

Carter Validus Mission Critical REIT Acquires \$94.75 Million Data Center

(January 5th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CV REIT") announced today that it acquired a \$94.75 million multi-tenant wholesale data center located in Atlanta, Georgia. The acquisition was completed through a joint venture between CV REIT and three institutional investors. As general partner and manager of the joint venture, CV REIT will control and run the operations of the property. The property, Peachtree Data Center, a wholesale multi-tenant data center facility for carriers and colocation providers, is one of a small number of flagship technology centers in the country due to its location, size, infrastructure and access to power and fiber connectivity.

Originally constructed in 1927, this property has undergone several renovations with the most recent completed in 2010. As part of the renovation process, the previous owner invested \$30 million and the current tenants invested \$200 million. John Carter, CEO of CV REIT stated "While the property was built some time ago we believe the thorough renovations and construction of the new state-of-the-art data centers, along with the significant capital commitments of the tenants help make the property an outstanding addition to our expanding portfolio of high quality, mission critical assets."

While the exterior of the Peachtree Data Center is reminiscent of architecture dating back to the early 1900's, all other aspects of the building are nothing less than state-of-the-art. The building is fed by a Georgia Power system with five switches that each have the capacity to support 20 megawatts of committed power. Georgia Power's loop fed design provides extensive resiliency so that the building's electrical service will not be interrupted or affected if a circuit or transformer fails. There are also 14 generators that provide backup power. Furthermore, the site provides 100,000 gallons of diesel fuel through cross-fed tanks that power generators to create a fully redundant energy system with 31.2 megawatts of emergency power. Three distinct arrays of fiber ducts to the building provide access to all the major network providers and the closed building security offers a state-of-the-art monitoring system with 24/7 security and single point visitor access. The property also boasts over 7,000 tons of chiller plant cooling equipment that help maintain optimum temperatures for the equipment in the various data centers.

The six-story building sits on nearly 3.1 acres and has approximately 338,000 square feet of rentable space. Two parking garages that service the facility are also included in the acquisition. The property currently is 100% leased to six different tenants (three of which are Fortune 500 companies) with an average remaining lease term of over 11 years.

As is the case with most data centers, the tenants in Peachtree Data Center wish to remain anonymous for security reasons. However, one tenant operates a 24 X 365 Network Operations Center and a "mirror" data center that is similar to their other data center located in Colorado. The property also serves as the regional switch for two Fortune 500 companies. Another tenant conducts "mission critical" operations out of their space and has committed to a non-cancelable 30-year lease. Finally, a different tenant renewed its lease through 2023, made extensive capital investment into their space and expressed its intent to continue expanding as space becomes available. "We believe the quality of the tenants in the Peachtree Data Center combined with their remaining lease terms and the capital investments in their spaces will help provide stable and predictable income for a very long time" said John Carter.

About Carter Validus Mission Critical REIT, Inc.

Carter Validus Mission Critical REIT, Inc. currently qualifies as a real estate investment trust and invests in mission critical real estate assets located throughout the United States. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants. As of June 30, 2018, the Company owned 31 real estate investments, consisting of 62 properties located in 33 metropolitan statistical areas across the United States. As of June 30, 2018, the Company's data center portfolio consisted of one property and its healthcare portfolio consisted of 61 properties with a diversified focus, including medical office buildings, specialty surgical centers, and hospital properties. See www.cvmissioncriticalreit.com for more information.

Forward-Looking Statements

Certain statements contained herein, other than historical fact, may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). These statements are predicated on current assumptions regarding operational strategies, anticipated events and trends, the economy, and other future conditions. No forward-looking statement is intended to, nor shall it, serve as a guarantee of future performance. You can identify the forward-looking statements by the use of words such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "outlook," "plan," "potential," "predict," "project," "seek," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled "Risk Factors" in the Company's most recent Annual Report on Form 10-K, filed with the Securities and Exchange Commission, and subsequent quarterly filings on Form 10-Q. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in the Company's filings with the SEC. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.