

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer	
1 Issuer's name Carter Validus Mission Critical REIT, Inc.	2 Issuer's employer identification number (EIN) 27-1550167
3 Name of contact for additional information Todd Sakow, CFO	4 Telephone No. of contact 813-387-0101
5 Email address of contact tsakow@cvreit.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 4211 West Boy Scout Blvd, Suite 500	
7 City, town, or post office, state, and Zip code of contact Tampa, FL	
8 Date of action See line 15	9 Classification and description Non-taxable distribution
10 CUSIP number 146282108	11 Serial number(s) n/a
12 Ticker symbol n/a	13 Account number(s) Various

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ **The taxpayer made cash distributions to its common shareholders in excess of its current and accumulated earnings and profits. These distributions were made on the dates set forth in Line 15.**

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶

% of Distribution Paid	
Dividend Date	Treated as Reduction in Basis
08/01/11	100.00%
09/01/11	100.00%
10/01/11	100.00%
11/01/11	100.00%
12/01/11	100.00%
01/02/12	100.00%

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ **Earnings and profit was calculated pursuant to IRC Section 312 as modified by IRC Section 857 (d). Any cash distribution amounts in excess of the calculated earnings and profit will reduce the shareholders basis.**

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ► IRC Section 301(c)(2)
provides that the portion of a distribution which is not a dividend shall be applied against and reduce the adjusted basis of common stock.

18 Can any resulting loss be recognized? ► No

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ► These organizational actions were for calendar year 2012 and effective each of the dates described on line 15.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature ►  Date ► 1/21/12

Print your name ► Todd Sakow Title ► CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name ►				Firm's EIN ►
	Firm's address ►				Phone no.