PACIFIC OAK STRATEGIC OPPORTUNITY REIT

PORTFOLIO SNAPSHOT

As of September 30, 2024, unless otherwise noted

Primary Offering Period
CLOSED

PORTFOLIO SUMMARY *(from Dec 2024 NAV)*[1]

Portfolio Estimated Value:[1] $1,712,690,000

Portfolio Cost Basis:[2] $1,677,972,000

Leverage, Net:[3] 65%

Estimated Value per Share (as of 12/10/2024):[4] $5.72

Cumulative Cash & Stock Distribution Value (as of 12/10/24):[4] $9.97

Cumulative Value for First Cash Investor (as of 12/10/24):[4] $14.03

Investment Type	December 2024 NAV Value[1]	% of Total[5]	Occupancy / Hotel RevPAR 9/30/24[6]	Occupancy / Hotel RevPAR 9/30/23[6]
Office	$1,038,520,000	49.6%	73.4%	74.5%
Residential Homes & Apartments	$510,780,000	29.8%	94.3%	94.0%
Land	$306,780,000	17.8%	N/A	N/A
Hotel	$33,600,000	1.8%	$106.05	$115.05
Equity Securities	$17,325,000	1.0%	N/A	N/A
Total	$1,906,953,000			
Less: Minority Interests[5]	$(194,263,000)			
Total (Net of Minority Interests)	$1,712,690,000			

[1] Reflects information from the December 2024 net asset value ("NAV") calculation and related Form 8-K filed with the SEC on December 13, 2024. Values for real estate, which includes the properties owned via joint ventures, as well as real estate equity securities are as of September 30, 2024, and are reflected in the December 2024 NAV calculation. Values are adjusted for the Company's share of consolidated and unconsolidated entities. The total value would be $1,906,953,000 including the minority interests in consolidated and unconsolidated entities.

Note, though, that the value of the Company's portfolio, NAV, and shares, will fluctuate over time in response to developments related to individual assets in the Company's portfolio and the management of those assets and in response to the real estate and finance markets. The most recent estimated value per share calculation does not take into account developments in the Company's portfolio since the estimated value per share was announced in December 2024. The Company expects its next updated portfolio value and estimated value per share no later than December of 2025.

[2] 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, for the real estate and equity securities, as of September 30, 2024. Amounts are adjusted for the Company's share of consolidated and unconsolidated entities.

[3] Leverage calculated as (i) consolidated debt net of cash, restricted cash, and equity securities divided by (ii) consolidated real estate value, as reflected in the December 2024 NAV.

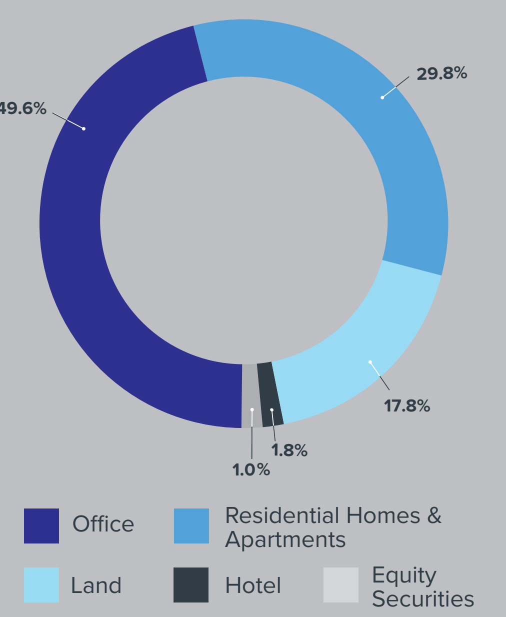
[4] Estimated value per share approved by the board of directors on December 10, 2024 as announced via the Company's Form 8-K filed with the SEC on December 13, 2024. Refer to this Form 8-K for additional information regarding the methodology and limitations for the estimated share value calculation.

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. Cumulative stock distribution value is calculated as the number of shares received in the aforementioned special distributions times the estimated share value announced via the Company's Form 8-K filed with the SEC on December 13, 2024. It is further assumed that this investor did not redeem any shares.

