

FOR IMMEDIATE RELEASE

VICEROY

HOTELS & RESORTS

Viceroy Hotels & Resorts Adds Two Washington, D.C. Hotels to its Growing Portfolio
The Brand Expands East Coast Footprint by Taking Over the Management of Donovan Hotel D.C. and Mason & Rook Hotel D.C.

LOS ANGELES (June 06, 2019) – [Viceroy Hotels & Resorts](#) today announces the brand has been selected by Pebblebrook Hotel Trust (NYSE: PEB) to take over management of [Donovan Hotel D.C.](#) and [Mason & Rook Hotel D.C.](#) as of July 1, 2019, adding the east coast properties to the brand's expanding portfolio of vibe-led luxury hotels and its entry into the Washington, D.C. market.

Mason & Rook is located in D.C.'s dynamic 14th Street corridor —the trendy eating and drinking epicenter for locals and visitors alike offering a metropolitan alternative to traditional D.C. hotels. The neighborhood has organically grown over the past few years and is now the destination of choice for pioneering Washingtonians to open up shop and D.C.'s hip and hungry crowd to gather. Just off of Thomas Circle lies Donovan Hotel. This prime location offers a wealth of social and cultural activities with close proximity to the Metro, the Convention Center and White House.

Mason & Rook's 178 rooms—including 18 suites—are some of the largest in the city thanks to its former life as an apartment building. Its signature restaurant, Radiator, emits a luminous vibe that's lively, trendsetting and unscripted, which pairs well with the hotel's rooftop bar and pool scene. Under the management of Viceroy Hotels & Resorts, the hotel will undergo comprehensive renovations beginning late summer and will re-emerge as Viceroy Washington D.C. early 2020, as part of The Viceroy Lifestyle Series.

The 193-room Donovan Hotel D.C. is known for its sleek modern design, unparalleled views from popular rooftop bar and event venue DNV Rooftop. The hotel will begin interior renovations late 2019 led by Dawson Design Group, the same firm that designed three of the Viceroy Hotels & Resorts' San Francisco-based hotels: Hotel Zelos, Hotel Zetta and Hotel Zeppelin. When renovations are complete in 2020, the property will operate under a new name and become part of The Viceroy Urban Retreats.

"Washington, D.C. has long been a destination we've had our eyes on and we're thrilled to expand our presence on the east coast," said Bill Walshe, CEO of Viceroy Hotels & Resorts. "We look forward to continuing our valued relationship with Pebblebrook and also embracing and becoming part of the dynamic neighborhoods in which these two hotels are located."

Viceroy Hotels & Resorts' portfolio currently includes 12 hotels in carefully chosen destinations throughout the U.S., Mexico and Saint Lucia. The brand's pipeline includes the addition of Serbia in late 2019 with properties under development in Bocas Del Toro, Panama; Algarve, Portugal; and Cartagena, Colombia to follow.

For more information, please visit www.viceroyhotelsandresorts.com.

ABOUT VICEROY HOTELS & RESORTS

Viceroy Hotels & Resorts inspires travelers with one-of-a-kind authentic lifestyle experiences that bring together provocative design and intuitive service in sought-after locations. A leader in modern luxury, Viceroy's vibe-led hospitality is guided by the brand promise "Remember to Live," an affirmation to create lifelong memories for each and every guest. Viceroy destinations are segmented into three distinct portfolio tiers to help travelers find exactly the kind of experience they're looking for. The Viceroy Icon Collection properties include epic hotels and resorts in Los Cabos, Chicago, Dubai, Beverly Hills, Riviera Maya, Snowmass, and St. Lucia, with forthcoming openings in Serbia, Algarve and Panama. The Viceroy Lifestyle Series hotels and resorts are found in attitude-led destinations which includes Santa Monica and the forthcoming Washington D.C. location. The Viceroy Urban Retreats in San Francisco and upcoming D.C. location have an independent spirit and bold, eccentric personalities. Viceroy Hotels & Resorts is a member of the Global Hotel Alliance (GHA) DISCOVERY, a unique loyalty program offering exclusive benefits and experiences to its members at over 500 hotels around the world. For more information, visit www.viceroyhotelsandresorts.com. Follow Viceroy Hotels & Resorts at facebook.com/viceroyhotelgroup and on Instagram and Twitter @viceroyhotels.

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 60 hotels, totaling approximately 14,500 guest rooms across 16 urban and resort markets with a focus on the west coast gateway cities. For more information, visit www.pebblebrookhotels.com and follow us at @PebblebrookPEB.

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