

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 6TH ANNUAL PEBBY AWARD WINNERS *CELEBRATING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, MARCH 2, 2018** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its sixth annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2017, as determined by the Company.

“Our Peppy awards seek to honor the tremendous achievement and extraordinary leadership by our hotel management teams in 2017,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “Although many of our properties turned in exceptional performances this year, these award winners stood a head above the rest in accomplishing the sustained operational excellence that we have come to expect from our hotels.”

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**

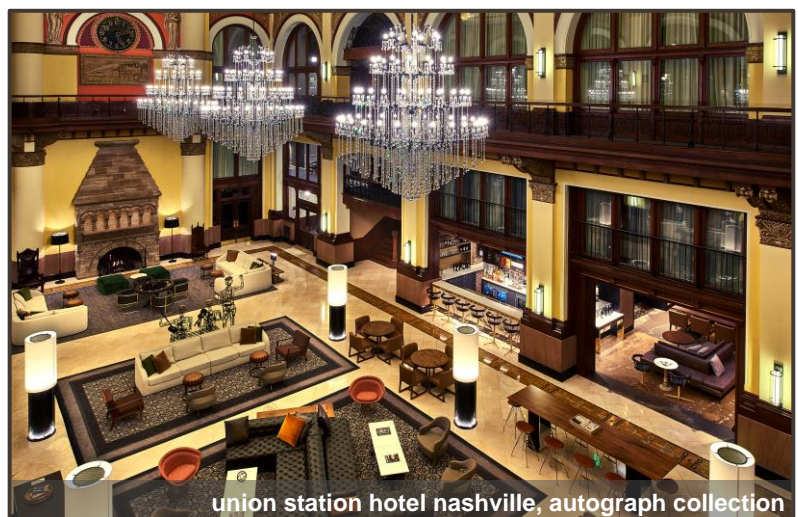
##### **Best Picture**

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

AND THE 2017 WINNER IS...UNION STATION HOTEL NASHVILLE, AUTOGRAPH COLLECTION, MANAGED BY SAGE HOSPITALITY, LED BY GENERAL MANAGER MIKE NELSON!

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

- Hotel Zelos San Francisco, managed by Viceroy Hotel Group
- Hotel Zephyr Fisherman's Wharf, managed by Davidson Hotels & Resorts
- The Nines, a Luxury Collection Hotel, Portland, managed by Sage Hospitality
- Skamania Lodge, managed by Two Roads Hospitality



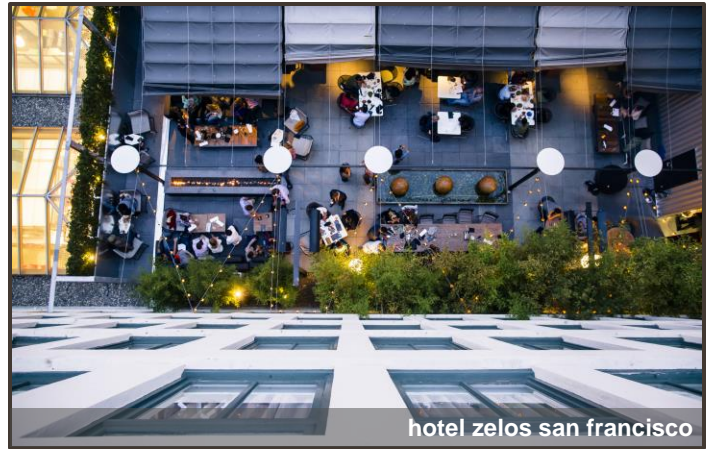
## Best Directing

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

AND THE 2017 WINNER IS...HOTEL ZELOS SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER SIETSE NABBEN!

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

- Embassy Suites San Diego Bay – Downtown, managed by HEI Hotels & Resorts
- LaPlaya Beach Resort & Club, managed by Noble House Hotels & Resorts
- The Nines, a Luxury Collection Hotel, Portland, managed by Sage Hospitality
- Skamania Lodge, managed by Two Roads Hospitality



## Best Production

CRITERIA – 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.

AND THE 2017 WINNER IS...HOTEL ZEPPELIN SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER ANTONIO FLORES!

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

- Hotel Zephyr Fisherman's Wharf, managed by Davidson Hotels & Resorts
- Skamania Lodge, managed by Two Roads Hospitality
- Sofitel Philadelphia, managed by Accor Hotels
- Union Station Hotel Nashville, Autograph Collection, managed by Sage Hospitality

## Best Adapted Screenplay

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

AND THE 2017 WINNER IS...LE MÉRIDIEN DELFINA SANTA MONICA, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER DEEPAK MEHRA!

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

- Hotel Zelos San Francisco, managed by Viceroy Hotel Group
- The Nines, a Luxury Collection Hotel, Portland, managed by Sage Hospitality
- W Boston, managed by Marriott International

## 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 2017 WINNER IS...SKAMANIA LODGE, MANAGED BY TWO ROADS HOSPITALITY, LED BY GENERAL MANAGER KEN DAUGHERTY!

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

- Hotel Zoe San Francisco, managed by Noble House Hotels & Resorts
- InterContinental Buckhead, managed by InterContinental Hotels Group
- LaPlaya Beach Resort & Club, managed by Noble House Hotels & Resorts

## 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 2017 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 Visual Effects:

- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel, managed by Davidson Hotels & Resorts
- Hotel Palomar Los Angeles Beverly Hills, managed by Kimpton Hotel & Restaurant Group
- Hotel Zoe San Francisco, managed by Noble House Hotels & Resorts
- Revere Hotel Boston Common, managed by Pyramid Hotel Group



## Honorary Achievement Award

CRITERIA – For the most improved TripAdvisor ranking in 2017 by an individual hotel.

AND THE 2017 WINNER IS...EMBASSY SUITES SAN DIEGO BAY – DOWNTOWN, MANAGED BY HEI HOTELS & RESORTS, LED BY GENERAL MANAGER TODD CAPIZZO!

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

- Hotel Zeppelin San Francisco, managed by Viceroy Hotel Group
- Hotel Zoe San Francisco, managed by Noble House Hotels & Resorts
- Union Station Hotel Nashville, Autograph Collection, managed by Sage Hospitality

“Congratulations to our winning hotel teams, along with all of our other nominated property teams, for their outstanding performances in 2017,” stated Mr. Bortz. “We look forward to continued success and achievements in 2018.”

## **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](http://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](http://www.pebblebrookhotels.com).*