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News Release

PEBBLEBROOK HOTEL TRUST PUBLISHES EIGHTH ANNUAL CORPORATE SUSTAINABILITY REPORT

BETHESDA, MD, OCTOBER 30, 2026 – Pebblebrook Hotel Trust (NYSE: PEB) (the "Company" or "Pebblebrook") today released its eighth annual Corporate Sustainability Report, highlighting the Company's 2025 performance and continued progress on responsible business practices, sustainability, and support for its employees, communities, and stakeholders.

Pebblebrook's 2026 Corporate Sustainability Report aligns with leading international frameworks, including the Global Reporting Initiative ("GRI"). It also features key disclosures prepared in accordance with the Real Estate Sustainability Accounting Standard from the Sustainability Accounting Standards Board ("SASB"). In addition, Pebblebrook continued to strengthen its proactive approach to assessing and planning for sustainability risks, guided by the Task Force on Climate-related Financial Disclosures ("TCFD") recommendations and by select elements of the International Sustainability Standards Board's ("ISSB") IFRS S2 Climate-related Disclosures, which the Company has continued to incorporate.

The report highlights Pebblebrook's long-term environmental goals, including its commitment to reducing greenhouse gas emissions intensity by 35% by 2030, and highlights tangible progress across its portfolio.

Key achievements highlighted in the 2026 Corporate Sustainability Report include:

- Recognition of the Argonaut Hotel as the 2026 Green Key Global Property of the Year;
- Investments in physical asset resiliency to mitigate climate- and weather-related risks;
- Operational efficiency assessments generating significant savings with minimal capital investment;
- Initiatives to reduce water usage and divert waste from landfills across the portfolio; and
- Significant environmental progress, as measured against the baseline years:
  - A 45% reduction in greenhouse gas (GHG) emissions intensity per square foot;
  - A 72% decrease in waste intensity per occupied room;
  - A 28% decline in energy intensity per square foot; and
  - A 3% drop in water intensity per occupied room.

Pebblebrook's eighth annual Corporate Sustainability Report reflects the Company's continued focus on transparency, long-term resilience, and measurable sustainability performance, all central to its strategy of building lasting value for shareholders and stakeholders.

The 2026 Corporate Sustainability Report and other related materials can be found at the following website: https://pebblebrookhotels.com/corporate-responsibility/

Pebblebrook's CSR Committee consists of three independent members of the Board of Trustees, one executive officer, and three senior employees, including Phillip M. Miller (Chairperson and independent trustee), Cydney C. Donnell (independent trustee), Bonny W. Simi (independent trustee), Raymond D. Martz (Co-President and Chief Financial Officer), Gabby Buck (Senior Vice President, Finance), Susan Patterson (Vice President, Administration), and Matt Klein (Senior Director, Asset Management).

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 and resorts in the United States. The Company owns 42 hotels and resorts, totaling approximately 10,800 guest rooms across 14 urban and resort markets. For more information, visit www.pebblebrookhotels.com and follow @PebblebrookPEB.

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