

News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 6TH ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

HOLLYWOOD, CA, JANUARY 22, 2018 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the nominations for its Sixth Annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2017, as determined by the Company.

The Academy’s nominations are notably diverse this year, and while Skamania Lodge received four nominations, multiple hotels earned three nominations each, including: Hotel Zoe San Francisco; Hotel Zelos San Francisco; LaPlaya Beach Resort & Club; The Nines, a Luxury Collection Hotel, Portland and Union Station Hotel Nashville, Autograph Collection. The fierce competition amongst the portfolio’s leaders will prove to make this year’s Peppy Awards one of the most highly anticipated award ceremonies of the season.

“The nomination process for the Peppy Awards becomes more competitive each year, and 2017 was no exception,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Our hotel teams prove to be the best in class, as they have demonstrated an exceptional commitment to excellence and leadership throughout the past year. The widespread success across our portfolio is easily demonstrated by the diversification of our nominations.”

And the nominees are...

Best Picture – *For best overall performance by a hotel in 2017, based on operating execution and profitability, taking into consideration the strength of the market in which the hotel is located.*

- Hotel Zelos San Francisco
- Hotel Zephyr Fisherman’s Wharf
- The Nines, a Luxury Collection Hotel, Portland
- Skamania Lodge
- Union Station Hotel Nashville, Autograph Collection

Best Directing – *For best overall leadership by a management team in 2017, including revenue management, sales, marketing and comprehensive expense management.*

- Embassy Suites San Diego Bay - Downtown
- Hotel Zelos San Francisco
- LaPlaya Beach Resort & Club
- The Nines, a Luxury Collection Hotel, Portland
- Skamania Lodge



Best Production – For best overall hotel profitability flow-through in 2017. The management team at this hotel generated the greatest operating profitability improvement over the prior year based on revenue growth.

- Hotel Zeppelin San Francisco
- Hotel Zephyr Fisherman’s Wharf
- Skamania Lodge
- Sofitel Philadelphia
- Union Station Hotel Nashville, Autograph Collection

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

- Hotel Zelos San Francisco
- Le Méridien Delfina Santa Monica
- The Nines, a Luxury Collection Hotel, Portland
- W Boston

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 Zoe San Francisco
- InterContinental Buckhead
- LaPlaya Beach Resort & Club
- Skamania Lodge

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
- Hotel Palomar Los Angeles Beverly Hills
- Hotel Zoe San Francisco
- LaPlaya Beach Resort & Club
- Revere Hotel Boston Common

Honorary Achievement Award – For the most improved TripAdvisor ranking in 2017 by an individual hotel.

- Embassy Suites San Diego Bay - Downtown
- Hotel Zeppelin San Francisco
- Hotel Zoe San Francisco
- Union Station Hotel Nashville, Autograph Collection



The Sixth Annual Pebby Award winners will be announced on Friday, February 23, 2018 starting at 3:00 PM ET. Join us on Twitter @PebblebrookPEB to receive live updates as the Pebby 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 28 hotels, with a total of 6,972 guest rooms. The Company owns hotels located in 9 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; 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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Contact:

Raymond D. Martz, Chief Financial Officer, Pebblebrook Hotel Trust - (240) 507-1330

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