

## Carter Validus Mission Critical REIT, Inc. Completes Sales of Two Data Centers Totaling \$85.0 Million

**Tampa, FL – June 18, 2018** - Carter Validus Mission Critical REIT, Inc. (the "Company") announced today that it sold two data center properties for \$85.0 million.

### **Milwaukee Data Center Sale**

On June 11, 2018, the Company sold the Milwaukee Data Center to Landmark Infrastructure Operating Company, LLC, a Delaware limited liability company, for \$21.0 million. The facility is a purpose-built, mission-critical data center located in Hartland, Wisconsin, approximately 30 miles from Milwaukee. The Milwaukee Data Center is situated on 7.98 acres, and consists of 59,516 square feet. The aggregate net book value of the Milwaukee Data Center, including intangible assets and liabilities recorded upon acquisition of the property and straight-line rent receivable, was approximately \$17.4 million as of March 31, 2018.

### **Alpharetta Data Center II Sale**

On June 15, 2018, the Company sold the Alpharetta Data Center II to Alpharetta DC, LLC, a Delaware limited liability company, for \$64.0 million. The facility consists of 165,000 square feet, including 50,440 square feet of powered-shell enterprise data center space, 54,814 square feet of office and administration space and 59,746 square feet of supporting infrastructure space, and is situated on 14.40 acres in Alpharetta, Georgia, a northern suburb of Atlanta. The aggregate net book value of the Alpharetta Data Center II, including straight-line rent receivable, was approximately \$55.1 million as of March 31, 2018.

"Consistent with our strategy of pursuing liquidity for our data center assets, we have successfully monetized two of our three remaining data center properties," stated Michael A. Seton, Chief Executive Officer and President of the Company. "Our board of directors is actively evaluating how to best deploy the proceeds from these transactions, after any required paydown of the Company's debt obligations, including, but not limited to, further reducing the leverage of the Company and possibly paying a special distribution to our stockholders." Mr. Seton added.

### **Remaining Data Center Property**

The Company owns one data center property, the Andover Data Center, which is currently under contract to be sold and is anticipated to close in the third quarter of this year; however, the certainty of sale, or any other outcome, is not assured.

### **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.*