

Carter Validus Mission Critical REIT Acquires Over \$210 Million in Mission Critical Assets

(September 19, 2014 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced that it has acquired multiple mission critical data centers and healthcare assets, bringing the total investment amount in its portfolio to over \$1.9 billion, consisting of 5.5 million rentable square feet across twenty-one states.

Recent acquisitions include:

- The Lafayette Surgical Hospital was acquired on September 19, 2014 for a purchase price of \$40,400,000. Located in Lafayette, Louisiana the property measures 73,824 square feet and is 100% leased to Lafayette Surgical Hospital, LLC.
- The Dermatology Associates of Wisconsin portfolio was acquired on September 15, 2014 for a purchase price of \$28,339,280. The portfolio consists of nine properties totaling 88,114 rentable square feet. All of the properties are located within a 75 mile radius of Green Bay, Wisconsin. All properties are 100% leased to Forefront Management, LLC under individual leases.
- The Alpharetta Data Center was acquired on September 5, 2014 for a purchase price of \$50,000,000.
- The Select Medical portfolio is a three-facility acquisition purchased on August 29, 2014 for a combined price of \$81,300,000. Located in Akron, Ohio, Frisco, Texas and Bridgeton, Missouri, the total portfolio measures 166,807 rentable square feet and is 100% leased to affiliates of Select Specialty Hospital.
- The Rehabilitation Hospital of Rhode Island was acquired on August 28, 2014 for a purchase price of \$10,056,200. Located in North Smithfield, Rhode Island, the property measures 92,944 rentable square feet and is 100% leased to Prime Healthcare Services-Landmark.

CVMC REIT's investment strategy continues to be focused 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.

"We are delighted with the significant progress we have made recently," said Michael Seton, President and Chief Investment Officer of Carter Validus Advisors, LLC. "As we approach \$2 billion in portfolio assets, we believe we are well-positioned to continue to deliver value to our shareholders."

John Carter, Chief Executive Officer of CVMC REIT went on to say, "We are pleased with our ability to consistently execute on our focused strategy of acquiring high-quality mission critical real estate assets in key markets across the country."

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.