

## News Release

### PEBBLEBROOK HOTEL TRUST ANNOUNCES THE 7TH ANNUAL PEBBY AWARD WINNERS *CELEBRATING THE YEAR'S BEST HOTELS*

**HOLLYWOOD, CA, FEBRUARY 22, 2019** – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced the winners of its seventh annual Peppy Awards. The Peppy Award winners were chosen for their outstanding accomplishments in 2018, as determined by the Company.

“Our Peppy awards aim to highlight the incredible accomplishments and successes of our hotel management teams in 2018,” noted Jon Bortz, Chairman, President and Chief Executive Officer of Pebblebrook Hotel Trust. “While many of our properties achieved exceptional performance in 2018, the award winners, working closely with our asset managers, have sustained outstanding operational success. We’re especially pleased this year to be adding a new category for the Lifetime Achievement Award, for the long-time team members who work at our Pebblebrook-owned hotels, to honor their dedication, hard work, and steadfast loyalty.”

The categories for the awards are Best Picture, Best Directing, Best Production, Best Actor/Actress, Best Live Action Short Film, Best Visual Effects, Best Music (Original Score), Best Cinematography, Best Adapted Screenplay, Best Documentary, Best Animated Feature Film, Honorary Achievement Award and Lifetime Achievement Award.

#### **THE WINNERS**

##### **Best Picture**

**CRITERIA** – 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.

**AND THE 2018 WINNER IS... HOTEL ZELOS SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER ASHLEY GOCHNAUER!**

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

- 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

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

AND THE 2018 WINNER IS... THE LIBERTY, A LUXURY COLLECTION HOTEL, BOSTON, MANAGED BY HEI HOTELS & RESORTS, LED BY GENERAL MANAGER GLENN SAMPERT!

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

- Embassy Suites San Diego Bay – Downtown
- Hotel Zeppelin San Francisco
- Hotel Zetta San Francisco
- LaPlaya Naples Beach Resort & Club
- Skamania Lodge

## Best Production

CRITERIA – 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.

AND THE 2018 WINNER IS... UNION STATION HOTEL NASHVILLE, AUTOGRAPH COLLECTION, MANAGED BY SAGE HOSPITALITY GROUP, LED BY GENERAL MANAGER PETER WRIGHT!

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

- Hotel Colonnade Coral Gables, a Tribute Portfolio Hotel
- Onyx Hotel Boston
- Sofitel Philadelphia at Rittenhouse Square
- The Westin Michigan Avenue Chicago

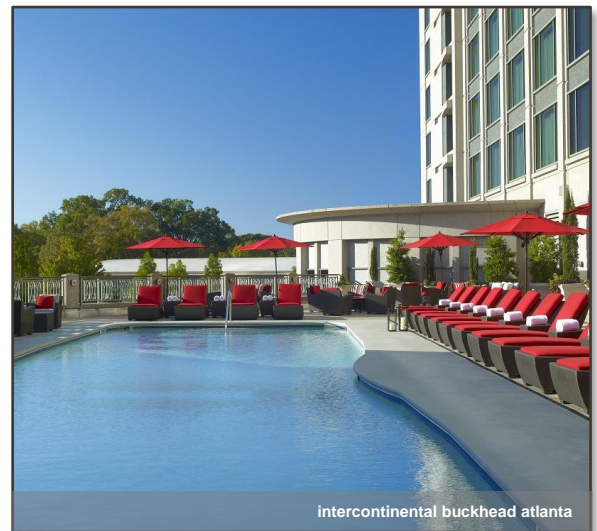
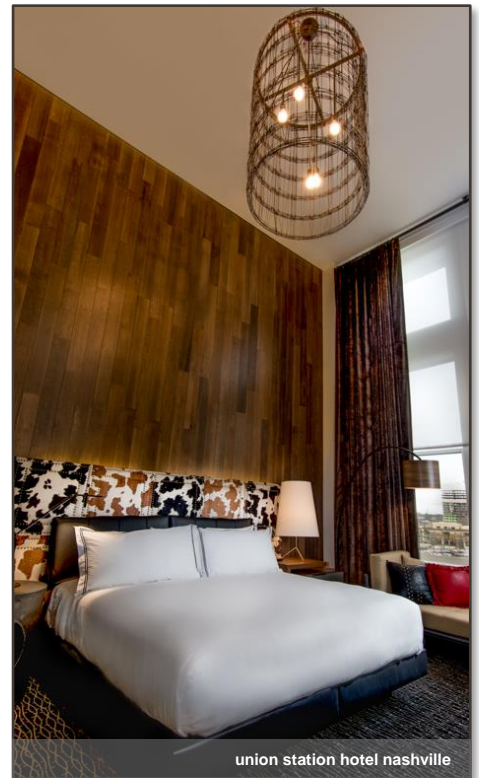
## Best Actor/Actress

CRITERIA – For best overall Sales and Marketing team to support the performance of a hotel.

AND THE 2018 WINNER IS... INTERCONTINENTAL BUCKHEAD ATLANTA, MANAGED BY INTERCONTINENTAL HOTELS GROUP, LED BY GENERAL MANAGER GERASIMOS FERENTINOS AND DIRECTOR OF SALES & MARKETING DREW SMITH!

