

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 3<sup>RD</sup> ANNUAL PEBBY AWARD WINNERS

**HOLLYWOOD, CA, FEBRUARY 20, 2015** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its third annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2014, as determined by the Company.

“These awards highlight the extraordinary successes and commitment to excellence our hotel management teams exhibited in 2014,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “While we found many of our hotels to be deserving performers, these award winners, working closely with our asset managers, achieved outstanding 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**

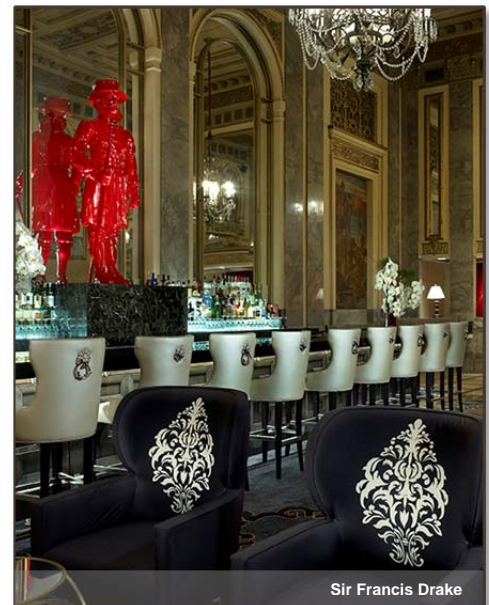
##### **Best Picture**

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

AND THE 2014 WINNER IS – THE SIR FRANCIS DRAKE IN SAN FRANCISCO, CA, MANAGED BY THE KIMPTON HOTELS AND RESTAURANTS GROUP!

We’d also like to thank our other nominees for Best Picture:

- Hotel Modera, managed by OLS Hotels and Resorts
- The Nines, A Luxury Collection Hotel, Portland, managed by Sage Hospitality
- W Boston, managed by Starwood Hotels and Resorts
- Hotel Zetta, managed by Viceroy Hotel Group



Sir Francis Drake

##### **Best Directing**

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

AND THE 2014 WINNER IS – HOTEL ZETTA IN SAN FRANCISCO, CA, MANAGED BY VICEROY HOTEL GROUP!

We’d also like to thank our other nominees for Best Directing:

- Hotel Modera, managed by OLS Hotels and Resorts
- Mondrian Los Angeles, managed by Morgans Hotel Group
- Sir Francis Drake, managed by Kimpton Hotels and Restaurants Group
- W Boston, managed by Starwood Hotels and Resorts



### Best Production

CRITERIA – 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.

AND THE 2014 WINNER IS – MONDRIAN LOS ANGELES, MANAGED BY MORGANS HOTEL GROUP!

We'd also like to thank our other nominees for Best Production:

- Hotel Palomar San Francisco, managed by Kimpton Hotels and Restaurants Group
- Sir Francis Drake, managed by Kimpton Hotels and Restaurants Group
- Hotel Vintage Plaza Portland, managed by Kimpton Hotels and Restaurants Group
- W Boston, managed by Starwood Hotels and Resorts

### Best Adapted Screenplay

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

AND THE 2014 WINNER IS – THE WESTIN GASLAMP QUARTER SAN DIEGO, MANAGED BY STARWOOD HOTELS AND RESORTS!

We'd also like to thank our other nominees for Best Adapted Screenplay:

- Hotel Monaco Washington, D.C., managed by Kimpton Hotels and Restaurants Group
- Shelburne NYC, managed by the Denihan Hospitality Group
- Sofitel Philadelphia, managed by Sofitel (Accor SA)
- Hotel Zetta, managed by Viceroy Hotel Group

### 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 2014 WINNER IS – HOTEL MODERA IN PORTLAND, OR, MANAGED BY OLS HOTELS AND RESORTS!

We'd also like to thank our other nominees for Best Cinematography:

- Hotel Monaco Seattle, managed by Kimpton Hotels and Restaurants Group
- Hotel Vintage Plaza Portland, managed by Kimpton Hotels and Restaurants Group
- Hotel Vintage Seattle, managed by Kimpton Hotels and 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 2014 WINNER IS – HOTEL PALOMAR SAN FRANCISCO, MANAGED BY THE KIMPTON HOTELS AND RESTAURANTS GROUP!

We'd also like to thank our other nominees for Best Visual Effects:

- Hotel Vintage Seattle, managed by Kimpton Hotels and Restaurants Group
- W Los Angeles – Westwood, managed by Starwood Hotels and Resorts

## Honorary Achievement Award

CRITERIA – For the most improved TripAdvisor ranking in 2014 by an individual hotel.

AND THE 2014 WINNER IS – W BOSTON, MANAGED BY STARWOOD HOTELS AND RESORTS!

We'd also like to thank other our nominees for Honorary Achievement Award:

- Fifty NYC, managed by the Denihan Hospitality Group
- Hotel Vintage Plaza Portland, managed by Kimpton Hotels and Restaurants Group
- W Los Angeles – Westwood, managed by Starwood Hotels and Resorts



“We’re thrilled by the accomplishments of these property teams, and we applaud them for their efforts for their outstanding work in 2014,” 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 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](http://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](http://www.pebblebrookhotels.com).*