

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THE SECOND ANNUAL PEBBY AWARDS WINNERS

HOLLYWOOD, CA, FEBRUARY 28, 2014 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its second annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2013, as determined by the Company.

“These awards highlight the commitment to excellence of our hotel management teams and their remarkable successes in 2013,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “There were many deserving performers, but these award winners, working closely with our asset managers, delivered extraordinary results throughout the year.”

The categories for the awards are Best Picture, Best Directing, Best Production, Best Adapted Screenplay, Best Cinematography, Best Visual Effects and the Honorary Achievement Award.

THE WINNERS

Best Picture

CRITERIA – 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.

AND THE 2013 WINNER IS – THE ARGONAUT HOTEL IN SAN FRANCISCO, CA, MANAGED BY THE KIMPTON HOTELS & RESTAURANTS GROUP!

Best Directing

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

AND THE 2013 WINNER IS – THE HOTEL MONACO SEATTLE, MANAGED BY THE KIMPTON HOTELS & RESTAURANTS GROUP!

Best Production

CRITERIA – 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.

AND THE 2013 WINNER IS – THE HOTEL VINTAGE PLAZA PORTLAND, MANAGED BY THE KIMPTON HOTELS & RESTAURANTS GROUP!





Best Adapted Screenplay

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

AND THE 2013 WINNER IS – THE SOFITEL PHILADELPHIA HOTEL, MANAGED BY SOFITEL (ACCOR SA)!

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 2013 WINNER IS – THE SIR FRANCIS DRAKE IN SAN FRANCISCO, CA, MANAGED BY THE 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 2013 WINNER IS – THE AFFINIA 50 IN NEW YORK, NY, MANAGED BY THE DENIHAN HOSPITALITY GROUP!

Honorary Achievement Award

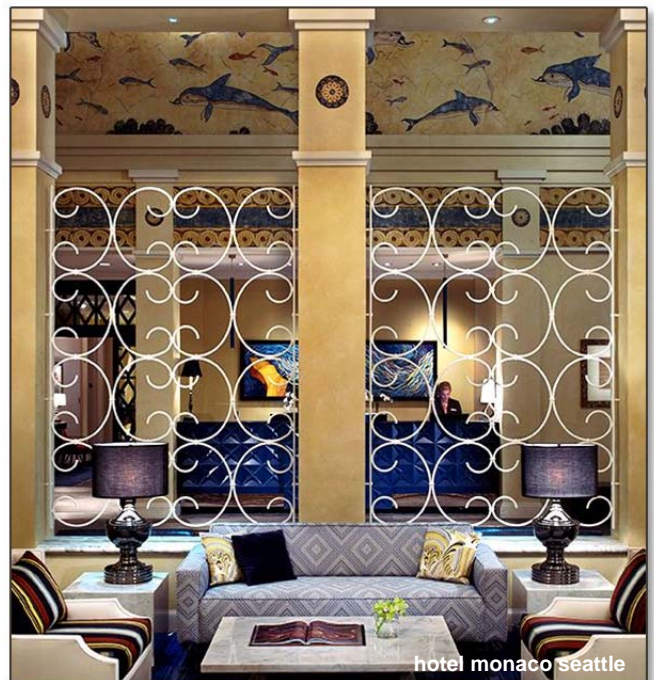
CRITERIA – For the most improved TripAdvisor ranking in 2013 by an individual hotel.

AND THE 2013 WINNER IS – THE AFFINIA GARDENS IN NEW YORK, NY, MANAGED BY THE DENIHAN HOSPITALITY GROUP!

"We're very pleased with the accomplishments of these property teams and we applaud them for their efforts, along with all of our property teams for their outstanding work in 2013," stated Mr. Bortz.

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 and follow us on Twitter at @PebblebrookPEB.

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