Q&C Hotel are not included because they are not a useful measurement for this type of asset, as occupancy changes daily and can vary greatly from month to month given the seasonal nature of hospitality properties.
- <sup>16</sup> SOR II entered into a joint venture on October 12, 2015 and the joint venture acquired the Q&C Hotel on December 17, 2015. The Company holds a 90% controlling ownership.
- <sup>17</sup> SOR II entered into a joint venture on September 29, 2016 and the joint venture acquired the Lofts at NoHo Commons on November 16, 2016. The Company holds a 90% controlling ownership.
- <sup>18</sup> SOR II entered into a joint venture on October 28, 2016 and the joint venture acquired 210 West 31st Street on December 1, 2016. The Company holds an 80% controlling ownership. The purchase price consists of the original purchase price including acquisition fees and expenses of \$50.1 million, plus \$19.9 million in construction and redevelopment expenses as of June 30, 2019.
- <sup>19</sup> On October 01, 2018 the development of the property was put on hold.
- <sup>20</sup> SOR II entered into a joint venture on August 31, 2017 and the joint venture acquired Madison Square on October 3, 2017. The Company holds a 90% controlling ownership. The property was formerly known as Grace Court and was re-named Madison Square in connection with the Company's re-branding strategy for this property.
- <sup>21</sup> The Company entered into a joint venture on December 23, 2013, and on May 2, 2014, the joint venture acquired 110 William Street, an office property containing 928,157 rentable square feet, for \$256.9 million. Occupancy was 97% at acquisition.
- <sup>22</sup> On July 6, 2017, the Company sold a 45% equity interest in the entity that owns 353 Sacramento, a 284,751 rentable square foot office building in San Francisco, California, for approximately \$39.1 million.
- <sup>23</sup> On December 7, 2017, the Company's board of directors authorized the Special Dividend of \$3.61 per share of common stock payable in either shares of the Company's common stock or cash to, and at the election of, the stockholders of record as of December 7, 2017 (the "Record Date"). The Special Dividend was paid on January 17, 2018 to stockholders of record as of the close of business on the Record Date. If stockholders elected all cash, their election was subject to adjustment such that the aggregate amount of cash distributed by the Company was a maximum of 20% of the total Special Dividend (the "Maximum Cash Distribution"), with the remainder paid in shares of common stock. The aggregate amount of cash paid by the Company pursuant to the Special Dividend and the actual number of shares of common stock issued pursuant to the Special Dividend depended upon the number of stockholders who elected cash or stock and whether the Maximum Cash Distribution was met. Accordingly, on January 17, 2018, the Company paid \$37.6 million (20%) in cash and issued \$150.3 million (80%) in stock pursuant to the Special Dividend.
- <sup>24</sup> On November 12, 2018, the Company's board of directors authorized the Special Dividend of \$2.95 per share of common stock payable in either shares of the Company's common stock or cash to, and at the election of, the stockholders of record as of November 12, 2018 (the "Record Date"). The Special Dividend was paid on December 19, 2018 to stockholders of record as of the close of business on the Record Date. If stockholders elected all cash, their election was subject to adjustment such that the aggregate amount of cash distributed by the Company was a maximum of 20% of the total Special Dividend (the "Maximum Cash Distribution"), with the remainder paid in shares of common stock. The aggregate amount of cash paid by the Company pursuant to the Special Dividend and the actual number of shares of common stock issued pursuant to the Special Dividend depended upon the number of stockholders who elected cash or stock and whether the Maximum Cash Distribution was met. Accordingly, on December 19, 2018, the Company paid \$32.0 million (20%) in cash and issued \$127.9 million (80%) in stock pursuant to the Special Dividend.
- <sup>25</sup> On December 28, 2021, the Company's board of directors authorized a Special Dividend of \$1.17 per share on the outstanding shares of common stock of the Company to the stockholders of record as of the close of business on December 30, 2021 (the "Record Date"). The Special Dividend is payable in either shares of common stock of the Company or cash to, and at the election of, the stockholders of record as of the Record Date. The Special Dividend was paid in January 2022 to stockholders of record as of the close of business on the Record Date. If stockholders elected all cash, their election was subject to adjustment such that the aggregate amount of cash distributed by the Company was a maximum of 10% of the total Special Dividend (the "Maximum Cash Distribution"), with the remainder paid in shares of common stock. The aggregate amount of cash paid by the Company pursuant to the Special Dividend and the actual number of shares of common stock issued pursuant to the Special Dividend depended upon the number of stockholders who elected cash or stock and whether the Maximum Cash Distribution was met. Accordingly, in January 2022, the Company paid \$11.0 million (10%) in cash and issued \$99.1 million (90%) in stock pursuant to the Special Dividend.

#### RISK FACTORS:

This is neither an offer to sell nor a solicitation of an offer to buy shares of Pacific Oak Strategic Opportunity REIT; the primary offering for Pacific Oak Strategic Opportunity REIT closed effective November 20, 2012. The Company continues to offer shares of its common stock under its dividend reinvestment plan. Offering is only made by prospectus (<http://www.sorinvinfo.com/>). This information must be preceded or accompanied by a prospectus in order to understand fully all of the implications and risks of the offering. Neither the Attorney General of the State of New York nor any other state regulators have passed on or endorsed the merits of this offering. Any representation to the contrary is unlawful.

Investing in Pacific Oak Strategic Opportunity REIT includes significant risks. These risks include, but are not limited to: the possibility of losing your entire investment; no guarantees regarding future performance; upon sale or distribution of assets you may receive less than your initial investment; fluctuation of the value of the assets owned by Pacific Oak Strategic Opportunity REIT; lack of a public market for shares of Pacific Oak Strategic Opportunity REIT; limited liquidity; limited transferability; reliance on Pacific Oak Capital Advisors LLC, the REIT's advisor, to select, manage and dispose of assets; payment of significant fees; and various economic factors that may include changes in interest rates, laws, operating expenses, insurance costs and tenant turnover. Shares of Pacific Oak Strategic Opportunity REIT are not suitable for all investors.

Pacific Oak Strategic Opportunity REIT's advisor and its affiliates, Pacific Oak Strategic Opportunity REIT's executive officers, some of its directors and other key professionals face conflicts of interest, including significant conflicts created by the advisor's compensation arrangements with the REIT and other Pacific Oak-sponsored programs and Pacific Oak-advised investors.

Pacific Oak Strategic Opportunity REIT has used debt in connection with its investments, which increases the risk of loss associated with these investments and could hinder its ability to pay distributions to its stockholders or could decrease the value of its stockholders' investments if income on, or the value of, the property securing the debt declines.

Pacific Oak Strategic Opportunity REIT elected to be taxed as a REIT beginning with the taxable year ended December 31, 2010. Should Pacific Oak Strategic Opportunity REIT not qualify as a REIT, it may be subject to adverse tax consequences. Please refer to the prospectus for more detailed information regarding these consequences.



**PACIFIC OAK**  
CAPITAL MARKETS

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3200 Park Center Dr., Suite 800, Costa Mesa, CA 92626  
(866) PAC-OAK7 (722-6257) | [www.PacificOakCapitalMarkets.com](http://www.PacificOakCapitalMarkets.com)