

Carter Validus Mission Critical REIT Acquires Rehabilitation Hospital Property

(December 9th, 2013 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced today that it has acquired the Warm Springs Rehabilitation Hospital in San Antonio, TX for \$25,755,000.

The 65-bed acute care rehabilitation hospital has approximately 113,000 rentable square feet and is used to provide inpatient and outpatient programs for clients in need of comprehensive rehabilitation services. The property is 100% leased to Post Acute Medical at San Antonio, LLC, a subsidiary of Post-Acute Medical, LLC, which owns and operates 12 hospitals and nine outpatient facilities.

"We are delighted to add another high quality, mission critical asset to the CVMC REIT portfolio, which now exceeds \$800 million," said John Carter CEO of CVMC REIT. "We continue to be enthusiastic about our growing pipeline of opportunities as we approach the close of our offering, which we expect to occur in the first half of 2014."

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.