

# Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-0123

► See separate instructions.

## Part I Reporting Issuer

1 Issuer's name  Pebblebrook Hotel Trust Inc		2 Issuer's employer identification number (EIN)  27-1055421	
3 Name of contact for additional information  ANDREW DITTAMO	4 Telephone No. of contact  240-507-1300	5 Email address of contact  INFO@PEBBLEBROOKHOTELS.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact  4747 BETHESDA AVENUE, SUITE 1100		7 City, town, or post office, state, and ZIP code of contact  BETHESDA MD 20814	
8 Date of action  04/15/2024, 07/15/2024, 10/15/2024		9 Classification and description  COMMON	
10 CUSIP number  70509V100	11 Serial number(s)  N/A	12 Ticker symbol  PEB	13 Account number(s)  N/A

## Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► PEBBLEBROOK HOTEL TRUST MADE CASH DISTRIBUTIONS ON APRIL 15, 2024, JULY 15, 2024 AND OCTOBER 15, 2024 TO EACH OF IT'S COMMON SHAREHOLDERS. 100% OF EACH DISTRIBUTION REPRESENTED A NON TAXABLE DIVIDEND DISTRIBUTION.

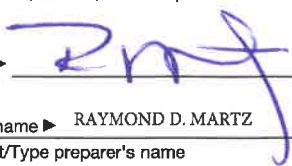
15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► COMMON SHAREHOLDERS WERE PAID THREE DISTRIBUTIONS. A PORTION OF EACH DISTRIBUTION REPRESENTED A RETURN OF CAPITAL WHICH REDUCED THE BASIS OF THE COMMON SHARES. THE PERCENTAGE OF NON-TAXABLE DISTRIBUTION (RETURN OF CAPITAL) AND REDUCTION IN SHAREHOLDERS BASIS IS AS FOLLOWS:  
APRIL 15, 2024: 100%. THE BASIS OF EACH SHAREHOLDER'S COMMON SHARES SHOULD BE REDUCED BY \$0.01 PER SHARE.  
JULY 15, 2024: 100%. THE BASIS OF EACH SHAREHOLDER'S COMMON SHARES SHOULD BE REDUCED BY \$0.01 PER SHARE.  
OCTOBER 15, 2024: 100%. THE BASIS OF EACH SHAREHOLDER'S COMMON SHARES SHOULD BE REDUCED BY \$0.01 PER SHARE.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► THE COMPUTATION OF THE RETURN OF CAPITAL REPRESENTS DISTRIBUTIONS ASSOCIATED WITH THE 2024 TAX YEAR WHICH ARE IN EXCESS OF THE CURRENT AND ACCUMULATED EARNINGS AND PROFITS.

**Part II** **Organizational Action** (continued)17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► IRC SECTION 301 (C) (2)18 Can any resulting loss be recognized? ► NOT APPLICABLE19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► NOT APPLICABLE**Sign  
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ►



Date ►

1/29/2025Print your name ► RAYMOND D. MARTZTitle ► EVP AND CFO**Paid  
Preparer  
Use Only**

Print/Type preparer's name

STEVE LAWRENCE

Preparer's signature



Date

1/29/2025Check ☐ if  
self-employed

PTIN

P01255335Firm's name ► BDO USAFirm's EIN ► 13-5381590Firm's address ► 10960 GRANTCHESTER WAY, SUITE 500, COLUMBIA, MD 21044Phone no. 410-997-0335

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054

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8 Date of action  04/15/2024, 07/15/2024, 10/15/2024		9 Classification and description  PREFERRED E	
10 CUSIP number  70509V100	11 Serial number(s)  N/A	12 Ticker symbol  PEB PR E	13 Account number(s)  N/A

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14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► PEBBLEBROOK HOTEL TRUST MADE CASH DISTRIBUTIONS ON APRIL 15, 2024, JULY 15, 2024 AND OCTOBER 15, 2024 TO EACH OF IT'S PREFERRED E SHAREHOLDERS. A PORTION OF EACH DISTRIBUTION REPRESENTED A NON TAXABLE DIVIDEND DISTRIBUTION.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► PREFERRED E SHAREHOLDERS WERE PAID THREE DISTRIBUTIONS. A PORTION OF EACH DISTRIBUTION REPRESENTED A RETURN OF CAPITAL WHICH REDUCED THE BASIS OF THE PREFERRED E SHARES. THE PERCENTAGE OF NON-TAXABLE DISTRIBUTION (RETURN OF CAPITAL) AND REDUCTION IN SHAREHOLDERS BASIS IS AS FOLLOWS:  
APRIL 15, 2024: 18.13%. THE BASIS OF EACH SHAREHOLDER'S PREFERRED SHARES SHOULD BE REDUCED BY \$0.072251 PER SHARE.  
JULY 15 , 2024: 18.13%. THE BASIS OF EACH SHAREHOLDER'S PREFERRED SHARES SHOULD BE REDUCED BY \$0.072251 PER SHARE.  
OCTOBER 15 , 2024: 18.13%. THE BASIS OF EACH SHAREHOLDER'S PREFERRED SHARES SHOULD BE REDUCED BY \$0.072251 PER SHARE.

