

Carter Validus Mission Critical REIT Completes 2013 with Nearly \$1 Billion in Investment Assets

(January 1st, 2014 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced that it acquired \$593.2M in mission critical real estate assets in 2013, including \$174.5M in the month of December, bringing the total investment amount in its portfolio to \$988.1M, consisting of 3.1M rentable square feet across 17 states. The December acquisitions include:

- **AT&T California Data Center**, which was acquired on December 17, 2013, for a purchase price of \$134.5M plus closing costs. Located in San Diego, CA, the property is a single-tenant; 499,402 square foot building that was originally built in 1983. Since 2009, AT&T has invested \$13 million to improve and expand the building's data center infrastructure.*
- **Lubbock Heart and Surgical Hospital**, which was acquired on December 20, 2013, for a purchase price of \$40M plus closing costs. Located in Lubbock, TX the property is a 74-bed specialty hospital that measures approximately 102,000 square feet. The facility historically specialized in cardiovascular procedures, but has expanded its operations to include orthopedics, pain management, plastic surgery and urology.

CVMC REIT's investment 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.

2013 Portfolio Highlights*

- Total investments increased to \$988.1M
- Data Centers: \$588.9M
- Healthcare: \$399.1M
- \$309.4M of acquisitions completed in Q4 2013
- Total occupancy is 100%
- Portfolio leverage ratio is 35.6%

"We're delighted with the significant progress we made in 2013" said John Carter, CEO of CVMC REIT "As we approach \$1 billion in portfolio assets, we believe we are well positioned to continue to deliver value to our shareholders over time."

*Information is presented as of December 31, 2013 and provided by Carter Validus Mission Critical REIT, Inc.

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.