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

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



### Best Live Action Short Film

CRITERIA – For best overall revenue management strategies and execution to support the performance of a hotel.

AND THE 2018 WINNER IS... THE REVENUE MANAGEMENT TEAM FOR HOTEL ZELOS SAN FRANCISCO, HOTEL ZEPPELIN SAN FRANCISCO AND HOTEL ZETTA SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY AREA DIRECTOR OF REVENUE MANAGEMENT EMILY GARCIA!

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

- Embassy Suites San Diego Bay – Downtown
- Hilton San Diego Gaslamp Quarter
- Le Méridien Delfina Santa Monica



### 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 2018 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 Best Visual Effects:

- Hotel Zelos San Francisco
- LaPlaya Naples Beach Resort & Club
- Sir Francis Drake, San Francisco
- The Heathman Hotel Portland

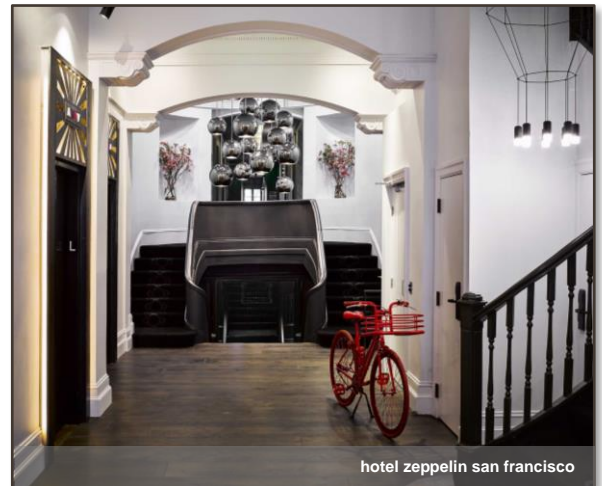
### Best Music (Original Score)

CRITERIA – 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.

AND THE 2018 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 Music (Original Score):

- Hotel Zoe Fisherman's Wharf
- LaPlaya Naples Beach Resort & Club
- Union Station Hotel Nashville, Autograph Collection



### 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 2018 WINNER IS... SOFITEL PHILADELPHIA AT RITTENHOUSE SQUARE, MANAGED BY ACCOR HOTELS, LED BY GENERAL MANAGER ANGELA BAUER!

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

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

## Best Adapted Screenplay

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

AND THE 2018 WINNER IS... HOTEL ZELOS SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER ASHLEY GOCHNAUER!

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

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

## Best Documentary

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

AND THE 2018 WINNER IS... THE NINES, A LUXURY COLLECTION HOTEL, PORTLAND, MANAGED BY SAGE HOSPITALITY GROUP, LED BY GENERAL MANAGER JEAN-MARC JALBERT AND CONTROLLER ROBIN SALDANA!

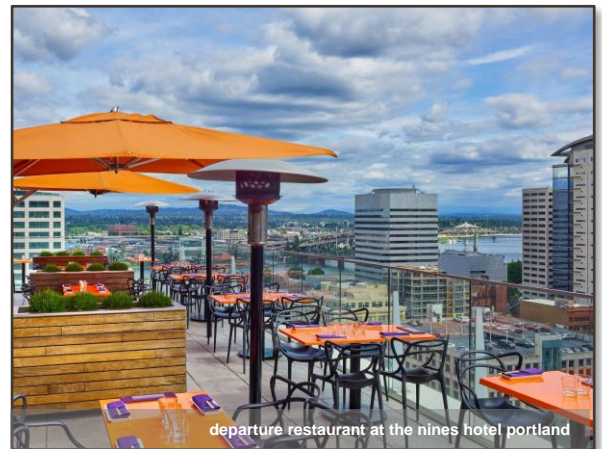
We'd also like to thank our other nominees for Best Documentary:

- Hotel Zeppelin San Francisco
- Mondrian Los Angeles
- Paradise Point Resort & Spa, San Diego

## Best Animated Feature Film

CRITERIA – 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.

AND THE 2018 WINNERS ARE...A TIE BETWEEN DEPARTURE RESTAURANT AT THE NINES, A LUXURY COLLECTION HOTEL, PORTLAND, MANAGED BY SAGE HOSPITALITY GROUP, LED BY GENERAL MANAGER JEAN-MARC JALBERT AND GENERAL MANAGER OF FOOD & BEVERAGE JEFF BROWN, AND DIRTY HABIT AT HOTEL ZELOS SAN FRANCISCO, MANAGED BY VICEROY HOTEL GROUP, LED BY GENERAL MANAGER ASHLEY GOCHNAUER AND GENERAL MANAGER OF DIRTY HABIT EJ VARELA!



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

- BALEEN at LaPlaya Naples Beach Resort & Club
- Liberty Bar at The Liberty, a Luxury Collection Hotel, Boston
- Southernmost Beach Café at Southernmost Beach Resort Key West

## Honorary Achievement Award

CRITERIA – For the most improved TripAdvisor ranking in 2018 by an individual hotel.

