

Carter Validus Mission Critical REIT Acquires Texas Data Center Portfolio

(August 20th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. announced today that it has acquired a portfolio of mission critical data center properties for an aggregate purchase price of \$45,900,000. The Texas Data Center Portfolio includes two properties: the Atos Data Center located in Arlington, TX and the InterNAP Data Center located in Plano, TX. Both properties are 100% leased and are located in the technology corridor of the Dallas/Fort Worth area, the nation's six largest data center market according to the Office of Economic Development.

The Atos Data Center serves as the current tenant's primary data center facility in the United States. This tenant operates an international IT service company that delivers hi-tech transactional, consulting and technology services, system integration and managed services to a global client base.

The InterNAP Data Center was originally constructed in 1986 and was completely re-developed in 2011 into what we consider to be a fully functional, state-of-the-art data center. The tenant is a leading provider of high performance information technology (IT) infrastructure services.

"Given the properties' desirable locations and long term leases with high-quality tenants, we believe that the Texas Data Center Portfolio is a great addition to our portfolio of mission critical real estate", said John Carter, CEO of Carter Validus Mission Critical REIT, Inc.

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.