

Carter Validus Mission Critical REIT Acquires Healthcare Property

(February 28th, 2013 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. announced today that it has acquired a hospital property in Grapevine, TX for a purchase price of \$23,000,000. Developed in 2007, this 61,400 square foot long-term acute care hospital ("LTACH") property is strategically located between Dallas and Ft. Worth and is positioned within five miles of several major patient hospitals.

The facility features 48 private medical rooms and a 12-bed intensive care unit, along with a diagnostic imaging suite, rehabilitation therapy suite, pharmacy, and dietary services area.

The property is 100% leased to Ethicus Hospital-Grapevine, LP ("Ethicus") pursuant to a long-term, triple net lease. With its focus on long-term acute care, Ethicus specializes in cardiopulmonary conditions, neurological and musculoskeletal disorders as well as a wide range of medically complex conditions.

"We are thrilled to add another high quality tenant to our portfolio" said John Carter CEO of Carter Validus Mission Critical REIT. "This new acquisition increases assets under management to over \$445,000,000."

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.