

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 5TH ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

HOLLYWOOD, CA, JANUARY 23, 2017 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the nominations for its Fifth Annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2016, as determined by the Company.

Sofitel Philadelphia earned five Peppy nominations this year, followed closely by The Westin San Diego Gaslamp Quarter with four nominations. Both hotels are up for the Company’s top hotel honors of Best Picture, establishing the selection of this year’s winners as one of the most highly anticipated award ceremonies of the season.

“2016 marked one of the most competitive nomination processes for the Peppy Awards,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Our hotel teams have yet again demonstrated exceptional commitment to excellence and leadership throughout the past year. We are incredibly pleased to announce a highly diversified list of nominees, which speaks to this widespread success.”

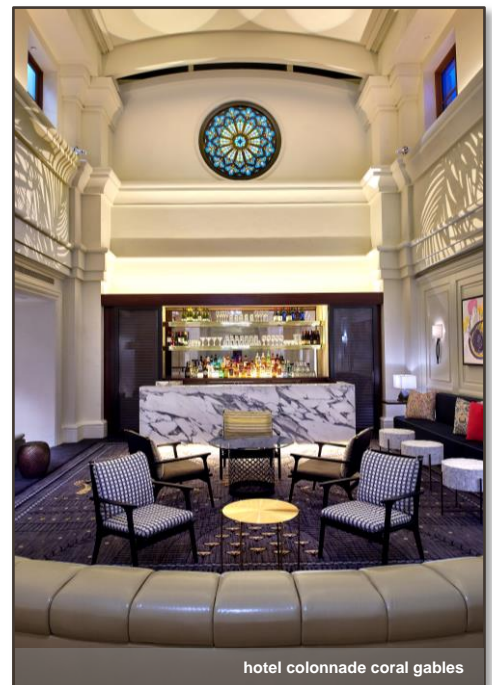
And the nominees are...

Best Picture – *For best overall performance by a hotel in 2016, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.*

- Le Méridien Delfina Santa Monica
- The Nines, a Luxury Collection Hotel, Portland
- Hotel Palomar Los Angeles Beverly Hills
- Sofitel Philadelphia
- The Westin San Diego Gaslamp Quarter
- Hotel Zephyr Fisherman’s Wharf

Best Directing – *For best overall leadership by a management team in 2016, including revenue management, sales, marketing and comprehensive expense management.*

- Le Méridien Delfina Santa Monica
- Hotel Palomar Los Angeles Beverly Hills
- Sofitel Philadelphia
- The Westin San Diego Gaslamp Quarter
- Hotel Zephyr Fisherman’s Wharf



Best Production – *For best overall hotel profitability flow-through in 2016. The management team at this hotel generated the greatest operating profitability improvement over the prior year based on revenue growth.*

- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel
- The Grand Hotel Minneapolis
- LaPlaya Beach Resort & Club
- Hotel Monaco Washington DC
- Sofitel Philadelphia
- W Los Angeles – West Beverly Hills

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

- Argonaut Hotel
- Mondrian Los Angeles
- Sofitel Philadelphia
- The Westin San Diego Gaslamp Quarter

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.*

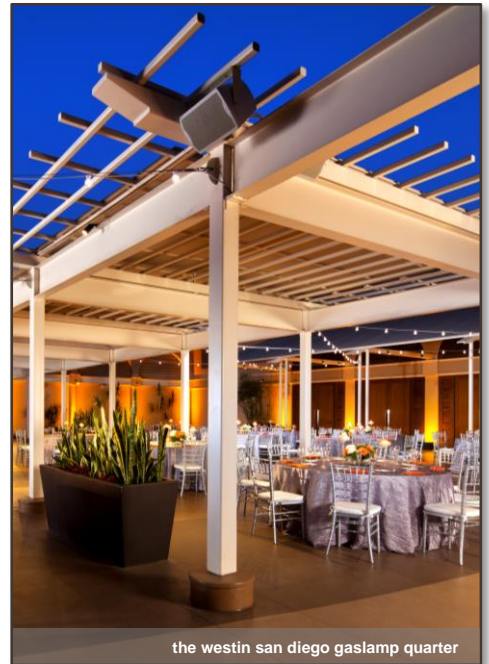
- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel
- Revere Hotel Boston Common
- Sofitel Philadelphia
- Hotel Vintage Seattle
- Hotel Zeppelin San Francisco

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 Colonnade Coral Gables, a Tribute Portfolio Hotel
- LaPlaya Beach Resort & Club
- Hotel Monaco Washington DC
- Union Station Hotel Nashville, Autograph Collection
- Hotel Zeppelin San Francisco

Honorary Achievement Award – *For the most improved TripAdvisor ranking in 2016 by an individual hotel.*

- The Grand Hotel Minneapolis
- Hotel Vintage Portland
- W Los Angeles – West Beverly Hills
- The Westin San Diego Gaslamp Quarter
- Hotel Zetta San Francisco



the westin san diego gaslamp quarter



sofitel philadelphia

The Fifth Annual Peppy Award winners will be announced on Friday, February 24, 2017 starting at 3:00 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 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 29 hotels, with a total of 7,219 guest rooms. The Company owns hotels located in 10 states and the District of Columbia, including: Los Angeles, California (Beverly Hills, Santa Monica and West Hollywood); San Diego, California; San Francisco, California; Washington, DC; Coral Gables, Florida; Naples, Florida; Buckhead, Georgia; Boston, Massachusetts; Minneapolis, Minnesota; New York, New York; Portland, Oregon; Philadelphia, Pennsylvania; Nashville, Tennessee; Columbia River Gorge, Washington; and Seattle, Washington. 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