

Carter Validus Mission Critical REIT Adds a \$65,000,000 Data Center Property in Philadelphia, PA

(November 26th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. (the "Company") announced today that it acquired an enterprise data center property in Philadelphia, Pennsylvania for a purchase price of \$65,000,000. The property is 100% leased to a large investment management company.

The 121,000 square foot facility was built for the specific purpose of housing data center equipment. It was constructed in accordance with stringent reliability and security standards, allowing the structure to potentially withstand extreme weather conditions including hurricanes, tornadoes, and earthquakes.

"We believe the quality of this tenant, combined with their long remaining lease term and significant capital investment in the property will provide a consistent rental income stream for our portfolio for years to come," said John Carter, Chief Executive Officer of the Company.

CBRE represented the seller in connection with sale of the property to the Company.

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.