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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES FOURTH QUARTER EARNINGS CALL WILL BE HELD ON WEDNESDAY, FEBRUARY 23, 2011

BETHESDA, MD, FEBRUARY 11, 2011 – Pebblebrook Hotel Trust (NYSE: PEB) today announced that it will report financial results for the fourth quarter and full year 2010 on Tuesday, February 22, 2011, after the market closes. The Company will conduct its quarterly conference call on Wednesday, February 23, 2011, at 10:00 AM EST.

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

On Wednesday, February 23, 2011, dial (888) 329-8893 approximately ten minutes before the call begins (9:50 AM EST);

Tell the operator that you are calling for Pebblebrook Hotel Trust's Fourth 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. The Company currently owns eight hotels, with a total of 2,300 guest rooms.

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Additional Contacts:

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For additional information or to receive press releases via email, please visit our website at

www.pebblebrookhotels.com