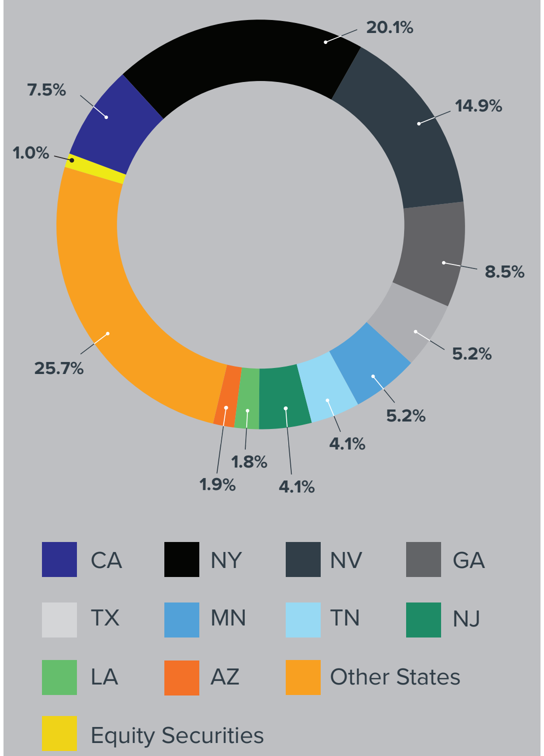
[5] Minority interests represent the share of consolidated and unconsolidated entities held by the company's partners. The percentages presented are net of minority interests.

[6] Occupancy refers to leased occupancy, which includes leases signed but future commencing, for the consolidated and unconsolidated offices, residential homes, and apartments in the portfolio. Hotel RevPAR refers to revenue per available room, a commonly cited measure of operating performance in the hotel industry. Hotel RevPAR is for the year then ending given the seasonal nature of hotels.

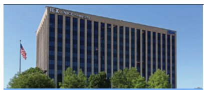
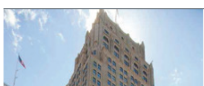
Allocation by Property Type
based on Dec. 2024 NAV Values[1]



Allocation by State
based on Dec. 2024 NAV Values[1]



EQUITY ASSETS AS OF SEPTEMBER 30, 2024

	Property Name City, State	Property Type/ No. of Buildings	Date Acquired	Size (SF)	Occupancy[7] %	Ownership %
CONSOLIDATED PROPERTIES: OFFICES						
	Richardson Portfolio Richardson, TX (JV)[8]	Office 2 Buildings 14 acres of undeveloped land	11/23/2011	428,030	55.9%	100%
	Park Centre Austin, TX	Office 3 Buildings	3/28/2013	205,096	54.8%	100%
	Crown Pointe Dunwoody, GA	Office 2 Buildings	2/14/2017	509,792	62.6%	100%
	The Marq Minneapolis, MN	Office 1 Building	3/1/2018	522,656	83.5%	100%
	Eight & Nine Corporate Centre Franklin, TN	Office 2 Buildings	6/8/2018	315,299	90.8%	100%
	Georgia 400 Center Alpharetta, GA	Office 3 Buildings	5/23/2019	429,768	66.6%	100%
	Lincoln Court Campbell, CA	Office 1 Building	10/5/2020[12]	123,849	71.7%	100%
	Madison Square Phoenix, AZ (JV)[16]	Office 3 Buildings	10/5/2020[12]	281,916	63.1%	90%
	Oakland City Center Oakland, CA	Office 2 Buildings	10/5/2020[12]	368,565	60.9%	100%
			Subtotal:	3,184,971	68.1%	
CONSOLIDATED PROPERTIES: APARTMENTS & SINGLE-FAMILY RENTALS (SFR)						
	1180 Raymond Newark, NJ[10]	317 Unit Apartment Building	8/20/2013	268,648	95.3%	100%
	Pacific Oak Residential Trust	2,155 Single Family Homes	Multiple	3,137,532	94.7%	96%
CONSOLIDATED PROPERTIES: HOTELS						
	Q&C Hotel New Orleans, LA (JV)[13]	Hospitality 2 Buildings	10/5/2020[12]	N/A	N/A[14]	90%
CONSOLIDATED PROPERTIES: LAND						
	Park Highlands & Park Highlands II North Las Vegas, NV[9]	556 Acres of Developable Land	12/30/2011, 12/10/2013	N/A	N/A	100%
	Richardson Land I & II[11] Richardson, TX (JV)	11 Acres of Undeveloped Land	9/4/2014	N/A	N/A	100%
	210 West 31st Street New York, NY (JV)[15]	Retail 1 Building (future development)	10/5/2020[12]	N/A	N/A	80%

