

Carter Validus Mission Critical REIT Sells 14-Property Data Center Portfolio for \$750,000,000

(December 20, 2017 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. (the “Company”) announced today that it sold a 14-property data center portfolio (the “Portfolio”) for \$750,000,000, to an affiliate of Mapletree Investments Pte Ltd, a Singapore headquartered real estate development, investment, and capital management company and Mapletree Industrial Trust, a Singapore Exchange listed real estate investment trust (collectively, “Mapletree”). The aggregate net book value of the Portfolio, inclusive of one joint venture interest, as held on the Company’s balance sheet, including intangible assets recorded upon acquisition of the properties and straight-line rent receivable, was approximately \$598,000,000 as of September 30, 2017. The Company repaid approximately \$170,000,000 in property and company level principal debt in conjunction with the sale of the Portfolio.

“We are pleased with the completion of this sale of the Portfolio to Mapletree, which we strategically assembled over a period of years through on- and off- market acquisitions, and represents a notable gain for the Company. We enjoyed the professionalism demonstrated by Mapletree throughout the transaction, and look forward to a continuing relationship with Mapletree,” stated Michael A. Seton, President of the Company.

“We believe the sale of the Portfolio to Mapletree represents another step towards our ultimate goal of providing value to our stockholders. The Company is actively evaluating how to best deploy the proceeds from our capital transactions, including potentially paying a special distribution to our stockholders,” 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.