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## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES FOURTH QUARTER EARNINGS CALL TO BE HELD ON FEBRUARY 22, 2012

**BETHESDA, MD, JANUARY 3, 2012** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the fourth quarter and full year 2011 on Tuesday, February 21, 2012, after the market closes. The Company will conduct its quarterly conference call on Wednesday, February 22, 2012, at 9:00 AM EST.

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

On Wednesday, February 22, 2012, dial (888) 481-2845 approximately ten minutes before the call begins (8:50 AM EST);

Tell the operator that you are calling for Pebblebrook Hotel Trust’s Fourth Quarter and Full Year 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 20 hotels, comprised of 14 wholly owned hotels, with a total of 3,812 guest rooms and a 49% joint venture interest in six hotels with 1,732 guest rooms. The Company owns, or has an ownership interest in, hotels located in nine states and the District of Columbia, including 14 markets: Bethesda, Maryland; San Francisco, California; Buckhead, Georgia; Washington, DC; Minneapolis, Minnesota; Stevenson, Washington; Santa Monica, California; Philadelphia, Pennsylvania; San Diego, California; Seattle, Washington; West Hollywood, California; Miami, Florida; Boston, Massachusetts; and New York, New York. For more information, please visit [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com).

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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](http://www.pebblebrookhotels.com)