



Wells REIT Declares 1st Quarter Distribution

March 5, 2007

NORCROSS, Ga. (March 5, 2007) – Wells Real Estate Investment Trust Inc. (Wells REIT) announced today its Board of Directors has declared a quarterly distribution of \$0.1467 per share for the first quarter of 2007. The distribution will be paid later this month to shareholders of record as of the close of business March 15, 2007.

The distribution is unchanged from the previous quarter.

REIT quarterly distributions may include dividend income as well as return of capital and capital gains. Wells REIT is a public, nontraded REIT focused primarily on office and industrial properties. Wells REIT is closed to new investors.

This press release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, including discussions regarding Wells' use of proceeds and certain other factors that may affect future earnings or financial results. Such statements involve risks and uncertainties, which could cause actual results to vary materially from those expressed in or indicated by the forward-looking statements. Factors that may cause actual results to differ materially include changes in general economic conditions, changes in real estate conditions, construction delays, increases in interest rates, lease-up risks, lack of availability of financing, and lack of availability of capital proceeds. Accordingly, readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. This is neither an offer nor a solicitation to purchase securities. SEC filings: <http://www.wellsref.com/investmentproducts/reit/previousprograms.html>.