

# Wells Real Estate Investment Trust II, Inc.

## Tax Reporting Statement Pursuant to IRC Section 6045B

### **Part I, Form 9937: Reporting Issuer Information**

- (i) Reporting Issuer: Wells Real Estate Investment Trust II, Inc.  
6200 The Corners Parkway  
Norcross, GA 30092
- (ii) Tax Identification Number: 20-0068852
- (iii) CUSIP Number: 95000S-10-8
- (iv) Contact at Reporting Issuer: Krister Romeyn  
PO Box 219073  
Kansas City, MO 64121-9073  
Email: [client.services@wellsref.com](mailto:client.services@wellsref.com)  
Phone: 1-800-557-4830
- (v) Date of Action: January 17, 2012
- (vi) Classification and Description: Distributions on Common Stock

### **Part II, Form 9937: Organizational Action**

- Item 14.* Wells Real Estate Investment Trust II, Inc. anticipates a portion of this distribution to be a return of capital to the extent the distribution exceeds earnings and profits pursuant to Internal Revenue Code (IRC) sections 301, 312, and 316 but is currently unable to quantify the exact amount per share. Once the earnings and profits calculation is complete, a revised statement or Form 9937 will be posted.
- Item 15.* The portion of the distribution that is a return of capital will reduce the basis of the stock held by the investor pursuant to IRC section 301(c)(2) or result in the recognition of gain to the extent the return of capital distribution exceeds the adjusted basis in the stock pursuant to IRC section 301(c)(3).
- Item 16.* At this time, the information is not available.
- Item 17.* At this time, the information is not available.