

Carter Validus Mission Critical REIT Reports Year-End 2015 Results

(May 3rd, 2016 - Tampa, FL) – Carter Validus Mission Critical REIT, Inc. (“CVMC REIT”) today announced operating results of its year ended December 31, 2015.

“2015 was a year of success for Carter Validus Mission Critical REIT, Inc. During the year, we established a net asset value of \$10.05 per share and acquired 21 properties that consist of 268,000 gross rental square feet of healthcare and data center commercial space,” said John E. Carter, Chairman and Chief Executive Officer. “We are working closely with our board of directors to evaluate ways to maximize stockholder value during portfolio ownership.”

President, Michael A. Seton, added, “We began building our portfolio in 2011 with the acquisition of a 20,000 square-foot data center property located in Dallas, Texas. We now manage a diversified portfolio of high-quality healthcare and data center real estate with creditworthy tenants totaling approximately six million square feet of rentable space. Given our portfolio’s encouraging attributes, our advisor’s forward-looking business model and the progress shown in 2015, we believe we are firmly positioned to continue to deliver value to our stockholders.”

2015 Highlights and Accomplishments

- Completed acquisitions during 2015 with a total purchase price of approximately \$137 million.
- As of December 31, 2015, CVMC REIT had completed the acquisition of data center buildings and healthcare properties, including acute care facilities, post-acute care facilities, specialty hospitals, senior housing facilities, long-term care facilities and real estate-related investments, for an aggregate purchase price of approximately \$2.1 billion.
- As of December 31, 2015, CVMC REIT owned a portfolio of 48 real estate investments (including one real estate investment owned through a consolidated partnership), consisting of 79 properties, located in 44 metropolitan statistical areas (“MSAs”) comprising approximately 6.0 million gross rentable square feet of commercial space.
- CVMC REIT declared and paid daily distributions equal to an annualized rate of 7.0% to stockholders of record, based upon a \$10.00 per share purchase price, from January 1, 2015 to December 31, 2015.
- As of December 31, 2015, CVMC REIT's property portfolio had an aggregate average occupancy rate of 98% and weighted average remaining lease term of 11.7 years. Portfolio leverage was 32.8%.
- Modified funds from operations, or MFFO, as defined by the Investment Program Association, or the IPA, attributable to controlling interest equaled approximately \$105.2 million for the year ended December 31, 2015, representing growth in excess of 54% compared to MFFO attributable to controlling interest of approximately \$68 million for the year ended December 31, 2014.
- Funds from operations, or FFO, as defined by the National Association of Real Estate Investment Trusts, or NAREIT, attributable to controlling interest equaled approximately \$127.9 million for the year ended December 31, 2015, representing growth in excess of 68% compared to FFO attributed to controlling interest totaling approximately \$75.8 million for the year ended December 31, 2014.
- Net operating income, or NOI, totaled approximately \$60.1 million for the year ended December 31, 2015, representing an increase of approximately 2,200% compared to NOI of approximately \$2.6 million for the year ended December 31, 2014.

- As of September 30, 2015, CVMC REIT's board of directors ("the Board") directed its audit committee (the "Committee"), comprised solely of independent directors, to review Robert A. Stanger & Co., Inc.'s valuation analysis and range of estimates and recommend an estimated per share NAV to the full Board. Based on the Committee's recommendation, the Board adopted an estimated per share NAV of \$10.05.

About Carter Validus Mission Critical REIT, Inc.

Carter Validus Mission Critical REIT, Inc. currently qualifies as a real estate investment trust and 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. As of June 30, 2018, the Company owned 31 real estate investments, consisting of 62 properties located in 33 metropolitan statistical areas across the United States. As of June 30, 2018, the Company's data center portfolio consisted of one property and its healthcare portfolio consisted of 61 properties with a diversified focus, including medical office buildings, specialty surgical centers, and hospital properties. See www.cvmissioncriticalreit.com for more information.

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.