

---

## **Carter Validus Mission Critical REIT II, Inc. Acquires \$116.5 Million Healthcare Portfolio**

**(August 8th, 2016 - TAMPA, FL)** – Carter Validus Mission Critical REIT II, Inc. (“CVMC REIT II”) acquired the HPI Portfolio, which is comprised of nine properties: two acute care hospitals and seven integrated medical facilities (“IMFs”).

All of the properties in the HPI Portfolio are affiliated with Healthcare Partners Investments, LLC (“HPI”). HPI and its member physicians own and operate hospitals, outpatient therapy and imaging centers, and dozens of clinics across the Oklahoma City, Oklahoma metropolitan statistical area (“MSA”).

### Portfolio Details:

- Number of Properties: 9
- Total Rentable Square Feet (“RSF”): Approximately 328,000
- Average Lease Yield: 7.19%
- Aggregate Purchase Price: Approximately \$116.5 million
- Occupancy: 100%
- Location: Oklahoma City, Oklahoma MSA
- Tenant lease terms range between 10-15 years

### Property Details:

1. HPI – Oklahoma City I is a one-story, 31-bed acute care hospital totaling 86,729 RSF that offers orthopedic, neurological and general surgery services as well as eye, ear/nose/throat, urological, and gynecological procedures.
2. HPI – Oklahoma City II is an IMF totaling 41,394 RSF with two one-story buildings connected by a covered walkway. This IMF offers primary care services, orthopedics, and specialty rehabilitation focused on sports medicine and hand injury cases.
3. HPI – Oklahoma City III is a one-story IMF totaling 8,762 RSF located on the HPI – Oklahoma City I campus and houses a professional medical practice that provides family medicine and accident care.
4. HPI – Oklahoma City IV is a one-story IMF totaling 5,000 RSF and houses the administrative offices of HPI.
5. HPI – Oklahoma City V is a two-story IMF totaling 43,676 RSF located on the HPI – Oklahoma City I campus and provides orthopedic and gynecological physician practices.
6. HPI – Oklahoma City VI is a one-story IMF totaling 14,676 RSF and houses physician practices that provide orthopedic spine and hand services along with general family medical care.
7. HPI – Oklahoma City VII is a newly constructed, two-story, 14-bed acute care hospital totaling 102,978 RSF. The hospital provides inpatient and outpatient surgery and imaging with MRI, CT, x-ray, fluoroscopy, and ultrasound services. Additionally, this location also houses orthopedic, gynecology and cardiology physician offices.
8. HPI – Edmond is a one-story IMF totaling 17,700 RSF housing primary care, orthopedic, pain management and gastrointestinal physician offices.
9. HPI - Newcastle is a one-story IMF totaling 7,424 RSF which houses several physicians’ practices.

“As we assemble the Carter Validus Mission Critical REIT II portfolio, we seek to continue to add value with the addition of assets. This portfolio is an ideal acquisition for CVMC REIT II and should complement the overall value of our existing investment portfolio of healthcare and data center real estate,” said Michael A. Seton, President of CVMC REIT II.

“This 100% occupied portfolio of healthcare assets with long-term leases and high-quality tenants demonstrates our commitment to building a strong and diversified portfolio that we believe will create value for stockholders,” said John E. Carter, Chairman and Chief Executive Officer of CVMC REIT II.

**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](http://www.cvmissioncriticalreitii.com) for more information.

**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.