

Carter Validus Mission Critical REIT Purchases Chicago Data Center, Ascent to Continue Data Center Management, Operations, Engineering, and Construction

(May 13, 2014 - Chicago, IL) Ascent, a leading provider of comprehensive data center solutions, announced today a partnership with Carter Validus Mission Critical REIT, Inc. (CVMC REIT) whereby CVMC REIT acquired the Chicago Data Center Facility in Northlake, Illinois (a suburb of Chicago) for \$211.7 million and will provide new capital for the continued build out and expansion of the facility. Ascent will continue to work directly with current and future tenants through its operation of the Facility and will manage all data center development, design, construction, engineering and operational services.

This partnership provides both parties an opportunity to focus on their core competencies, where CVMC REIT will deliver financial resources to the project while Ascent will continue to deliver custom, built-to-suit data center suites as well as wholesale colocation space. Current tenants will continue to benefit from Ascent's 24/7-onsite operational support, remote management and Smart Hands services.

"Partnering with CVMC REIT allows Ascent to concentrate on building out our current portfolio of data center facilities and increase strategic investment in the development of future locations," said Phil Horstmann, CEO of Ascent. "CVMC REIT's commitment to the data center space is the perfect complement to our design, construction and operational capabilities, strengthening our ability to provide current and future customers with the innovative solutions and mission-critical services they demand."

The Chicago Data Center is a 250,000 square foot multi-tenant facility featuring Ascent's purpose-built Dynamic Data Center SuiteSM model and shared infrastructure colocation suites. Accommodating users with critical power requirements from less than 1 MW up to 20 MW of gross power, the facility is designed for a broad range of customers with diverse computing and power density requirements.

"Given this property's desirable location and long term leases with high-quality tenants, we believe that the Chicago Data Center is a great addition to our growing portfolio of mission critical real estate assets. We look forward to our relationship with Ascent, a recognized leader in the data center industry, who will continue to manage and develop the property for CVMC REIT," stated Michael Seton, President of Carter/Validus Advisors, the advisor to CVMC REIT.

"This property represents our largest single portfolio acquisition to date and demonstrates our continuing commitment to the data center space," said John Carter, CEO of CVMC REIT.

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.