



PEBBLEBROOK HOTEL TRUST

CORPORATE SUSTAINABILITY and RESPONSIBILITY (CSR)

COMMITTEE CHARTER

PURPOSE

The Corporate Sustainability and Responsibility (CSR) Committee is a committee of the Company whose members are appointed by the Board. The purpose of the CSR Committee is (1) to assist the Board in implementing Pebblebrook's core value of Relentlessly Pursue Continuous Improvement through environmental responsibility and creating a positive social impact; (2) to recommend to the Board CSR guidelines applicable to the Company; and (3) to support the Board in its annual review of CSR performance.

COMMITTEE MEMBERSHIP

The CSR Committee shall consist of no fewer than three independent trustees whose independence meets the requirements of the New York Stock Exchange and the federal securities laws and regulations.

The members of the CSR Committee shall be appointed and replaced by the Board of Trustees.

On occasion, the CSR Committee may invite non-committee members to attend meetings on issues related to Pebblebrook's sustainability and CSR approach.

MEETINGS

The CSR Committee shall meet on a quarterly basis or as required.

COMMITTEE AUTHORITY AND RESPONSIBILITIES

The function of the CSR Committee shall be to review and make recommendations on:

1. establishing and continuously improving a CSR approach to management;
2. any concerns made by shareholders that are linked to CSR matters;
3. identification and implementation of best CSR practices that align with the guiding principles and mission of Pebblebrook;
4. program development and enhancement pertaining to CSR-related risks and opportunities;
 - a. improving utility consumption efficiency through initiatives that reduce energy use, water consumption, waste generation and carbon emissions;
 - b. creating a positive social impact by embedding health and wellness practices, human rights, supplier evaluation, local sourcing, and other social sustainability initiatives into workspaces and standard operating procedures;
 - c. initiatives to promote diversity, inclusion and gender parity;
5. compliance with CSR-related legislation;
6. a publicly disclosed annual Sustainability Report and other sustainability reporting needs; and
7. any other duties related to CSR-related topics that may arise.

The CSR Committee shall review and reassess the adequacy of this Charter annually and recommend any proposed changes to the Board for approval. The CSR Committee shall annually review its own performance.