

Carter Validus Mission Critical REIT Announces Definitive Agreement to Sell Chicago Data Center for Approximately \$315,000,000 and a Definitive Agreement to Sell a 14-Property Data Center Portfolio for Approximately \$750,000,000

(October 24, 2017 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. (the "Company") announced today that it has entered into a definitive purchase and sale agreement with an affiliate of Digital Realty Trust, LP (NYSE: "DLR") to sell a 251,141 square foot data center located on approximately nineteen acres of land in the Chicago, Illinois metropolitan area (the "Chicago Data Center"), for approximately \$315,000,000. The net book value of the Chicago Data Center, including intangible assets recorded upon acquisition of the property, capitalized leasing costs and straight-line rent receivable was approximately \$227,300,000 at September 30, 2017.

Separately, the Company announced today that it has entered into a definitive purchase and sale agreement with an affiliate of Mapletree Investments Pte Ltd, a Singapore headquartered real estate investment company and Mapletree Industrial Trust, a Singapore Exchange listed Real Estate Investment Trust, to sell a 14-property data center portfolio (the "Portfolio"), for approximately \$750,000,000. The net book value of the Portfolio, including intangible assets recorded upon acquisition of the properties and straight-line rent receivable, was approximately \$598,400,000 at September 30, 2017.

The transactions are expected to close in the fourth quarter of 2017. The transactions are subject to the completion of certain closing conditions, and it is possible that the timing of the closings may be delayed or that the transactions do not close.

Independent Advisors

Moelis & Company LLC acted as lead financial advisor to the Company, along with KeyBanc Capital Markets Inc. and SunTrust Robinson Humphrey, Inc. acting as co-advisors, and Morris, Manning & Martin, LLP serving as legal counsel to the Company.

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.