

Carter Validus Mission Critical REIT Acquires Surgery Center in Houston, TX

(December 17th, 2012 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. announced today that it acquired the Houston Surgery Center property in Houston, TX for a purchase price of \$4,700,000.

The property has 14,000 square feet situated on 1.4 acres of land. It is 100% leased to Northwest Surgery Center, Ltd. under a long-term triple net lease with 14 years remaining. Northwest Surgery Center Ltd. is an affiliate of one of the largest for-profit hospital companies in the U.S., operating approximately 50 hospitals in 10 states.

John Carter, CEO of Carter Validus Mission Critical REIT stated, "We are pleased to align Mission Critical REIT with such a high quality, well regarded healthcare organization as we continue to grow our portfolio of mission critical 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.