

Carter Validus Mission Critical REIT II, Inc. Acquires First Data Center Property in \$7.5 Million Sale-Leaseback

(Tampa, FL) – Carter Validus Mission Critical REIT II, Inc. (“CVMC REIT II”), purchased its first data center property, the Indianapolis Data Center (the “IDC”), on April 1, 2015. The \$7,500,000 data center was purchased from and leased back to Online Tech, Inc. (“Online Tech”), which provides secure and compliant enterprise cloud and colocation hosting services and operates five data centers in the Midwest.

The IDC is located in Indianapolis, Indiana. It is a 43,724 square-foot hosting facility supporting 3 megawatts of electrical load and is resiliently powered by two independent utility feeds. The data center accesses a high concentration of fiber optics and is in an ideal location for secure cloud computing providers given the area’s diverse economic base, cool climate, and low risk of natural disasters.

According to Online Tech, the IDC houses Online Tech’s high-speed data analytics cloud that leverages EMC’s XtremIO technology, making the data center one of only a few in the country with an all-flash-cloud that meets key regulatory requirements. “Our partnership with Carter Validus allows us to continue investing capital back into our client-facing cloud infrastructure,” said Mike Klein, co-CEO of Online Tech. “This new next generation analytics cloud, as well as advanced security tools, are but two of the many investments we are continuing to make in the Indianapolis market.”

“We are excited to collaborate with Online Tech and announce our first data center acquisition for CVMC REIT II,” said Michael Seton, President of CVMC REIT II. “The IDC’s ideal location, strong tenant, reliability, and state-of-the-art technology make this asset a great addition to our portfolio.”

John Carter, Chief Executive Officer of CVMC REIT II added, “We believe that acquisitions of high-quality data center real estate properties, like the IDC, align well with our mission critical strategy and add significant value to CVMC REIT II and to our investors.”

About Carter Validus Mission Critical REIT II, Inc.

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded company headquartered in Tampa, Florida that intends to qualify as a real estate investment trust. The Company 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. intends to focus its acquisitions on mission critical assets in the data center and healthcare sectors. For more information, visit <http://www.cvmissioncriticalreit2.com/>.

About Online Tech:

Online Tech is the Midwest’s leader in secure, compliant enterprise cloud and colocation hosting services. The company’s network of five data centers protect mission critical applications to ensure they are always available, secure and comply with government and industry regulations. Backed by independent HIPAA, PCI, SOC 2 and Safe Harbor audits, Online Tech delivers exceptional experiences for companies in need of a strategic hosting partner. For more information, call (877) 740-5028, email contactus@onlinetech.com or visit <http://www.onlinetech.com>.

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.

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Forward-Looking Statements

This press release contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms and phrases such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. The Company undertakes no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in the Company's expectations.