

## Carter Validus Mission Critical REIT Increases Credit Facility to \$225,000,000

**(August 24th, 2013 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced today that it has closed on the increase of its credit facility which now totals \$225,000,000. The facility was increased from \$110,000,000 through the combination of adding four new banks and additional committed amounts from the existing lending group. CVMC REIT's lenders now include KeyBank, as Sole Lead Arranger and Administrative Agent, Bank of America as Syndication Agent, Capital One as Documentation Agent, Texas Capital, Cadence Bank, Synovus Bank, SunTrust Bank, and Eastern Bank.

"We appreciate the confidence and commitment that each of our banking partners have made to our company" stated Michael Seton, President of Carter Validus Advisors. "We look forward to a mutually beneficial relationship with each of our lenders as we continue to successfully execute on our strategy of buying high quality net lease assets in the technology and healthcare sectors."

John Carter, CEO of CVMC REIT adds that, "This increased credit facility offers us greater flexibility to capitalize on the growing number of real estate opportunities in our pipeline. We believe our ability to add such high quality lenders to our facility is a testament to our unique investment strategy and the significant progress we have made to date."

CVMC REIT 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. CVMC REIT focuses its acquisitions of mission critical assets in the data center and healthcare sectors.

### **About Carter Validus Mission Critical REIT, Inc.**

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### **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.*