

News Release

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

HOLLYWOOD, CA, FEBRUARY 24, 2017 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its fifth annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2016, as determined by the Company.

“These awards highlight the extraordinary leadership and commitment to excellence by our hotel management teams and their continued success exhibited in 2016,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Although the competition was remarkable this year, 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 2016, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.

AND THE 2016 WINNER IS – THE WESTIN SAN DIEGO GASLAMP QUARTER, MANAGED BY STARWOOD HOTELS AND RESORTS, LED BY GENERAL MANAGER SCOTT HERMES!

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

- Le Méridien Delfina Santa Monica, managed by Viceroy Hotel Group
- The Nines, a Luxury Collection Hotel, Portland, managed by Sage Hospitality
- Hotel Palomar Los Angeles Beverly Hills, managed by Kimpton Hotel & Restaurant Group
- Sofitel Philadelphia, managed by Accor Hotels
- Hotel Zephyr Fisherman’s Wharf, managed by Davidson Hotels & Resorts



Best Directing

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

AND THE 2016 WINNER IS – HOTEL ZEPHYR FISHERMAN’S WHARF, MANAGED BY DAVIDSON HOTELS & RESORTS, LED BY GENERAL MANAGER JASON WILLIAMS!

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

- Le Méridien Delfina Santa Monica, managed by Viceroy Hotel Group
- Hotel Palomar Los Angeles Beverly Hills, managed by Kimpton Hotel & Restaurant Group
- Sofitel Philadelphia, managed by Accor Hotels
- The Westin San Diego Gaslamp Quarter, managed by Starwood Hotels and Resorts



Best Production

CRITERIA – 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.

AND THE 2016 WINNER IS – LAPLAYA BEACH RESORT & CLUB, MANAGED BY NOBLE HOUSE HOTELS & RESORTS, LED BY GENERAL MANAGER MARCO PERRY!

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

- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel, managed by Davidson Hotels & Resorts
- The Grand Hotel Minneapolis, managed by Kimpton Hotel & Restaurant Group
- Hotel Monaco Washington DC, managed by Kimpton Hotel & Restaurant Group
- Sofitel Philadelphia, managed by Accor Hotels
- W Los Angeles – West Beverly Hills, 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 2016 WINNER IS – MONDRIAN LOS ANGELES, MANAGED BY SBE, LED BY GENERAL MANAGER NORBERT RELECKER!

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

- Argonaut Hotel, managed by Noble House Hotels & Resorts
- Sofitel Philadelphia, managed by Accor Hotels
- The Westin San Diego Gaslamp Quarter, managed by Starwood Hotels and Resorts

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 2016 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 Cinematography:

- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel, managed by Davidson Hotels & Resorts
- Revere Hotel Boston Common, managed by Pyramid Hotel Group
- Hotel Vintage Seattle, managed by Kimpton Hotel & Restaurant Group
- Hotel Zeppelin San Francisco, managed by Viceroy Hotel Group

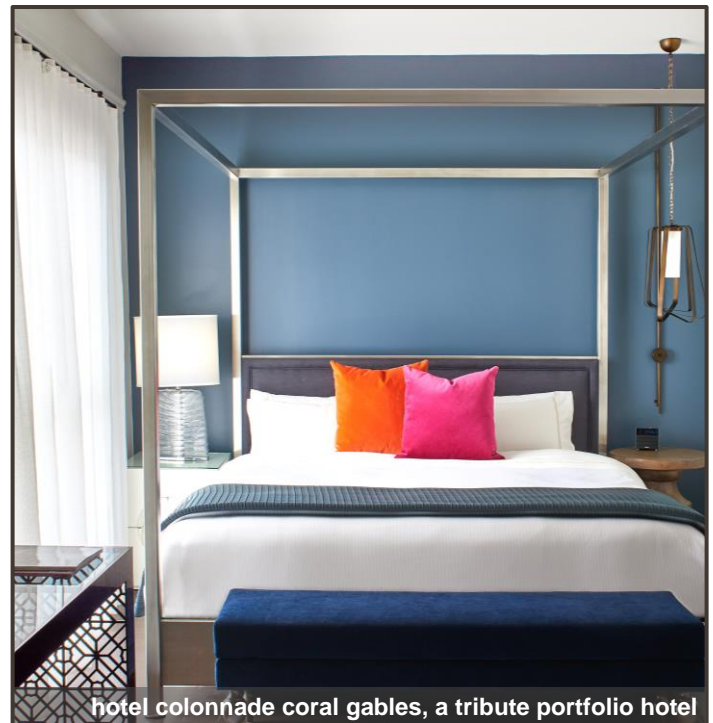
Best Visual Effects

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 2016 WINNER IS – HOTEL COLONNADE CORAL GABLES, A TRIBUTE PORTFOLIO HOTEL, MANAGED BY DAVIDSON HOTELS & RESORTS, LED BY GENERAL MANAGER MATT LAHIFF!

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

- LaPlaya Beach Resort & Club, managed by Noble House Hotels & Resorts
- Hotel Monaco Washington DC, managed by Kimpton Hotel & Restaurant Group
- Union Station Hotel Nashville, Autograph Collection, managed by Sage Hospitality
- Hotel Zeppelin San Francisco, managed by Viceroy Hotel Group



Honorary Achievement Award

CRITERIA – For the most improved TripAdvisor ranking in 2016 by an individual hotel.

AND THE 2016 WINNER IS – THE GRAND HOTEL MINNEAPOLIS MANAGED BY KIMPTON HOTEL & RESTAURANT GROUP, LED BY GENERAL MANAGER MIKE HILL!

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

- Hotel Vintage Portland, managed by Kimpton Hotel & Restaurant Group
- W Los Angeles – West Beverly Hills, managed by Starwood Hotels and Resorts
- The Westin San Diego Gaslamp Quarter, managed by Kimpton Hotel & Restaurant Group
- Hotel Zetta San Francisco, managed by Viceroy Hotel Group

“We applaud these teams, along with all of our other property teams, for their outstanding work in 2016, and we look forward to continued success and achievements in 2017,” 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 29 hotels, with a total of 7,222 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.