

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 3RD ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

HOLLYWOOD, CA, JANUARY 15, 2015 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the nominations for its Third Annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2014, as determined by the Company.

Sir Francis Drake, Hotel Modera Portland, Hotel Zetta and Hotel Vintage Plaza Portland each received three Peppy nominations, and W Boston received four, including best picture, positioning the fivesome as the leading contenders for the Company’s top hotel honors.

“It has been an extremely competitive nomination process for 2014,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Our hotel management teams have shown an extraordinary commitment to excellence again this year, and the diversification of the nominations speaks to this sweeping success.”

The Peppy Award winners will be announced on Friday, February 20, 2015.

And the nominees are...

Best Picture – *For best overall performance by a hotel in 2014, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.*

- Hotel Modera Portland
- The Nines, A Luxury Collection Hotel, Portland
- Sir Francis Drake
- W Boston
- Hotel Zetta

Best Directing – *For best overall leadership by a management team in 2014, including revenue management, sales, marketing and comprehensive expense management.*

- Hotel Modera Portland
- Mondrian Los Angeles
- Sir Francis Drake
- W Boston
- Hotel Zetta



Best Production – For best overall hotel profitability flow-through in 2014. The management team at this hotel generated the greatest operating profitability improvement over the prior year based on revenue growth.

- Mondrian Los Angeles
- Hotel Palomar San Francisco
- Sir Francis Drake
- Hotel Vintage Plaza Portland
- W Boston

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

- Hotel Monaco Washington, D.C.
- The Shelburne NYC
- Sofitel Philadelphia
- The Westin San Diego Gaslamp Quarter
- Hotel Zetta

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.

- Hotel Modera Portland
- Hotel Monaco Seattle
- Hotel Vintage Plaza Portland
- Hotel Vintage Seattle

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.

- Hotel Palomar San Francisco
- Hotel Vintage Seattle
- W Los Angeles – Westwood

Honorary Achievement Award – For the most improved TripAdvisor ranking in 2014 by an individual hotel.

- The Fifty NYC
- Hotel Vintage Plaza Portland
- W Boston
- W Los Angeles – Westwood



Sir Francis Drake



Hotel Zetta

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 35 hotels, including 29 wholly owned hotels with a total of 6,948 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 11 states and the District of Columbia, including: San Francisco, California; Los Angeles, California (Hollywood, Santa Monica, West Hollywood and Westwood);

New York, New York; Boston, Massachusetts; San Diego, California; Portland, Oregon; Buckhead, Georgia; Seattle, Washington; Washington, DC; Philadelphia, Pennsylvania; Miami, Florida; Columbia River Gorge, Washington; Nashville, Tennessee; Bethesda, Maryland and Minneapolis, Minnesota. For more information, please visit us at www.pebblebrookhotels.com and follow us on Twitter at [@PebblebrookPEB](https://twitter.com/PebblebrookPEB).

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

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