

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 7<sup>TH</sup> ANNUAL PEBBY AWARD NOMINATIONS *RECOGNIZING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, JANUARY 22, 2019** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the nominations for its Seventh Annual Peppy Awards. The Peppy Award nominees were chosen for their outstanding accomplishments in 2018, as determined by the Company.

The Academy’s nominations are notably diverse and naturally more competitive given the large increase in candidates. Nonetheless, several hotels earned multiple nominations; Hotel Zeppelin San Francisco and Hotel Zelos San Francisco both earned six nominations, Hotel Zetta San Francisco earned five, and Union Station Hotel Nashville, Autograph Collection and LaPlaya Naples Beach Resort & Club each earned four. The intense competition amongst the portfolio’s leaders is certain to mark this year as one of the most exciting Peppy Awards ceremonies.

“The nomination process for the Peppy Awards becomes increasingly competitive every year, and 2018 was particularly exciting given the acquisition of LaSalle Hotel Properties,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust.

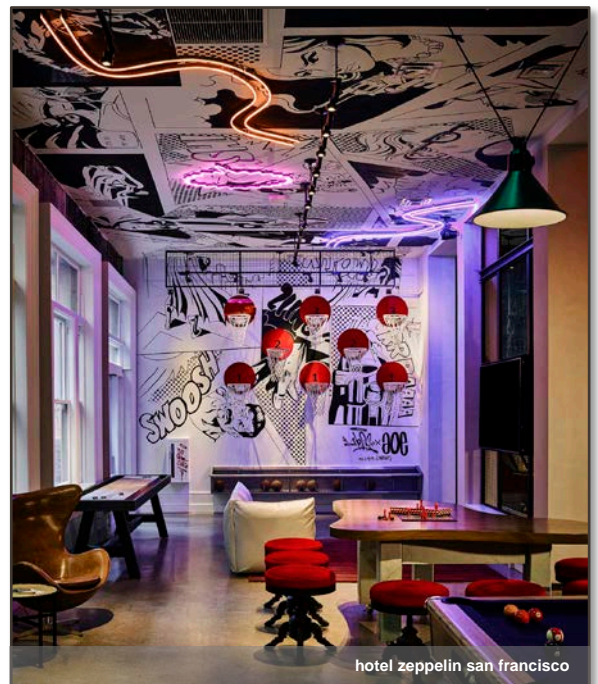
#### **And the nominees are...**

**Best Picture** – *For best overall performance by a hotel in 2018, 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 Zeppelin San Francisco
- Hotel Zetta San Francisco
- InterContinental Buckhead Atlanta
- The Liberty, a Luxury Collection Hotel, Boston
- Union Station Hotel Nashville, Autograph Collection

**Best Directing** – *For best overall leadership by a management team in 2018, including revenue management, sales, marketing and comprehensive expense management.*

- Embassy Suites San Diego Bay – Downtown
- Hotel Zeppelin San Francisco
- Hotel Zetta San Francisco
- LaPlaya Naples Beach Resort & Club
- Skamania Lodge
- The Liberty, a Luxury Collection Hotel, Boston



**Best Production** – For best overall hotel profitability flow-through in 2018. 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
- Onyx Hotel Boston
- Sofitel Philadelphia
- The Westin Michigan Avenue Chicago
- Union Station Hotel Nashville, Autograph Collection

**Best Actor/Actress** – For best overall Sales and Marketing team to support the performance of a hotel.

- Hilton San Diego Gaslamp Quarter
- InterContinental Buckhead Atlanta
- Revere Hotel Boston Common
- Skamania Lodge
- The Sales and Marketing Team for Hotel Zelos San Francisco, Hotel Zeppelin San Francisco and Hotel Zetta San Francisco

**Best Live Action Short Film** – For best overall revenue management strategies and execution to support the performance of a hotel.

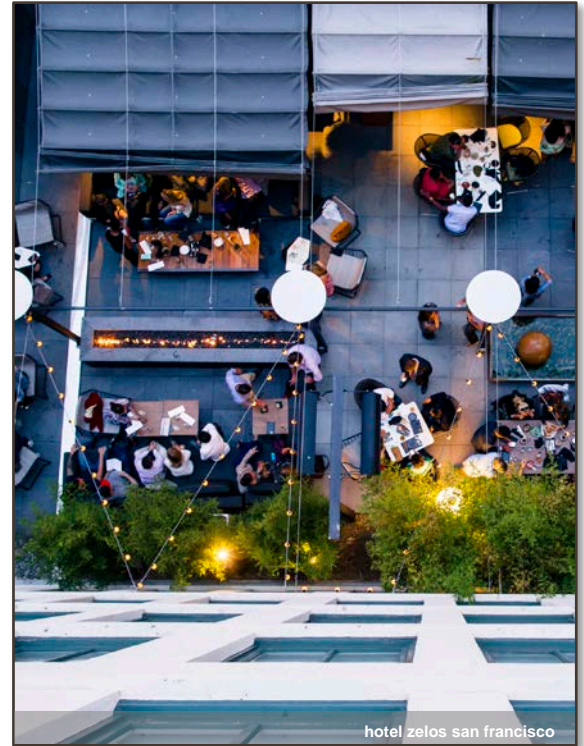
- Embassy Suites San Diego Bay – Downtown
- Hilton San Diego Gaslamp Quarter
- Hotel Zelos San Francisco
- Hotel Zeppelin San Francisco
- Hotel Zetta San Francisco
- Le Méridien Delfina Santa Monica

