

News Release

**PEBBLEBROOK HOTEL TRUST CLOSES PUBLIC OFFERING OF 7.875% SERIES A
CUMULATIVE REDEEMABLE PREFERRED SHARES**
NET PROCEEDS OF \$120.9 MILLION RAISED FROM OFFERING

BETHESDA, MD, MARCH 14, 2011 -- Pebblebrook Hotel Trust (NYSE: PEB) (the "Company") today announced the closing on March 11, 2011 of an underwritten public offering of 5,000,000 shares of its 7.875% Series A Cumulative Redeemable Preferred Shares at a public offering price of \$25.00 per share, for a total of approximately \$120.9 million of net proceeds, after deducting the underwriting discount and other estimated offering-related costs.

Wells Fargo Securities, BofA Merrill Lynch and Raymond James were the joint book-running managers of the offering. Citi and RBC Capital Markets acted as senior co-managers and Baird, Janney Montgomery Scott and Morgan Keegan acted as co-managers.

About Pebblebrook Hotel Trust

Pebblebrook Hotel Trust is a publicly traded real estate investment trust 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 owns nine hotels with a total of 2,552 guest rooms in six states and the District of Columbia, including San Francisco, California; Washington, D.C.; Santa Monica, California; Minneapolis, Minnesota; Bethesda, Maryland; Buckhead, Georgia; Stevenson, Washington; and Philadelphia, Pennsylvania.

All information in this release is as of March 14, 2011. The Company undertakes no duty to update the statements in this release to conform the statements to actual results or changes in the Company's expectations.

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

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