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**Part II Organizational Action** (continued)

**17** List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► IRC SECTION 301 (C) (2)

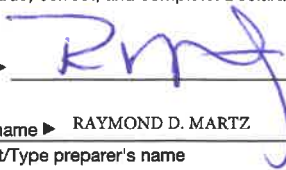
**18** Can any resulting loss be recognized? ► NOT APPLICABLE

**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ► NOT APPLICABLE

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

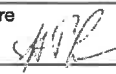
Signature ►



Date ►

1/29/2025Print your name ► RAYMOND D. MARTZTitle ► EVP AND CFO**Paid Preparer Use Only**Print/Type preparer's name  
STEVE LAWRENCE

Preparer's signature



Date

1/29/2025Check ☐ if self-employedPTIN  
P01255335Firm's name ► BDO USAFirm's EIN ► 13-5381590Firm's address ► 10960 GRANTCHESTER WAY, SUITE 500, COLUMBIA, MD 21044Phone no. 410-997-0335

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# Report of Organizational Actions Affecting Basis of Securities

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## Part I Reporting Issuer

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3 Name of contact for additional information <u>ANDREW DITTAMO</u>	4 Telephone No. of contact <u>240-507-1300</u>	5 Email address of contact <u>INFO@PEBBLEBROOKHOTELS.COM</u>	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact <u>4747 BETHESDA AVENUE, SUITE 1100</u>		7 City, town, or post office, state, and ZIP code of contact <u>BETHESDA MD 20814</u>	
8 Date of action <u>04/15/2024, 07/15/2024, 10/15/2024</u>		9 Classification and description <u>PREFERRED F</u>	
10 CUSIP number <u>70509V100</u>	11 Serial number(s) <u>N/A</u>	12 Ticker symbol <u>PEB PR F</u>	13 Account number(s) <u>N/A</u>

## Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► PEBBLEBROOK HOTEL TRUST MADE CASH DISTRIBUTIONS ON APRIL 15, 2024, JULY 15, 2024 AND OCTOBER 15, 2024 TO EACH OF IT'S PREFERRED F SHAREHOLDERS. A PORTION OF EACH DISTRIBUTION REPRESENTED A NON TAXABLE DIVIDEND DISTRIBUTION.

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JULY 15, 2024: 18.13%. THE BASIS OF EACH SHAREHOLDER'S PREFERRED SHARES SHOULD BE REDUCED BY \$0.071401 PER SHARE. OCTOBER 15, 2024: 18.13%. THE BASIS OF EACH SHAREHOLDER'S PREFERRED SHARES SHOULD BE REDUCED BY \$0.071401 PER SHARE.

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**17** List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC SECTION 301 (C) (2)

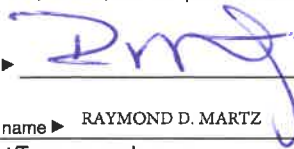
**18** Can any resulting loss be recognized? ▶ NOT APPLICABLE

**19** Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ NOT APPLICABLE

**Sign  
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Signature ▶



Date ▶

1/29/2025

Print your name ▶ RAYMOND D. MARTZ

Title ▶ EVP AND CFO

**Paid  
Preparer  
Use Only**

Print/Type preparer's name  
STEVE LAWRENCE

Preparer's signature



Date

1/29/2025

Check ☐ if  
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PTIN  
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Firm's EIN ▶ 13-5381590

Firm's address ▶ 10960 GRANTCHESTER WAY, SUITE 500, COLUMBIA, MD 21044

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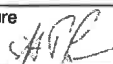
Print your name ► RAYMOND D. MARTZ

Title ► EVP AND CFO

**Paid  
Preparer  
Use Only**

Print/Type preparer's name  
STEVE LAWRENCE

Preparer's signature



Date  
1/29/2025

Check ☐ if  
self-employed

PTIN  
P01255335

Firm's name ► BDO USA

Firm's EIN ► 13-5381590

Firm's address ► 10960 GRANTCHESTER WAY, SUITE 500, COLUMBIA, MD 21044

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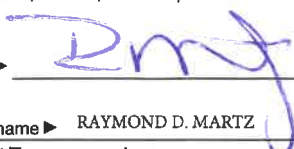
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Date ►

1/29/2025

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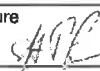
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