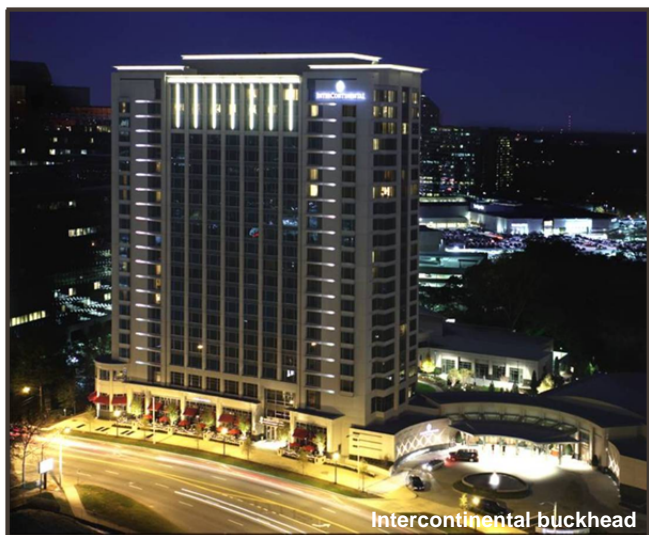


## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE FIRST ANNUAL PEBBY AWARDS WINNERS



**HOLLYWOOD, CA, FEBRUARY 22, 2013 --** Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its first annual Pebby Awards. The Pebby Awards winners were chosen for their outstanding accomplishments in 2012, as determined by the Company.

“We want to acknowledge the hard work, commitment to excellence and overall successes of our hotel management teams in 2012,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “And while so many of our property teams were great performers, these award winners, working closely with our asset managers, stood out for driving particularly exceptional results during the year. We created the ‘Pebby’ awards to recognize some of our star performers for 2012.”

The categories for the awards are Best Picture, Best Directing, Best Visual Effects, Best Cinematography, Best Adaptation of an Original Screenplay and Best Production.

#### THE WINNERS

##### **Best Picture**

CRITERIA – For best overall performance by a hotel in 2012, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.

AND THE 2012 WINNER IS – INTERCONTINENTAL BUCKHEAD ATLANTA, MANAGED BY INTERCONTINENTAL HOTELS GROUP!

##### **Best Directing**

CRITERIA – For best overall leadership by a management team in 2012, including revenue management, sales, marketing and comprehensive expense management.

AND THE 2012 WINNER IS – THE ARGONAUT HOTEL IN SAN FRANCISCO, CA, MANAGED BY KIMPTON HOTELS & RESTAURANTS GROUP!



### **Best Visual Effects**

CRITERIA – For best overall performance during a major renovation, following the Company’s standard of “Relentless pursuit of continuous improvement,” maintaining a pleasant and professional demeanor while living through disruption, surprises and great inconveniences.

AND THE 2012 WINNER IS – THE WESTIN GASLAMP QUARTER, SAN DIEGO, MANAGED BY STARWOOD HOTELS & RESORTS!

### **Best Cinematography**

CRITERIA – For best implementation of energy conservation programs and green initiatives in an effort to reduce the hotel’s carbon footprint and energy expenses.

AND THE 2012 WINNER IS – THE HOTEL MONACO WASHINGTON, DC, MANAGED BY KIMPTON HOTELS & RESTAURANTS GROUP!

### **Best Adaptation of an Original Screen Play**

CRITERIA – For best overall forecasting accuracy of actual operating profitability by an individual hotel.

AND THE 2012 WINNER IS – THE SOFITEL PHILADELPHIA HOTEL, MANAGED BY SOFITEL (ACCOR SA)!

### **Best Production**

CRITERIA – For best overall hotel profitability flow-through in 2012. The management team at this hotel generated the greatest operating profitability improvement over the prior year.

AND THE 2012 WINNER IS – VICEROY MIAMI, MANAGED BY VICEROY HOTEL GROUP!



“We’re thrilled by the successes of these properties, and heartily applaud them, along with all of our property teams,” stated Mr. Bortz.

### **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 26 hotels, including 20 wholly owned hotels with a total of 4,960 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, across 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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*For additional information or to receive press releases via email, please visit our website at [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com)*