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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES SECOND QUARTER EARNINGS CALL TO BE HELD ON AUGUST 3, 2012

BETHESDA, MD, JULY 6, 2012 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the second quarter 2012 on Thursday, August 2, 2012, after the market closes. The Company will conduct its quarterly conference call on Friday, August 3, 2012, at 9:00 AM EDT.

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

On Friday, August 3, 2012, dial (877) 704-5378 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 2012 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 (NYSE: PEB) is a publicly traded real estate investment trust (“REIT”) organized to opportunistically acquire and invest primarily in upper upscale, full service hotels located in urban markets in major gateway cities. The Company owns 21 hotels, comprised of 15 wholly owned hotels, with a total of 3,920 guest rooms and a 49 percent joint venture interest in six hotels with 1,733 guest rooms. The Company owns, or has an ownership interest in, hotels located in nine states and the District of Columbia, including 14 markets: San Diego, California; San Francisco, California; Santa Monica, California; West Hollywood, California; Washington, DC; Miami, Florida; Buckhead, Georgia; Bethesda, Maryland; Boston, Massachusetts; Minneapolis, Minnesota; New York, New York; Philadelphia, Pennsylvania; Columbia River Gorge, Washington; and Seattle, Washington. For more information, please visit www.pebblebrookhotels.com.

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

www.pebblebrookhotels.com