

WELLS REAL ESTATE INVESTMENT TRUST II INC  
Form 8-K  
January 12, 2004

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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

**Washington, D.C. 20549**

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**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of  
the Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): January 12, 2004**

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**Wells Real Estate Investment Trust II, Inc.**

**(Exact name of registrant as specified in its charter)**

**Maryland**

**(State or other jurisdiction of incorporation)**

**333-107066**  
**(Commission File Number)**

**20-0068852**  
**(IRS Employer Identification No.)**

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**6200 The Corners Parkway, Suite 250, Norcross, Georgia 30092**

**(Address of principal executive offices) (Zip Code)**

**Registrant's telephone number, including area code (770) 449-7800**

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**(Former name or former address, if changed since last report)**

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**Item 5. Other Events and Required FD Disclosure.**

On January 8, 2004, the Board of Directors of Wells Real Estate Investment Trust II, Inc. declared dividends for the first quarter of 2004 in an amount equal to a 2.5% annualized percentage rate return on an investment of \$10 per share to be paid in March 2004. A copy of the press release concerning the declaration of dividends for the first quarter of 2004 is filed as Exhibit 99.1 hereto.

**Item 7. Financial Statements, *Pro Forma* Financial Information and Exhibits**

**Exhibit No.**

**Description**

Press Release dated January 12, 2004



**EXHIBIT INDEX**

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press Release dated January 12, 2004