

Carter Validus Mission Critical REIT II, Inc. Acquires Healthcare and Data Center Properties Totaling Over \$56 Million

(TAMPA, FL) – Carter Validus Mission Critical REIT II, Inc. (“CVMC REIT II”) announced the completion of acquisitions with an aggregate purchase price, including future commitments, of approximately \$56.3 million* and a total of over 155,000* rentable square feet:

- CVMC REIT II purchased a 100% interest in a parcel of land in Las Vegas, Nevada on June 24, 2016, for \$2,613,600 and will be funding the development of the **Post Acute Las Vegas Rehabilitation Hospital** (“PAM Rehab”) for a total estimated acquisition cost of \$24,052,600. PAM Rehab is under construction to become a two-story, 44-bed inpatient rehabilitation facility with approximately 56,220 rentable square feet. The facility is 100% net leased for a 20-year term to PAM Squared at Las Vegas, LLC (“the tenant”), a wholly owned subsidiary of PAM Squared, LLC. The tenant will operate the facility when construction is complete, which is estimated to be August 2017. The tenant currently plans to offer inpatient rehabilitation services such as treatment for strokes, spinal cord injuries, brain injuries, and multiple traumas. Post Acute Medical, LLC (“PAM”) will provide a corporate, absolute guarantee of the lease. Carter Validus Advisors II, LLC has an established relationship with PAM resulting from seven prior acquisitions, including Post Acute Webster Rehabilitation Hospital and Heartland Rehabilitation Hospital. PAM was founded in 2006 and currently owns a network of 31 specialty and surgical hospitals in 12 states.
- **Somerset Data Center** was acquired by CVMC REIT II on June 29, 2016 for a purchase price of \$12,375,000. The Somerset Data Center is a two-story colocation data center consisting of 36,114 rentable square feet on a 2.88-acre parcel in Somerset, New Jersey. The Somerset Data Center is currently 100% triple-net leased to Datapipe, Inc. (“Datapipe”) for a 12.08-year term. The building was gut renovated in 2006, and significant improvements have been made to the property within the last year including a new roof, replacement of one of the remote terminal units, new stucco exterior insulation finishing system installation, reframed windows, a new security fence around the entire perimeter, a new elevator, an additional break room, and new bathrooms. Datapipe is the only global managed IT and cloud service provider recognized as an industry leader by both Gartner, Inc., and Forrester Research, Inc.
- **Integrus Lakeside Women’s Hospital** (“Lakeside Hospital”) was acquired by CVMC REIT II on June 30, 2016 for \$19,840,000. Lakeside Hospital is a 23-bed, two-story 62,857-square-foot specialty hospital constructed of steel and concrete with stone veneer accents situated on 4.93 acres in Oklahoma City, Oklahoma. The facility, 100% triple-net leased to Lakeside Women’s Hospital, LLC (“Lakeside”), provides a broad range of women’s health services including obstetric, gynecological and urogynecological services, labor and delivery, breast surgery, colonoscopy, hormone replacement therapy, mammography, nursing, and bone density testing. Built in 1997 and renovated in 2008, Lakeside Hospital houses three operating rooms, a lab, a surgery center, an obstetrics center, an endoscopy unit, medical office suites, labor and delivery rooms, a nursery, and a level II neonatal intensive care unit.

“These acquisitions align very well with our investment strategy to acquire high-quality assets occupied by desirable tenants with long-term net leases. We are pleased to add these properties to our diverse portfolio of mission critical real estate,” said Michael A. Seton, President of CVMC REIT II.

*Includes our intention to fund the construction of the 56,220-square-foot Post Acute Las Vegas Rehab Hospital for approximately \$21.5 million.

About Carter Validus Mission Critical REIT II, Inc.:

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded company headquartered in Tampa, Florida that has elected to be taxed, and believes it qualifies, as a real estate investment trust. 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.