

Pebblebrook Hotel Trust  
Form 8-K  
September 27, 2011

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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 27, 2011 (September 15, 2011)

PEBBLEBROOK HOTEL TRUST  
(Exact name of Registrant as specified in its charter)

Maryland  
(State or Other Jurisdiction  
of Incorporation or Organization)

001-34571  
(Commission File Number)

27-1055421  
(I.R.S. Employer Identification No.)

2 Bethesda Metro Center, Suite 1530  
Bethesda, MD 20814  
(Address of principal executive offices) (Zip code)

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

Not Applicable  
(Former name or former address, if changed from 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)

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- .. 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))
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Item 7.01. Regulation FD Disclosure.

On September 22, 2011, Pebblebrook Hotel Trust (the “Company”) issued a press release announcing that the Board has declared a quarterly cash dividend per share on its outstanding common shares of beneficial interest and its 8.00% Series B Cumulative Redeemable Preferred Shares of Beneficial Interest, \$0.01 par value per share (the “Series B Preferred Shares”). A copy of the press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K and is hereby incorporated by reference into this Item 7.01.

Item 8.01. Other Events.

On September 15, 2011, the Board declared a quarterly dividend of \$0.13333 per Series B Preferred Share for the quarter ending September 30, 2011 (the “Series B Preferred Dividend”). The Series B Preferred Dividend is payable on October 17, 2011 to holders of record of Series B Preferred Shares as of the close of business on September 30, 2011. The Series B Preferred Dividend represents a rate of 8.00% per annum of the \$25 per share liquidation preference (equivalent to \$2.00 per annum per share).

This Current Report on Form 8-K contains statements that are “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, pursuant to the safe harbor provisions of the Private Securities Reform Act of 1995. These forward-looking statements relate to the payment of the Series B Preferred Dividend. Forward-looking statements are based on certain assumptions and can include future expectations, future plans and strategies, financial and operating projections or other forward-looking information.

These forward-looking statements are subject to various risks and uncertainties, not all of which are known to the Company and many of which are beyond the Company’s control, which could cause actual results to differ materially from such statements. These risks and uncertainties include, but are not limited to, the state of the U.S. economy and other factors as are described in greater detail in the Company’s filings with the SEC, including, without limitation, the Company’s Annual Report on Form 10-K for the year ended December 31, 2010. Unless legally required, the Company disclaims any obligation to update any forward-looking statements, whether as a result of new information, future events or otherwise.

Item 9.01. Financial Statements and Exhibits

(d) Exhibits.

Exhibit No.	Description
99.1	Press release dated September 22, 2011.

SIGNATURE

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

Date: September 27, 2011

By: /s/ Raymond D. Martz  
Raymond D. Martz  
Executive Vice President, Chief Financial Officer,  
Treasurer and Secretary

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EXHIBIT INDEX

Exhibit No.	Description
99.1	Press release dated September 22, 2011.