

---

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

**(October 26th, 2018 - TAMPA, FL)** 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](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.