

Carter Validus Mission Critical REIT II, Inc. Acquires Three Medical Facility Properties in December 2014

(Tampa, FL) – Carter Validus Mission Critical REIT II, Inc. (the “Company”) announced that it acquired three medical facility properties, the Baylor Surgical Hospital at Fort Worth, the Baylor Surgical Hospital Integrated Medical Facility and the New England Sinai Medical Center, for a combined purchase price of \$76.8 million¹.

The Baylor Fort Worth Medical Center is a 5.84-acre medical center campus comprised of the Baylor Surgical Hospital at Fort Worth and the Baylor Surgical Hospital Integrated Medical Facility. Both buildings were built in 2014 and together measure approximately 91,732 square feet in net rentable area. The two-story specialty hospital has 30 inpatient beds, a four-bed intensive care unit, 14 operating rooms, a 24-hour emergency room and an imaging suite. The hospital is 100% leased to Fort Worth Surgicare Partners, Ltd. The medical center campus is located in the Dallas-Fort Worth metropolitan statistical area (“MSA”), the fourth largest MSA in the country, which has an estimated 6.4 million residents.



The New England Sinai Medical Center measures approximately 180,744 square feet in net rentable area. The property is a 27.9-acre medical center campus comprised of the New England Sinai Hospital, which is a 142-bed, long-term acute care hospital, and an adjoining integrated medical facility property. The medical center campus is located in the Boston-Cambridge-Quincy, Massachusetts – New Hampshire MSA, the 10th largest MSA in the country, which has an estimated 4.55 million residents. The New England Sinai Medical Center is 100% leased to the New England Sinai Hospital, a Steward Family Hospital, Inc.

“The Baylor Fort Worth Medical Center has been designed and constructed with the fundamental objective of treating patients with the leading technologies in medicine,” said Michael Seton, President and Chief Investment Officer, Carter Validus Advisors II, LLC. “Since its inception, the New England Sinai Hospital has delivered high-quality healthcare services to the greater Boston area. We are pleased to align ourselves with such well-regarded medical organizations and to be able to add these facilities to our portfolio of mission critical assets.”

¹The acquisition of the New England Sinai Medical Center includes estimated future capital improvements of approximately \$2,922,000.

About Carter Validus Mission Critical REIT II, Inc.

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded company that intends to qualify as a real estate investment trust (REIT). The REIT intends to acquire mission critical real estate assets located throughout the United States and abroad. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants. Carter Validus Mission Critical REIT II, Inc. will focus its acquisitions of mission critical assets in the data centers and healthcare sectors.

[Click here to see a copy of Carter Validus Mission Critical REIT II’s Prospectus and Risk Factors.](#)

This is a speculative security and as such, involves a high degree of risk.

This is not an offer or a solicitation of an offer to buy the securities described herein. Such an offer can be made only by means of a prospectus. Investment performance is not guaranteed. This is a speculative security and as such, involves a high degree of risk.

Securities offered through SC Distributors, LLC, dealer manager and member FINRA and SIPC.