**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.

- Embassy Suites San Diego Bay – Downtown
- Hotel Zelos San Francisco
- LaPlaya Naples Beach Resort & Club
- Sir Francis Drake, San FranciscoP
- The Heathman Hotel Portland

**Best Music (Original Score)** – For best overall performance following a prior year major renovation as evidenced by an increase in market share and operating cash flow, taking into consideration the strength of the market in which the hotel is located.

- Hotel Zeppelin San Francisco
- Hotel Zoe Fisherman’s Wharf
- LaPlaya Naples Beach Resort & Club
- Union Station Hotel Nashville, Autograph Collection





**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.

- Chamberlain West Hollywood Hotel
- Hotel Spero San Francisco
- Montrose West Hollywood
- Sofitel Philadelphia

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

- Argonaut Hotel San Francisco
- Hotel Zelos San Francisco
- Hotel Zephyr Fisherman's Wharf
- Hotel Zetta San Francisco
- W Los Angeles – West Beverly Hills

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

- Hotel Zeppelin San Francisco
- Mondrian Los Angeles
- Paradise Point Resort & Spa, San Diego
- The Nines, a Luxury Collection Hotel, Portland

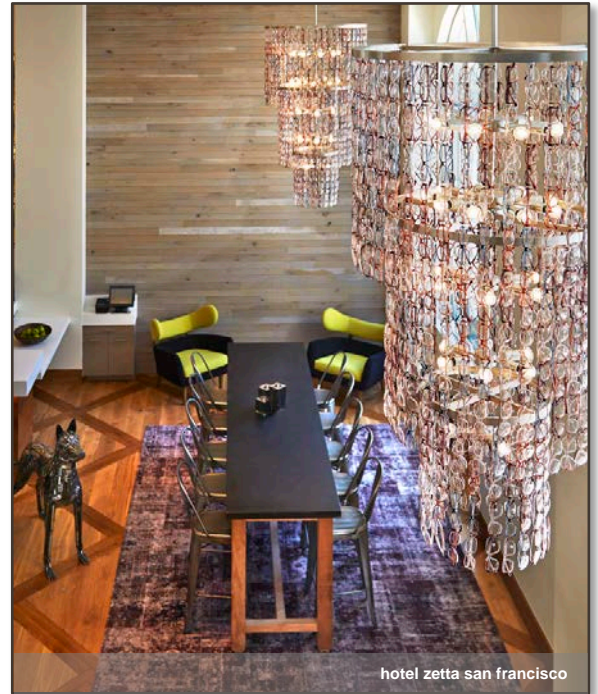
**Best Animated Feature Film** – For best overall performing restaurant or bar, not only measured on profitability, but also on fostering creativity, creating an experience, activating the hotel, while also supporting the hotel's operations.

- BALEEN at LaPlaya Naples Beach Resort & Club
- Departure Restaurant at The Nines, a Luxury Collection Hotel, Portland
- Dirty Habit at Hotel Zelos San Francisco
- Liberty Bar at The Liberty, a Luxury Collection Hotel, Boston
- Southernmost Beach Café at Southernmost Beach Resort Key West

**Honorary Achievement Award** – For the most improved TripAdvisor ranking in 2018 by an individual hotel.

- Harbor Court Hotel San Francisco
- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel
- Hotel Spero San Francisco
- Montrose West Hollywood
- Union Station Hotel Nashville, Autograph Collection

The Seventh Annual Pebby Award winners will be announced on Friday, February 22, 2019 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](http://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 63 hotels, totaling approximately 15,300 guest rooms, located in 10 states and the District of Columbia, including: Del Mar, California; Los Angeles, California (Beverly Hills, Santa Monica and West Hollywood); San Diego, California; San Francisco, California; Santa Cruz, California; Washington, DC; Coral Gables, Florida; Key West, Florida; Naples, Florida; Buckhead, Georgia; Chicago, Illinois; Boston, Massachusetts; 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](http://www.pebblebrookhotels.com) and follow us on Twitter at @PebblebrookPEB.

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