

IO Completes \$125 Million Sale-Leaseback with Carter Validus Mission Critical REIT

(August 28, 2014 - Phoenix, Az) IO a worldwide leader in software-defined data center technology, services, and solutions, today announced a partnership with Carter Validus Mission Critical REIT, Inc. (CVMC REIT) through which CVMC REIT acquired a 100% interest in the real estate containing the IO Phoenix and IO Scottsdale data centers. CVMC REIT immediately leased the data centers back to IO in a sale-leaseback transaction. The combined transaction was valued at \$125 million.

This partnership provides both parties an opportunity to focus on their core competencies. IO will continue to deliver colocation and cloud services across its global data center footprint while CVMC REIT will own the real estate.

"This transaction is aligned with IO's long-term strategic plan," said Anthony Wanger, president of IO. "Partnering with Carter Validus allows IO to concentrate its focus on what we do best: Operating world-class IO data centers for our customers."

"We are excited about adding IO to our roster of strong data center tenants in our portfolio and look forward to our continued relationship with them," said Michael Seton, president and chief investment officer, Carter Validus Advisors, LLC. "The quality of these two assets will be a great addition to our growing portfolio of high quality mission critical assets."

About IO

Founded in 2007, IO is a worldwide leader in software defined data center technology, services and solutions that enable businesses and governments to intelligently control their information.

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.