AND THE 2018 WINNER IS... HARBOR COURT HOTEL SAN FRANCISCO, MANAGED BY OLS HOTELS & RESORTS, LED BY GENERAL MANAGER TODD METZGER!

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

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

## Lifetime Achievement Award

CRITERIA – For the hard work and service of our long-term team members throughout our portfolio, as demonstrated by more than 35 years of dedication and excellent service to our hotels and guests:

- Alice Porlas, Server, 47 Years, Hilton San Diego Resort & Spa
- Felicitas Rodriguez, Room Attendant, 47 Years, Hilton San Diego Resort & Spa
- Manuel Castro, Island Services Runner, 46 Years, Paradise Point Resort & Spa
- Mark Benitez, PBX Operator, 44 Years, Hilton San Diego Resort & Spa
- Austreberto Saucedo, Server, 43 Years, Hilton San Diego Resort & Spa
- Hoi Por Wong, IRD Server, 43 Years, Sir Francis Drake
- Tom Sweeney, Door Attendant, 43 Years, Sir Francis Drake
- Abraham Velarde-Sanchez, Island Services Runner, 42 Years, Paradise Point Resort & Spa
- Maria Cristina Buenrostro, Room Attendant, 41 Years, Hilton San Diego Resort & Spa
- Maria Rios, Administrative Assistant, 41 Years, Hilton San Diego Resort & Spa
- Rafael Rodriguez-Saucedo, Houseman Supervisor, 40 Years, Hilton San Diego Resort & Spa
- Rafael Montes, Server, 39 Years, W Los Angeles – West Beverly Hills
- Alberto Cabrera, IT Manager, 39 Years, Hilton San Diego Resort & Spa
- Amanda Montenegro, Room Attendant, 39 Years, Hilton San Diego Resort & Spa
- Charme Lee, Server, 39 Years, Hilton San Diego Resort & Spa
- Elia Lourdes Castaneda, Room Attendant, 39 Years, The Westin Michigan Avenue Chicago
- Jorge Martinez, Server, 39 Years, Hilton San Diego Resort & Spa
- Louise Dowell, Payroll Administrator, 39 Years, The Westin Michigan Avenue Chicago
- Maria Luz Rodriguez, Room Attendant, 39 Years, Hilton San Diego Resort & Spa
- Martha Valencia, Room Inspector, 39 Years, Hotel Zephyr Fisherman's Wharf
- Miguel Martinez, Server, 39 Years, W Los Angeles – West Beverly Hills
- Iram Casas, Suite Service Waiter, 39 Years, Le Parc Suite Hotel
- Ana Rodriguez, Housekeeper, 38 Years, W Los Angeles – West Beverly Hills
- Matilda Solorio, Housekeeper, 38 Years, W Los Angeles – West Beverly Hills
- Adriaan Vanderzwan, Bell Attendant, 38 Years, Sir Francis Drake
- Irene Rodriguez, Room Attendant, 38 Years, Sir Francis Drake
- Pedro Hernandez, Line Cook, 38 Years, Le Méridien Delfina Santa Monica
- Carlos Parrilla, Laundry Attendant, 38 Years, Revere Hotel Boston Common
- Rosa Navarrete, Room Attendant, 38 Years, Le Méridien Delfina Santa Monica
- Rosa Amezcua, Housekeeper, 37 Years, W Los Angeles – West Beverly Hills
- Carlos Escobar, Cook, 37 Years, Le Parc Suite Hotel
- Jose Coronado, Laundry Mechanic/Specialist, 37 Years, Paradise Point Resort & Spa
- Jose R. Sanchez, Kitchen Manager, 36 Years, Hotel Amarano Burbank
- Marina Pineda, Room Attendant, 36 Years, Le Parc Suite Hotel
- Evelyn Bonilla, Room Attendant, 36 Years, Sir Francis Drake
- Nicolas Cervantes, Public Area Porter, 36 Years, Paradise Point Resort & Spa
- Ramiro Ramirez, Cook, 35 Years, Montrose West Hollywood
- Catherine Kitchens Thorpe, Housekeeping Supervisor, 35 Years, The Westin Michigan Avenue Chicago
- Byron Alvarado, Banquet House Attendant, 35 Years, Sir Francis Drake
- Rodrigo Flores, Banquet Pastry Cook, 35 Years, Paradise Point Resort & Spa
- Filogonio Salgado-Morales, Banquet Dishwasher, 35 Years, Paradise Point Resort & Spa
- Anthony Avila, Houseperson, 35 Years, Le Parc Suite Hotel
- Aida Aguillon, Housekeeping Supervisor, 35 Years, Mondrian Los Angeles

“Congratulations to our winning hotel teams, along with all of our other nominated property teams, for their outstanding performances in 2018,” stated Mr. Bortz. “We look forward to continued success and achievements in 2019.”

## **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 62 hotels, totaling approximately 14,900 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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### **Contacts:**

Raymond D. Martz, Chief Financial Officer, Pebblebrook Hotel Trust - (240) 507-1300

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