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Pebblebrook Hotel Trust
Form 8-K
September 29, 2015

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported): September 29, 2015

PEBBLEBROOK HOTEL TRUST

(Exact name of registrant as specified in its
charter)

Maryland

001-34571

27-1055421

(State or other jurisdiction
of incorporation)

(Commission
File Number)

(I.R.S. Employer
Identification No.)

7315 Wisconsin Avenue, 1100 West,
Bethesda, Maryland

20814

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code: (240) 507-1300

Not Applicable

Former name or former address, if changed since last
report

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01. Regulation FD Disclosure.

A copy of the presentation that senior executives of Pebblebrook Hotel Trust (the "Company") will present at the Company's 2015 Institutional Investor and Analyst Meeting on September 29, 2015 in San Francisco, California has been posted to the Investor Relations section of the Company's website at www.pebblebrookhotels.com.

The presentation includes disclosure of certain non-GAAP financial measures, including adjusted funds from operations ("Adjusted FFO") and adjusted earnings before interest, taxes, depreciation and amortization ("Adjusted EBITDA"), which should be considered along with, but not as alternatives to, net income. Please refer to the Company's filings with the U.S. Securities and Exchange Commission and the Company's earnings releases, which are also available at the Investor Relations section of the Company's website, for disclosure of the Company's net income, reconciliations of the non-GAAP financial measures to net income and additional detail on the Company's use of non-GAAP financial measures.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

PEBBLEBROOK HOTEL TRUST

September 29, 2015

By: /s/ Raymond D. Martz

Name: Raymond D. Martz
Title: Executive Vice President, Chief Financial
Officer, Treasurer and Secretary