

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 4TH ANNUAL PEBBY AWARD WINNERS *CELEBRATING THE YEAR'S BEST HOTELS*

HOLLYWOOD, CA, FEBRUARY 26, 2016 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its fourth annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2015, as determined by the Company.

“These awards highlight the commitment to excellence by our hotel management teams and their continued success exhibited in 2015,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Although there were many deserving performers, these award winners, working closely with our asset managers, accomplished 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

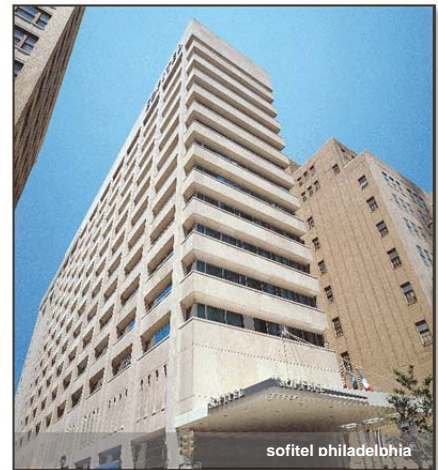
Best Picture

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

AND THE 2015 WINNER IS – SOFITEL PHILADELPHIA, MANAGED BY ACCOR HOTELS, LED BY GENERAL MANAGER ANGELA BAUER!

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

- Hotel Modera, managed by OLS Hotels and Resorts
- LaPlaya Beach Resort & Club, managed by Noble House Hotels & Resorts
- Skamania Lodge, managed by Destination Hotels & Resorts
- W Boston, managed by Starwood Hotels and Resorts



Best Directing

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

AND THE 2015 WINNER IS – W BOSTON, MANAGED BY STARWOOD HOTELS AND RESORTS, LED BY GENERAL MANAGER GURKI SINGH!

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

- Hotel Monaco Washington, D.C., managed by Kimpton Hotels and Restaurants Group
- Skamania Lodge, managed by Destination Hotels & Resorts
- Sofitel Philadelphia, managed by Accor Hotels
- Union Station Nashville Hotel, Autograph Collection, managed by Sage Hospitality Group
- The Westin Colonnade, Coral Gables, managed by Davidson Hotels & Resorts

Best Production

CRITERIA – 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.

AND THE 2015 WINNER IS – MONDRIAN LOS ANGELES, MANAGED BY MORGANS HOTEL GROUP, LED BY GENERAL MANAGER NORBERT RELECKER!

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

- LaPlaya Beach Resort & Club, managed by Noble House Hotels & Resorts
- Hotel Monaco Seattle, managed by Kimpton Hotels and Restaurants Group
- Sir Francis Drake, managed by Kimpton Hotels and Restaurants Group
- Sofitel Philadelphia, managed by Accor Hotels
- The Westin Colonnade, Coral Gables, managed by Davidson Hotels & Resorts



Best Adapted Screenplay

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

AND THE 2015 WINNER IS – THE GRAND HOTEL MINNEAPOLIS, MANAGED BY KIMPTON HOTELS AND RESTAURANTS GROUP, LED BY GENERAL MANAGER MIKE HILL!

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

- Gardens NYC, managed by the Denihan Hospitality Group
- Hotel Modera Portland, managed by OLS Hotels and Resorts
- The Nines, a Luxury Collection Hotel, Portland, managed by Sage Hospitality 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 2015 WINNER IS – FIFTY NYC, MANAGED BY DENIHAN HOSPITALITY GROUP, LED BY GENERAL MANAGER BRIAN GEHLICH!

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

- Hotel Vintage Portland, managed by Kimpton Hotels and Restaurants Group
- Manhattan NYC, managed by the Denihan Hospitality Group
- Sofitel Philadelphia, managed by Accor Hotels



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 2015 WINNER IS – W LOS ANGELES – WEST BEVERLY HILLS , MANAGED BY STARWOOD HOTELS AND RESORTS, LED BY GENERAL MANAGER MARK EBERWEIN!

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

- Hotel Zephyr Fisherman’s Wharf, managed by Davidson Hotels & Resorts
- Hotel Vintage Portland, managed by Kimpton Hotels and Restaurants Group
- The Westin Colonnade, Coral Gables, managed by Davidson Hotels & Resorts



Honorary Achievement Award

CRITERIA – For the most improved TripAdvisor ranking in 2015 by an individual hotel.

AND THE 2015 WINNER IS – HOTEL VINTAGE SEATTLE, MANAGED BY KIMPTON HOTELS AND RESTAURANTS GROUP, LED BY GENERAL MANAGER HAYDEN LINGERFELT!

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

- The Benjamin, managed by the Denihan Hospitality Group
- Embassy Suites San Diego Bay – Downtown, managed by HEI Hotels & Resorts
- Fifty NYC, managed by the Denihan Hospitality Group
- Hotel Zephyr Fisherman’s Wharf, managed by Davidson Hotels & Resorts

“We’re proud of 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 2015,” 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 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 (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.