7 Leased occupancy which includes leases signed but not yet commenced.

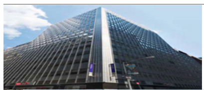
8 The Company entered into a joint venture on November 22, 2011 and the joint venture acquired the Richardson Portfolio on November 23, 2011. The Company acquired the 10% minority interest held by its partner in the joint venture in 4Q 2021, such that as of December 31, 2021 the Company owned 100% of 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.

9 The Company acquired Park Highlands in December, 2011 and 2013. The Company currently holds a 100% controlling interest. As of December 5, 2024, the Company has sold approximately 978 acres of developable land for $388 million and the remaining approximately 242 acres of developable land owned are under sales contracts for a sale price, in the aggregate, of $104 million. Sales amounts exclude selling costs and fees. There can be no assurance that the sales under contract will ultimately be completed.

10 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.

11 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.

EQUITY ASSETS AS OF SEPTEMBER 30, 2024, CONTINUED

	Property Name City, State	Property Type/ No. of Buildings	Date Acquired	Size (SF)	Occupancy[7] %	Ownership %
UNCONSOLIDATED PROPERTIES						
	110 William Street New York, NY (JV)[17]	Office 1 Building	5/2/2014	928,157	100.0%	100%[17]
	353 Sacramento San Francisco, CA (JV)[18]	Office 1 Building	7/11/2016	284,751	46.3%	55%
	Pacific Oak Opportunity Zone Fund I, LLC	Apartments 649 Units Newly Constructed 130 Units Under Construction	2019	310.218	92.7%	90%
			Subtotal:	1,523,126	79.7%	
			Total:	8,339,032	82.8%	

REAL ESTATE EQUITY SECURITIES AS OF SEPTEMBER 30, 2024

Investment Name	Number of Common Stock Shares Owned	Market Value
Keppel-Pacific Oak US REIT (SGX Ticker: CMOU)	64,165,352	$17,324,645

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, for Q1 to Q3 '17; 3.75% Annualized *
2018 Total	$0.04792500	Based on Board's determination of available cash flow, for Q1 to Q3 '18; 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 *
SUBTOTAL	$2.52	
SPECIAL DISTRIBUTIONS *(at Distribution Date Values)*		
12/7/17	$3.61[19]	Gain on sale of the Singapore Portfolio (20% paid in cash, 80% paid in stock)
11/12/18	$2.95[20]	Gain on sale and transfer of properties (20% paid in cash, 80% paid in stock)
12/30/21	$1.17[21]	Gain on sale and transfer of properties (10% paid in cash, 90% paid in stock)
TOTAL DISTRIBUTIONS	$10.25	

* Annualized rate, for periods with a distribution, 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.

[12] 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.

[13] 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.

[14] 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.

[15] 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.

[16] On October 01, 2018 the development of the property was put on hold. 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.

[17] 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. In July 2023, the 110 William Joint Venture entered into debt and equity restructuring agreements. As of September 30, 2024, the Company owned 77.5% of preferred interest and 100% of common interest in the joint venture.

[18] 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.

[19] 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.

[20] 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.

[21] 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 has indefinitely suspended the offering of shares of its common stock under its dividend reinvestment plan as of March 28, 2023. This material is provided for informational purposes only.

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 as the Company has indefinitely suspended its share redemption program; 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.

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