
Carter Validus Mission Critical REIT II, Inc. Completes Acquisition of Benton Hot Springs Healthcare Facilities Portfolio for Approximately \$30.4 Million

TAMPA, FL – October 26, 2018 - Carter Validus Mission Critical REIT II, Inc. (“the Company”), a public non-traded real estate investment trust focused on assembling a diversified portfolio of net-leased data center and healthcare assets, announced the acquisition of the Benton Hot Springs Healthcare Facilities Portfolio (“the Portfolio”) for a contract purchase price of approximately \$30.4 million, excluding acquisition fees and costs.

The Portfolio consists of five, fully leased medical office buildings totaling 147,792 rentable square feet. Four of the buildings are leased to Saline Hospital, LLC. Two of the buildings are situated on the campus of Saline Memorial Hospital, a 177-bed acute care hospital that has been in operation for more than 60 years and is the only acute care hospital in Saline County Arkansas and two of the buildings are located in close proximity. The fifth building is leased to National Park Endoscopy Center, LLC, located near a 166-bed acute care hospital in Garland County Arkansas. Patient medical services provided by tenants of the Portfolio include radiation, ophthalmology, urology, audiology, dermatology, and endoscopy.

The Portfolio facilities are in Saline and Garland Counties, two of the six counties comprising the Little Rock-North Little Rock-Conway, Arkansas metropolitan statistical area. The Portfolio benefits from proximity to large medical centers and convenient thoroughfare access for patients and physicians.

Michael A. Seton, Chief Executive Officer and President of the Company, commented, “The Benton Hot Springs Healthcare Facilities Portfolio is comprised of well-occupied high-quality medical office buildings that exhibit the qualities and local market affiliations that reflect our strategy when acquiring healthcare facilities.”

About Carter Validus Mission Critical REIT II, Inc.:

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded corporation headquartered in Tampa, Florida that has elected to be taxed, and believes it qualifies, as a real estate investment trust. Carter Validus Mission Critical REIT II, Inc. intends to continue 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 continue to focus its acquisitions on mission critical assets in the data center and healthcare property 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 distributed through SC Distributors, LLC, affiliated dealer manager and member FINRA and SIPC.**

Forward-Looking Statements

Certain statements contained in this press release, other than historical facts, 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 include, but are not limited to, statements related to the Company’s expectations regarding the performance of its business and the estimated per share NAV of the Company’s common stock. Stanger relied on forward-looking information, some of which was provided by or on behalf of the Company, in preparing its valuation materials. Therefore, neither such statements nor Stanger’s valuation materials are intended to, nor shall they, serve as a guarantee of the Company’s performance in future periods. You can identify these forward-looking statements by the use of words such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “seeks,” “approximately,” “projects,” “predicts,” “intends,” “plans,” “estimates,” “anticipates” or the negative version of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled “Risk Factors” in the Company’s Annual Report on Form 10-K for the year ended December 31, 2017, as updated by the Company’s subsequent Quarterly Reports on Form 10-Q for the periods ended March 31, 2018 and June 30, 2018 filed with the U.S. Securities and Exchange Commission. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. 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. Actual events may cause the value and returns on the Company’s investments to be less than that used for purposes of the Company’s estimated per Share NAV.

