

Carter Validus Mission Critical REIT Secures Line of Credit

(April 19th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. announced today that it has established a revolving line of credit, through its operating partnership, that can reach up to \$250,000,000. The company believes the credit facility will significantly enhance its flexibility to capitalize on mission critical data center and healthcare real estate opportunities consistent with the Company's overall investment strategy.

The revolving line of credit, led by KeyBanc Capital Markets as Arranger and Book Runner, will initially provide the ability to borrow up to \$30,000,000, with KeyBank National Association providing the full commitment. Over time, and subject to certain conditions, the company expects additional lenders to increase the size of the facility to aggregate commitments of up to as much as \$250,000,000.

"This credit facility gives us greater flexibility to capitalize on the growing number of real estate opportunities in our pipeline as we continue to execute our strategy of building a high quality portfolio of mission critical real estate," commented John Carter, CEO of Carter Validus Mission Critical REIT. "I believe our ability to secure this facility is a testament to our unique investment strategy, the significant progress we have made to date, and the continued recognition by the capital markets of us as a leading investor in data center and healthcare assets."

About Carter Validus Mission Critical REIT, Inc.

Carter Validus Mission Critical REIT, Inc. is a real estate investment trust that 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.

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.