

## News Release

### 2<sup>ND</sup> ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, JANUARY 17, 2014** -- Pebblebrook Hotel Trust (NYSE: PEB) (the "Company") today announced the nominations for its second annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2013, as determined by the Company.

The Argonaut Hotel, InterContinental Buckhead and Westin San Diego Gaslamp Quarter each received two Peppy nominations and Hotel Monaco Seattle received four, including best picture, positioning the foursome as the leading contenders for the Company's top hotel honors.

"It has been a crowded and difficult nomination process for 2013," noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. "Our hotel management teams have done an exceptional job throughout the year of showing a commitment to excellence and the diversification of the nominations speaks to this wide spread success."

The Peppy Award winners will be announced on Friday, February 28, 2014.

#### And the nominees are...

**Best Picture** – *For best overall performance by a hotel in 2013, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.*

- Argonaut Hotel San Francisco
- Hotel Monaco Seattle
- InterContinental Buckhead
- Westin Gaslamp San Diego Gaslamp Quarter

**Best Directing** – *For best overall leadership by a management team in 2013, including revenue management, sales, marketing and comprehensive expense management.*

- Argonaut Hotel San Francisco
- Hotel Monaco Seattle
- Hotel Vintage Plaza Portland
- InterContinental Buckhead
- Westin San Diego Gaslamp Quarter

**Best Production** – *For best overall hotel profitability flow-through in 2013. The management team at this hotel generated the greatest operating profitability improvement over the prior year based on revenue growth.*

- Hotel Monaco Seattle
- Hotel Monaco Washington, D.C.
- Hotel Palomar San Francisco
- Hotel Vintage Plaza Portland
- W Boston



**Best Adapted Screenplay** – For best overall forecasting accuracy of actual operating profitability by an individual hotel.

- Affinia Shelburne
- Hotel Palomar San Francisco
- Sofitel Philadelphia

**Best Cinematography** – For best implementation of energy conservation programs and green initiatives in an effort to reduce the hotel's carbon footprint and energy expenses.

- Sir Francis Drake
- Sofitel Philadelphia
- W Los Angeles – Westwood

**Best Visual Effects** – 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.

- Affinia 50
- Hotel Zetta San Francisco
- Sofitel Philadelphia

**Honorary Achievement award** – For the most improved TripAdvisor ranking in 2013 by an individual hotel.

- Affinia Gardens
- Embassy Suites San Diego Bay Downtown
- Hotel Monaco Seattle
- Sir Francis Drake



### **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 29 hotels, including 23 wholly owned hotels with a total of 5,546 guest rooms and a 49% joint venture interest in six hotels with a total of 1,775 guest rooms. The Company owns, or has an ownership interest in, hotels located in ten states and the District of Columbia, including: Los Angeles, California (Hollywood, Santa Monica, West Hollywood and Westwood); San Diego, California; San Francisco, 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 us at [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com) and follow us on Twitter at [@PebblebrookPEB](https://twitter.com/PebblebrookPEB).

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