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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES SECOND QUARTER EARNINGS CALL TO BE HELD ON JULY 26, 2013

BETHESDA, MD, JULY 11, 2013 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the second quarter 2013 on Thursday, July 25, 2013, after the market closes. The Company will conduct its quarterly conference call on Friday, July 26, 2013, at 9:00 AM EDT.

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

On Friday, July 26, 2013, dial (888) 684-1278 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 2013 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 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.

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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