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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THIRD QUARTER EARNINGS CALL TO BE HELD ON OCTOBER 26, 2012

BETHESDA, MD, OCTOBER 1, 2012 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the third quarter 2012 on Thursday, October 25, 2012, after the market closes. The Company will conduct its quarterly conference call on Friday, October 26, 2012, at 9:00 AM EDT.

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

On Friday, October 26, 2012, dial (888) 806-6198 approximately ten minutes before the call begins (8:50 AM EDT);

Tell the operator that you are calling for Pebblebrook Hotel Trust’s Third 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 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 24 hotels, comprised of 18 wholly owned hotels, with a total of 4,420 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 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.

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

www.pebblebrookhotels.com