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## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES NO SIGNIFICANT DAMAGES FROM HURRICANE SANDY

**BETHESDA, MD, OCTOBER 31, 2012** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it has experienced no significant damage or injuries at any of its East Coast properties as a result of Hurricane Sandy. The Company’s hotels in Washington, DC, Philadelphia, PA, New York, NY and Boston, MA remained open during Hurricane Sandy and remain open, serving the needs of guests. The Company is continuing to evaluate the financial impact relating to Hurricane Sandy and the Company’s ability to recover, through its insurance policies, any lost income.

“Our thoughts and prayers are with the many people who have been impacted by Hurricane Sandy as they recover from this devastating storm,” said Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Our operating teams at our East Coast hotels have done an incredible job providing safety to our guests, catering to their needs and providing support for their respective communities. We thank them for their resiliency, hard work and consummate professionalism in dealing with this unfortunate disaster.”

#### **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 urban markets in major gateway cities. The Company owns 25 hotels, including 19 wholly owned hotels with a total of 4,615 guest rooms and a 49% joint venture interest in six hotels with a total of 1,733 guest rooms. The Company owns, or has an ownership interest in, hotels located in ten states and the District of Columbia, including 16 markets: Los Angeles, California; San Diego, California; San Francisco, California; Santa Monica, California; West Hollywood, California; Miami, Florida; Buckhead, Georgia; Bethesda, Maryland; Boston, Massachusetts; Minneapolis, Minnesota; New York, New York; Portland, Oregon; Philadelphia, Pennsylvania; Columbia River Gorge, Washington; Seattle, Washington; and Washington, DC. For more information, please visit [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com).

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