
Carter Validus Mission Critical REIT II Adds Data Center and Healthcare Acquisitions Totaling Over \$55 Million

(TAMPA, FL) – Carter Validus Mission Critical REIT II, Inc. (“CVMC REIT II”) acquired over \$55 million in healthcare and data center real estate property in late June 2015. With these acquisitions, the CVMC REIT II portfolio now totals over \$215 million in purchased assets based on purchase price.

Details of the recent acquisitions are as follows:

Houston Surgical Hospital and LTACH (Long Term Acute Care Hospital)

- Date acquired: June 30, 2015
- Purchase price: \$49,250,000
- Location: Houston, TX
- Square feet: 102,369
- Occupancy: 100%
- Major tenants: Victory Medical Center Houston, LP and CHG Cornerstone Hospital of South Houston, LP

This multi-tenant healthcare facility houses a 25-bed multi-specialty surgical hospital with six operating rooms focused on orthopedic and spine surgeries. It also houses a 35-bed long-term acute care hospital as well as a specialized robotics training facility.

Eagan Data Center

- Date acquired: June 29, 2015
- Purchase price: \$5,800,000
- Location: Eagan, MN
- Square feet: 87,402
- Occupancy: 100%
- Tenant: DataBank Holdings, LTD.

This newly renovated¹ single-story data center property houses a powered shell colocation datacenter that is certified by Uptime Institute as a Tier III facility with 10 megawatts of capacity. The property is 100% leased to DataBank Holdings, LTD., on a triple net basis for a remaining initial lease term of 14.25 years.

“These transactions represent additional progress in the evolution of CVMC REIT II’s portfolio, adding our largest single healthcare asset to date and another high-quality data center property to the existing portfolio,” said Michael Seton, President of CVMC REIT II. John Carter, Chief Executive Officer of CVMC REIT II added, “We believe that our advisor’s ability to secure investments of this quality in the two high-growth industries of data centers and healthcare should allow us to continue to build a well-balanced portfolio that provides value for investors.”

¹Renovations were completed in May 2015

About Carter Validus Mission Critical REIT II, Inc.:

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded company that believes it qualifies as a real estate investment trust (“REIT”). The Company intends to acquire mission critical real estate assets located throughout the United States and abroad. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants. Carter Validus Mission Critical REIT II, Inc. intends to focus its acquisitions on mission critical assets in the data center and healthcare sectors. See www.cvmissioncriticalreitii.com for more information.

Click here to see a copy of Carter Validus Mission Critical REIT II’s [Prospectus](#) and [Risk Factors](#).

This is not an offer or a solicitation of an offer to buy the securities described herein. Such an offer can be made only by means of a prospectus. Investment performance is not guaranteed. This is a speculative security and as such, involves a high degree of risk. **Securities offered through SC Distributors, LLC, dealer manager and member FINRA and SIPC.**

Forward-Looking Statements

This press release contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms and phrases such as “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “intend,” “may,” “plan,” “predict,” “project,” “should,” “will” and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made.

Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. The Company undertakes no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in the Company's expectations.