

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES TAX TREATMENT OF 2025 DIVIDENDS

BETHESDA, MD, JANUARY 26, 2026 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the following tax treatment of the 2025 distributions to holders of the Company’s common and preferred shares.

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividend	Total Capital Gain Distribution	Unrecap Sec. 1250 Gain	Nondividend Distribution	Section 199A Dividend	897 Gain
Security Description/CUSIP: 70509V100								
Ticker Symbol: PEB								
12/31/2024	1/15/2025	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000	\$0.000000
3/31/2025	4/15/2025	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000	\$0.000000
6/30/2025	7/15/2025	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000	\$0.000000
9/30/2025	10/15/2025	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000	\$0.000000
Security Description/CUSIP: 70509V605								
Ticker Symbol: PEB/PRE								
12/31/2024	1/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
3/31/2025	4/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
6/30/2025	7/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
9/30/2025	10/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
Security Description/CUSIP: 70509V704								
Ticker Symbol: PEB/PRF								
12/31/2024	1/15/2025	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000	\$0.000000
3/31/2025	4/15/2025	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000	\$0.000000
6/30/2025	7/15/2025	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000	\$0.000000
9/30/2025	10/15/2025	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000	\$0.000000
Security Description/CUSIP: 70509V803								
Ticker Symbol: PEB/PRG								
12/31/2024	1/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
3/31/2025	4/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
6/30/2025	7/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
9/30/2025	10/15/2025	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000	\$0.000000
Security Description/CUSIP: 70509V886								
Ticker Symbol: PEB/PRH								
12/31/2024	1/15/2025	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000	\$0.000000
3/31/2025	4/15/2025	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000	\$0.000000
6/30/2025	7/15/2025	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000	\$0.000000
9/30/2025	10/15/2025	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000	\$0.000000

For shareholders with shares held through a bank, broker or nominee, questions regarding the dividend should be directed to the applicable bank, broker or nominee. For registered shareholders, questions regarding the dividends should be directed to the Company's transfer agent, EQ Shareowner Services, at (800) 468-9716. Shareholders are encouraged to consult with a personal tax advisor regarding their specific tax treatment of the Company's distributions.

About Pebblebrook Hotel Trust

Pebblebrook Hotel Trust (NYSE: PEB) is a publicly traded real estate investment trust ("REIT") and the largest owner of urban and resort lifestyle hotels in the United States. The Company owns 44 hotels, totaling approximately 11,000 guest rooms across 13 urban and resort markets. For more information, visit www.pebblebrookhotels.com and follow [@PebblebrookPEB](https://twitter.com/PebblebrookPEB).

For information about the Company's business and financial results, please refer to the "Management's Discussion and Analysis of Financial Condition and Results of Operations" and "Risk Factors" sections of the Company's SEC filings, including, but not limited to, its Annual Report on Form 10-K and Quarterly Reports on Form 10-Q, copies of which may be obtained at the Investor Relations section of the Company's website at www.pebblebrookhotels.com.

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For additional information or to receive press releases via email, please visit www.pebblebrookhotels.com.