

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 12<sup>TH</sup> ANNUAL PEBBY AWARD WINNERS

*CELEBRATING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, MARCH 8, 2024** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company” or “Pebblebrook”) today announced the winners of its Twelfth Annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2023, as determined by Pebblebrook’s selection committee.

“As we celebrate our twelfth year of the Peppy Awards, we’ve witnessed an unprecedented level of competition and excellence,” said Jon E. Bortz, Chairman and Chief Executive Officer of Pebblebrook Hotel Trust. “Our hotel teams have consistently exemplified exceptional performance and leadership, and it’s a privilege to honor our dedicated management teams who have earned these prestigious nominations.”

The categories for the Twelfth Annual Peppy Awards are Best Picture, Best Director, Best Actor/Actress, Best International Feature Film, Best Live Action Short Film, Best Production Design, Best Visual Effects, Best Original Score, Best Adapted Screenplay, Best Cinematography, Best Documentary Feature, Best Animated Feature Film and the Academy Honorary Award.

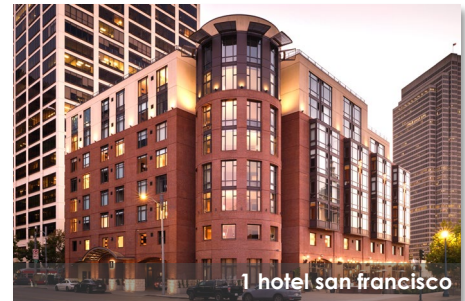
#### **THE WINNERS...**

**Best Picture** – *For best overall performance by a hotel, based on operating execution and profitability, in addition to adaptation to the challenging environment created by economic headwinds.*

**AND THE 2023 WINNER IS... 1 HOTEL SAN FRANCISCO, MANAGED BY SH HOTELS & RESORTS, LED BY GENERAL MANAGER ASHLEY GOCHNAUER!**

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

- Harbor Court Hotel San Francisco
- The Marker Waterfront Resort, Key West
- Southernmost Beach Resort, Key West
- W Boston/The Westin Copley Place, Boston
- W Los Angeles, West Beverly Hills
- The Westin San Diego Gaslamp Quarter



**Best Director** – *For best overall leadership by a management team, including revenue management and comprehensive expense management.*

**AND THE 2023 WINNER IS... THE WESTIN SAN DIEGO GASLAMP QUARTER, MANAGED BY MARRIOTT INTERNATIONAL, LED BY GENERAL MANAGER JOHN FORD!**

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

- Argonaut Hotel, San Francisco
- The Marker Waterfront Resort, Key West
- Le Méridien Delfina Santa Monica
- Paradise Point Resort and Spa
- W Boston/The Westin Copley Place, Boston
- Hotel Zena/Viceroy Washington DC



**Best Actor/Actress** – For best overall sales and marketing team.

**AND THE 2023 WINNERS ARE... A TIE BETWEEN 1 HOTEL SAN FRANCISCO, MANAGED BY SH HOTELS & RESORTS AND LED BY GENERAL MANAGER ASHLEY GOCHNAUER AND AREA DIRECTOR OF SALES & MARKETING JOEL COSTA, AND**

**THE SALES AND MARKETING TEAM LEADING W BOSTON AND THE WESTIN COPLEY PLACE, BOSTON, MANAGED BY MARRIOTT INTERNATIONAL AND LED BY GENERAL MANAGER GURKI SINGH AND DIRECTOR OF SALES & MARKETING BRANDON MAYER!**

We'd also like to thank our other nominees for Best Actor/Actress:

- LaPlaya Beach Resort & Club, Naples, Florida
- The sales team leading Hotel Monaco Washington DC and George Hotel Washington DC
- Skamania Lodge
- Hotel Palomar Los Angeles Beverly Hills
- W Los Angeles, West Beverly Hills

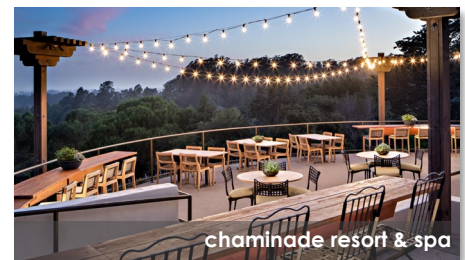


**Best International Feature Film** – For best overall effort made by a hotel team to positively impact their community, neighborhood and world by raising awareness for social justice, equity and inclusion.

