

News Release

PEBBLEBROOK HOTEL TRUST PUBLISHES SEVENTH ANNUAL CORPORATE SUSTAINABILITY REPORT

BETHESDA, MD, DECEMBER 5, 2025 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company” or “Pebblebrook”) today released its seventh annual Corporate Sustainability Report, highlighting the Company’s 2024 performance and continued progress on responsible business practices, sustainability, and support for its employees, communities, and stakeholders.

Pebblebrook’s 2025 Corporate Sustainability Report is aligned with leading international frameworks, including the Global Reporting Initiative (“GRI”). The report includes pivotal disclosures in accordance with the Real Estate Sustainability Accounting Standard of the Sustainability Accounting Standards Board (“SASB”). Pebblebrook also advanced its proactive approach in evaluating and planning for sustainability risks following the guidelines of the Task Force on Climate-Related Financial Disclosure (“TCFD”), which, for the first time this year, has been enhanced to incorporate select elements of the International Sustainability Standards Board’s (“ISSB”) IFRS climate-related disclosures.

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 the portfolio.

Key achievements highlighted in the 2025 Corporate Sustainability Report include:

- Alignment across all 17 United Nations Sustainability Goals (SDGs);
- Investments in physical asset resiliency to mitigate climate and weather-related risks;
- Initiatives to significantly reduce food waste, water usage, and other resource-intensive practices;
- Expanded efforts supporting charitable organizations and employee volunteerism; and
- Significant environmental progress compared to the baseline years:
 - A 41% reduction in greenhouse gas (GHG) emissions intensity per square foot;
 - A 26% decrease in energy intensity per square foot; and
 - A 69% decline in waste intensity per occupied room.

Pebblebrook’s seventh annual report underscores the Company’s continued focus on transparency, long-term resiliency, and measurable sustainability performance — key components of its strategy to build durable value for shareholders and stakeholders.

The 2025 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 four 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), Gabrielle Buck (Senior Vice President), Susan Patterson (Vice President), and Matt Klein (Director).

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 44 hotels and resorts, 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).

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