

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 4<sup>TH</sup> ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, JANUARY 15, 2016** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the nominations for its Fourth Annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2015, as determined by the Company.

The Westin Colonnade, Coral Gables received three Peppy nominations, while Sofitel Philadelphia received four Peppy nominations, including Best Picture, positioning these two hotels as leading contenders for the Company’s top hotel honors.

“It has been another extremely competitive nomination process for 2015,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Our hotel management teams have shown an exceptional commitment to excellence and leadership again this year, and the diversification of the nominations speaks to this far-reaching success.”

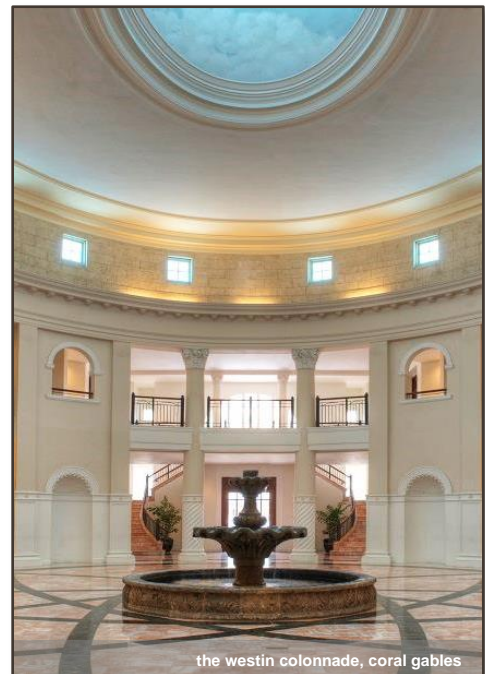
#### **And the nominees are...**

**Best Picture** – *For best overall performance by a hotel in 2015, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.*

- Hotel Modera Portland
- LaPlaya Beach Resort & Club
- Skamania Lodge
- Sofitel Philadelphia
- W Boston

**Best Directing** – *For best overall leadership by a management team in 2015, including revenue management, sales, marketing and comprehensive expense management.*

- Hotel Monaco Washington DC
- Skamania Lodge
- Sofitel Philadelphia
- Union Station Nashville Hotel, Autograph Collection
- W Boston
- The Westin Colonnade, Coral Gables



**Best Production** – For best overall hotel profitability flow-through in 2015. The management team at this hotel generated the greatest operating profitability improvement over the prior year based on revenue growth.

- LaPlaya Beach Resort & Club
- Hotel Monaco Seattle
- Mondrian Los Angeles
- Sir Francis Drake
- Sofitel Philadelphia
- The Westin Colonnade, Coral Gables

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

- Gardens NYC
- The Grand Hotel Minneapolis
- Hotel Modera Portland
- The Nines, a Luxury Collection Hotel, Portland

**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.

- Fifty NYC
- Hotel Vintage Portland
- Manhattan NYC
- Sofitel Philadelphia

**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 Zephyr Fisherman's Wharf
- Hotel Vintage Portland
- W Los Angeles – West Beverly Hills
- The Westin Colonnade, Coral Gables

**Honorary Achievement Award** – For the most improved TripAdvisor ranking in 2015 by an individual hotel.

- The Benjamin
- Embassy Suites San Diego Bay – Downtown
- Fifty NYC
- Hotel Zephyr Fisherman's Wharf
- Hotel Vintage Seattle



The Fourth Annual Peppy Award winners will be announced on Friday, February 26, 2016 starting at 1:00 PM ET. Join us on Twitter @PebblebrookPEB to receive live updates as the Peppy Winners are announced. Please also visit our web site at [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com) to learn more about our hotels and the well-regarded management teams leading them.

## 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 37 hotels, including 31 wholly owned hotels with a total of 7,408 guest rooms and a 49% joint venture interest in six hotels with a total of 1,787 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 (Beverly Hills, Hollywood, Santa Monica and West Hollywood); Boston, Massachusetts; New York, New York; San Diego, California; Portland, Oregon; Buckhead, Georgia; Naples, Florida; Seattle, Washington; Miami, Florida; Washington, DC; Philadelphia, Pennsylvania; 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)*