**AND THE 2023 WINNER IS... CHAMINADE RESORT & SPA, MANAGED BY BENCHMARK RESORTS & HOTELS, LED BY GENERAL MANAGER DOUG LORD!**

We'd also like to thank our other nominees for Best International Feature Film:

- Argonaut Hotel, San Francisco
- Hilton San Diego Gaslamp Quarter
- Hotel Zena Washington DC
- The Liberty, a Luxury Collection Hotel, Boston

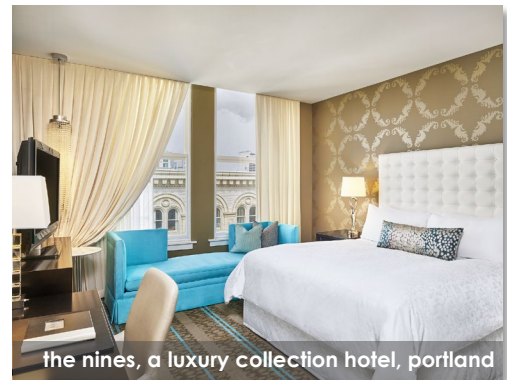


**Best Live Action Short Film** – For best overall revenue management strategies and execution.

**AND THE 2023 WINNER IS... THE REVENUE MANAGEMENT TEAM AT THE NINES, A LUXURY COLLECTION HOTEL, PORTLAND, LED BY GENERAL MANAGER DRAGAN ANDREJIC AND AREA DIRECTOR OF REVENUE MANAGEMENT RYAN BONAGURA!**

We'd also like to thank our other nominees for Best Live Action Short Film:

- L'Auberge Del Mar, San Diego
- Revere Hotel Boston Common
- Southernmost Beach Resort, Key West
- The revenue management team leading W Boston and The Westin Copley Place, Boston
- 1 Hotel San Francisco



**Best Production Design** – For best overall hotel profitability flow-through.

**AND THE 2023 WINNERS ARE...A TIE BETWEEN HARBOR COURT HOTEL SAN FRANCISCO, MANAGED BY SPRINGBOARD HOSPITALITY AND LED BY GENERAL MANAGER GAIL ISONO, AND**

**HOTEL ZELOS SAN FRANCISCO, MANAGED BY SAGE HOSPITALITY GROUP AND LED BY GENERAL MANAGER BENJAMIN MALMQUIST!**

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

- Argonaut Hotel, San Francisco
- Hotel Monaco Washington DC
- Hotel Zena Washington DC
- Hotel Zephyr Fisherman's Wharf, San Francisco
- Hotel Zetta San Francisco



**Best Visual Effects** – For best overall performance during a major renovation, following the Company's standard of "relentless pursuit of continuous improvement" and maintaining a pleasant and professional demeanor while going through disruptions, surprises and great inconveniences.

**AND THE 2023 WINNER IS...HILTON SAN DIEGO GASLAMP QUARTER, MANAGED BY DAVIDSON HOTEL GROUP, LED BY GENERAL MANAGER FRANCESCA RAMIREZ!**

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

- Estancia La Jolla Hotel & Spa
- Jekyll Island Club Resort
- LaPlaya Beach Resort & Club, Naples, Florida
- Margaritaville San Diego Gaslamp Quarter
- Viceroy Santa Monica



**Best Original Score** – For best overall performance following a prior-year major renovation, as measured by increases in market share and operating cash flow.

**AND THE 2023 WINNER IS...1 HOTEL SAN FRANCISCO, MANAGED BY SH HOTELS & RESORTS, LED BY GENERAL MANAGER ASHLEY GOCHNAUER!**

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

- Embassy Suites San Diego Bay - Downtown
- Hotel Ziggy Los Angeles - West Hollywood
- Jekyll Island Club Resort
- Viceroy Santa Monica
- The Westin San Diego Gaslamp Quarter



**Best Adapted Screenplay** – For best overall forecasting accuracy of operating profitability.

**AND THE 2023 WINNER IS...THE LIBERTY, A LUXURY COLLECTION HOTEL, BOSTON, MANAGED BY HEI HOTELS & RESORTS, LED BY GENERAL MANAGER MARK FISCHER!**

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

- Argonaut Hotel, San Francisco
- Hyatt Regency Boston Harbor
- L'Auberge Del Mar, San Diego
- Margaritaville Hollywood Beach Resort
- Hotel Zephyr Fisherman's Wharf, San Francisco



**Best Cinematography** – For best overall implementation of energy conservation programs and green initiatives to reduce energy, water and waste.

