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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES SECOND QUARTER EARNINGS CALL TO BE HELD ON AUGUST 3, 2011

BETHESDA, MD, JULY 18, 2011 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the second quarter of 2011 on Tuesday, August 2, 2011, after the market closes. Management will discuss the Company’s second quarter results and its business outlook for the second half of 2011 on Wednesday, August 3, 2011, at 9:00 AM EDT.

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

On Wednesday, August 3, 2011, dial (877) 857-6161 approximately ten minutes before the call begins (8:50 AM EDT);

Tell the operator that you are calling for Pebblebrook Hotel Trust’s Second Quarter 2011 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 publicly traded 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 owns 14 hotels, totaling 3,812 guest rooms, in eight states and the District of Columbia, including 13 markets: Bethesda, Maryland; San Francisco, California; Buckhead, Georgia; Washington, D.C.; Minneapolis, Minnesota; Stevenson, Washington; Santa Monica, California; Philadelphia, Pennsylvania; San Diego, California; Seattle, Washington; West Hollywood, California; Miami, Florida; and Boston, Massachusetts.

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

www.pebblebrookhotels.com