

Carter Validus Mission Critical REIT Acquires \$71 Million Healthcare Portfolio in Sale-Leaseback Transaction

(June 15th, 2016 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced its acquisition of the Post Acute Medical Portfolio for a purchase price of approximately \$71,000,000. The portfolio comprises five fully completed and 100% occupied healthcare facilities affiliated with Post Acute Medical, LLC ("PAM"). PAM is a national developer and operator of freestanding inpatient rehabilitation facilities ("IRFs") and long-term acute care hospitals ("LTACHs") with operations in 12 states.

The Post Acute Medical Portfolio totals 157,755 rentable square feet and comprises one IRF and four LTACHs. Three properties are located in Texas and two properties are located in Louisiana. The leases are absolute net with 20-year terms and no landlord responsibilities.

Commenting on the acquisition, Michael Seton, CVMC REIT's President, said, "We are pleased to acquire a portfolio of what we believe are high-quality healthcare assets with long-term leases, reputable tenants, and well-diversified geographical locations. In addition, we believe the post-acute sector is one of the fastest-growing in the healthcare industry."

John Carter, CVMC REIT's Chief Executive Officer, added, "As we continue to evaluate strategic alternatives for CVMC REIT, this acquisition is representative of our continuous commitment to increase the value of our portfolio which, in turn, we believe will provide value to stockholders."

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.