

Carter Validus Mission Critical REIT Exceeds \$600 Million in Investments With Latest Acquisitions

(September 30th, 2013 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced that it acquired \$52,130,500 in mission critical real estate assets during the month of August, bringing the total investment amount in its portfolio to \$601,714,340, consisting of 1.9 million rentable square feet across fourteen states. The August acquisitions include:

- Valley Baptist Wellness Center, which was acquired on August 16, 2013, for a purchase price of \$10,283,000. Located in Harlingen, TX, the property measures 38,111 square feet in net rentable area and was constructed in 2007 as a build-to-suit location for the current tenant;
- Akron General Integrated Medical Facility, which was acquired on August 23, 2013, for a purchase price of \$9,681,000. Located in Green, OH, the property measures approximately 38,564 SF in net rentable area and is connected to the 98,705 Akron General Medical Center, which was acquired by CVMC REIT in December 2012; and
- Victory Medical Center Landmark, which was acquired on August 29, 2013, for a purchase price of \$32,166,500. Located in San Antonio, TX the property is a newly constructed state-of-the art surgical hospital completed in July 2013 and measures approximately 82,316 SF in net rentable area.

CVMC REIT's strategy continues to focus on acquiring high quality, long-term net leased data center and healthcare properties throughout the United States that are "mission critical" or essential to the successful operations of its tenants.

Portfolio Highlights*:

- Total investments \$601,714,340
- Occupancy is 100%
- Weighted average remaining lease term of the portfolio is approximately 12 years
- Average annual rental rate increases of approximately 2.2%

"We are delighted with our ability to consistently execute on our focused strategy of acquiring mission critical real estate assets across the country," said John Carter, CEO of CVMC REIT.

*Information is presented as of August 31, 2013

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.