

Carter Validus Mission Critical REIT Closes on \$26,067,000 Long Term Acute Care Hospital

(November 2nd, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. (the "Company") announced today that it acquired the Vibra New Bedford Hospital real estate property for a purchase price of \$26,067,000. The property is located in New Bedford, Massachusetts, which is approximately one hour south of Boston.

The property consists of a three story, 70,657 square foot, 90-bed Long Term Acute Care Hospital (LTACH) situated on 6.41 acres. Vibra Healthcare, Inc. ("Vibra") will continue to operate the LTACH under a sixteen-year, triple net lease agreement. Vibra is a national healthcare provider specializing in the operation of freestanding medical rehabilitation and long-term acute care hospitals. John Carter, CEO of the Company, stated, "We are delighted to continue to work with a high-quality tenant in Vibra. With their vision of elevating patient care and attracting the finest personnel, we believe Vibra is among the industry's most respected organizations."

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.