



2 Bethesda Metro Center, Suite 1530, Bethesda, MD 20814
T: (240) 507-1300, F: (240) 396-5626
www.pebblebrookhotels.com

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES SECOND QUARTER EARNINGS CALL WILL BE HELD ON FRIDAY, AUGUST 6, 2010

BETHESDA, MD, JULY 27, 2010 – Pebblebrook Hotel Trust (NYSE: PEB) today announced that it will report financial results for the second quarter 2010 on Thursday, August 5, 2010, after the market closes. The Company will conduct its quarterly conference call on Friday, August 6, 2010, at 9:00AM EDT.

To participate in the conference call, please follow the steps listed below:

On Friday, August 6, 2010, dial (888) 364-3111 approximately ten minutes before the call begins (9:00AM EDT);

Tell the operator that you are calling for Pebblebrook Hotel Trust's Second Quarter 2010 Earnings Conference Call;

State your full name and company affiliation and you will be connected to the call.

A live webcast of the Earnings Call will also be available through the Company's website. To access, log on to <http://www.pebblebrookhotels.com> ten minutes prior to the call. A replay of the conference call webcast will be archived and available online through the Investor Relations section of <http://www.pebblebrookhotels.com>.

About Pebblebrook Hotel Trust

Pebblebrook Hotel Trust is a real estate investment trust ("REIT") organized to opportunistically acquire and invest primarily in upper-upscale full-service hotels located in large urban and resort markets with an emphasis on the major coastal cities.

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Additional Contacts:

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