

Carter Validus Mission Critical REIT's Portfolio Grows by 70%

(October 15th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced today several important portfolio metrics for the third quarter of 2012.

CVMC REIT focuses on acquiring mission critical data center and healthcare properties, strategically located throughout the United States and leased to creditworthy tenants under long-term, net leases. The company defines "mission critical" assets as those properties that are essential to the successful operations of the tenants. John Carter, the chief executive officer of CVMC REIT stated, "We are pleased with our progress as we continue to execute on our strategy of constructing what we believe is an extremely attractive portfolio of mission critical assets for our shareholders."

Q3 2012 Highlights*

- Total investments increased from seven assets with an aggregate purchase price of approximately \$163,000,000 as of June 30, 2012 to 13 assets with an aggregate purchase price of approximately \$273,867,000 as of September 30, 2012
- Portfolio leverage ratio of 49.2%
- Total occupancy is 100%
- The weighted average remaining lease term of the portfolio is 12.4 years
- Based on in-place leases, rents increase on a weighted average of 2.6% annually
- As of July 19, 2012, CVMC REIT's line of credit increased from \$40,000,000 to \$55,000,000

*Information is presented as of September 30, 2012.

Mr. Carter goes on to say, "I believe our ability to acquire these properties and grow this portfolio is a testament to our investment strategy, as well as our position 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.