**AND THE 2023 WINNER IS...HOTEL MONACO WASHINGTON DC, MANAGED BY KIMPTON HOTEL & RESTAURANT GROUP, LED BY GENERAL MANAGER AND GREEN AMBASSADOR SERGIO PEREZ!**

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

- Harbor Court Hotel San Francisco
- Hotel Palomar Los Angeles Beverly Hills
- Inn on Fifth, Naples, Florida
- LaPlaya Beach Resort & Club, Naples, Florida
- 1 Hotel San Francisco

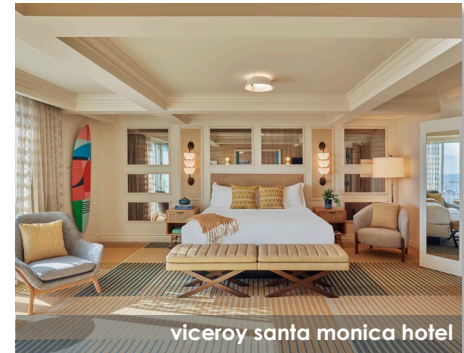


**Best Documentary Feature** – For best overall implementation of accounting standards and controls, including success in minimizing credit card chargebacks and overall expense management.

**AND THE 2023 WINNERS ARE...A TIE BETWEEN LE MÉRIDIEN DELFINA SANTA MONICA & VICEROY SANTA MONICA, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER SIETSE NABBEN AND DIRECTORS OF FINANCE MAURILLO WARREN AND EDMUNDO HERNANDEZ!**

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

- Hilton San Diego Gaslamp Quarter
- Margaritaville Hollywood Beach Resort
- Paradise Point Resort & Spa
- Revere Hotel Boston Common
- W Boston/The Westin Copley Place, Boston



**Best Animated Feature Film** – For best overall restaurant and/or bar, as measured by profitability, creativity, operating models and guest experience.

**AND THE 2023 WINNER IS...DIRTY HABIT @ HOTEL MONACO WASHINGTON DC, MANAGED BY KIMPTON HOTEL & RESTAURANT GROUP, LED BY GENERAL MANAGER STEPHANIE CARRE AND EXECUTIVE CHEF ANTHONY JONES!**

We'd also like to thank our other nominees for Best Animated Feature Film:

- Bar 10 @ The Westin Copley Place, Boston
- Blue Mermaid @ Argonaut Hotel, San Francisco
- Covewood @ San Diego Mission Bay Resort
- Terrene @ 1 Hotel San Francisco
- The View @ Chaminade Resort & Spa

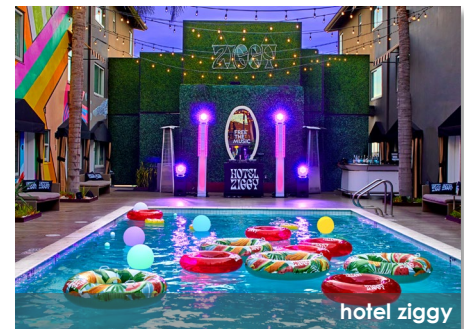


**Academy Honorary Award** – For most improved Tripadvisor rankings, as determined by guests.

**AND THE 2023 WINNER IS...HOTEL ZIGGY LOS ANGELES – WEST HOLLYWOOD, MANAGED BY SPRINGBOARD HOSPITALITY, LED BY HOTEL MANAGER CHANCE RENO!**

We'd also like to thank our other nominees for the Academy Honorary Award:

- Hilton San Diego Gaslamp Quarter
- Hotel Monaco Washington DC
- Viceroy Washington DC
- Hotel Zeppelin San Francisco
- Hotel Zephyr Fisherman's Wharf, San Francisco



## **About Pebblebrook Hotel Trust**

Pebblebrook Hotel Trust (NYSE: PEB) is a publicly traded real estate investment trust ("REIT") and the largest owner of urban and resort lifestyle hotels in the United States. The Company owns 46 hotels, totaling approximately 12,000 guest rooms across 13 urban and resort markets. For more information, visit [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com) and follow [@PebblebrookPEB](https://twitter.com/PebblebrookPEB).

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*For additional information or to receive press releases via email, please visit [www.pebblebrookhotels.com](http://www.pebblebrookhotels.com)*