

## **Carter Validus Mission Critical REIT Acquires \$76.9 Million In Data Center and Healthcare Properties**

**(February 20th, 2014 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") acquired the Alpharetta Data Center II property for \$56.7 million in the fourth quarter of 2014, and the Landmark Hospital of Savannah property for \$20.2 million in January 2015.

Alpharetta Data Center II is a 165,000-square-foot enterprise data center facility located in Alpharetta, Georgia. Situated on 14.40 acres, the facility was purpose-built in 1999 to serve as the primary operations center for a financial services company. It was designed to be fault-tolerant and withstand winds up to 200 MPH. The data center supports 10 MW of total load, which is fed from redundant utility substations. It is served by four fiber providers, and includes 50,440 square feet of 36-inch raised floor and 59,746 square feet of supporting infrastructure.

Landmark Hospital of Savannah is a 48,184-square-foot, 50-bed Long-Term Acute Care Hospital (LTACH) located in Savannah, Georgia. Primary services offered at the LTACH include the long-term treatment of patients needing specialized intensive or acute care. The property is located in Savannah, Georgia, the 4th largest city in the state.

"The addition of both the Alpharetta Data Center II and the Landmark Hospital of Savannah properties is representative of our commitment to acquire high-quality, mission critical assets in the healthcare and data center industries," said John Carter, Chief Executive Officer 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.*