

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES TAX TREATMENT OF 2022 DIVIDENDS

BETHESDA, MD, JANUARY 24, 2023 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the following tax treatment of the 2022 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
<b>Security Description/CUSIP: 70509V100</b>								
<b>Ticker Symbol: PEB</b>								
12/31/2021	1/18/2022	\$0.010000	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000
3/31/2022	4/15/2022	\$0.010000	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000
6/30/2022	7/15/2022	\$0.010000	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000
9/30/2022	10/17/2022	\$0.010000	\$0.001873	\$0.008127	\$0.008127	\$0.000000	\$0.001873	\$0.008127
12/30/2022	1/17/2023	\$0.010000	\$0.010000	\$0.000000	\$0.000000	\$0.000000	\$0.010000	\$0.000000
<b>Security Description/CUSIP: 70509V605</b>								
<b>Ticker Symbol: PEB/PRE</b>								
12/31/2021	1/18/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
3/31/2022	4/15/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
6/30/2022	7/15/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
9/30/2022	10/17/2022	\$0.398440	\$0.074628	\$0.323812	\$0.323812	\$0.000000	\$0.074628	\$0.323812
12/30/2022	1/17/2023	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
<b>Security Description/CUSIP: 70509V704</b>								
<b>Ticker Symbol: PEB/PRF</b>								
12/31/2021	1/18/2022	\$0.393750	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000
3/31/2022	4/15/2022	\$0.393750	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000
6/30/2022	7/15/2022	\$0.393750	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000
9/30/2022	10/17/2022	\$0.393750	\$0.073749	\$0.320001	\$0.320001	\$0.000000	\$0.073749	\$0.320001
12/30/2022	1/17/2023	\$0.393750	\$0.393750	\$0.000000	\$0.000000	\$0.000000	\$0.393750	\$0.000000
<b>Security Description/CUSIP: 70509V803</b>								
<b>Ticker Symbol: PEB/PRG</b>								
12/31/2021	1/18/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
3/31/2022	4/15/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
6/30/2022	7/15/2022	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
9/30/2022	10/17/2022	\$0.398440	\$0.074628	\$0.323812	\$0.323812	\$0.000000	\$0.074628	\$0.323812
12/30/2022	1/17/2023	\$0.398440	\$0.398440	\$0.000000	\$0.000000	\$0.000000	\$0.398440	\$0.000000
<b>Security Description/CUSIP: 70509V886</b>								
<b>Ticker Symbol: PEB/PRH</b>								
12/31/2021	1/18/2022	\$0.356250	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000
3/31/2022	4/15/2022	\$0.356250	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000
6/30/2022	7/15/2022	\$0.356250	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$0.000000
9/30/2022	10/17/2022	\$0.356250	\$0.066725	\$0.289525	\$0.289525	\$0.000000	\$0.066725	\$0.289525
12/30/2022	1/17/2023	\$0.356250	\$0.356250	\$0.000000	\$0.000000	\$0.000000	\$0.356250	\$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 their personal tax advisors regarding the 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 51 hotels, totaling approximately 12,800 guest rooms across 15 urban and resort markets. For more information, visit [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com) and follow us at @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](http://www.pebblebrookhotels.com).*

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### **Contact:**

Raymond D. Martz, Chief Financial Officer, Pebblebrook Hotel Trust - (240) 507-1330

*For additional information or to receive press releases via email, please visit our website at [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com)*