

Carter Validus Mission Critical REIT Sells Chicago Data Center for \$315,000,000

Tampa, FL - December 14, 2017 - Carter Validus Mission Critical REIT, Inc. (the "Company") announced today that it sold an approximately 250,000 square foot data center located on approximately nineteen acres of land in the Chicago, Illinois metropolitan area (the "Chicago Data Center"), for \$315,000,000 to an affiliate of Digital Realty Trust, LP (NYSE: "DLR"). The aggregate net book value of the Chicago Data Center as held on the Company's balance sheet was approximately \$227,329,000 as of September 30, 2017. The Company repaid approximately \$105,079,000 in property level debt in conjunction with the sale of the Chicago Data Center.

"We are pleased with the price achieved in connection with selling the Chicago Data Center, which, we believe, represents a significant gain from our initial off-market purchase made in 2014," stated Michael A. Seton, President of the Company. "By investing additional capital, actively managing the asset and capitalizing on the growing data center market, we were able to deliver significant shareholder value with the sale of this asset," Mr. Seton added.

"The sale of the Chicago Data Center represents a strong initial step as we consider all avenues of liquidity for our shareholders and seek to maximize value for their investment in the Company," stated John E. Carter, Chief Executive Officer of the Company.

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.