

Carter Validus Mission Critical REIT Acquires \$117 Million Real Estate Portfolio

(April 20th, 2015 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT"), completed the purchase of the 21st Century Radiation Oncology real estate portfolio ("21C Portfolio") on April 20, 2015, for approximately \$117 million. The 21C Portfolio totals more than 220,000 rentable square feet and consists of 20 oncology buildings located in Florida, California, Kentucky, Nevada and West Virginia.

All 20 properties in the 21C Portfolio are 100% master leased to affiliates of 21st Century Oncology, Inc. ("21st Century"). 21st Century is the largest global physician-led provider of integrated cancer care services and is the operator of 181 treatment centers located throughout the United States and Latin America.

A majority of the buildings in the 21C Portfolio were built after 2000, and were specifically designed to suit the needs of oncology operations. Two of the facilities in the 21C Portfolio serve as 21st Century's headquarters.

"The quality of the tenant, the substantial remaining lease duration at purchase and the prime healthcare markets in which the 21C Portfolio facilities are located all make this group of investments valuable to our healthcare real estate portfolio," said Michael Seton, President of CVMC REIT.

"This transaction is exemplary of CVMC REIT's commitment to acquire high-quality assets," added John Carter, Chairman and Chief Executive Officer of CVMC REIT. "We are pleased to now partner with 21st Century and are confident that this acquisition will contribute added value for investors."

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.