



2026

Deliver on investor and
tenant demands with WELL





What if our buildings could make us better?

Imagine spaces that energize your day. Environments that sharpen your thinking. Policies that protect your health. Places and programs working together to inspire your best work and your best life.

This is WELL in action - a blueprint for everyone to thrive.

Through rigorous science and verified performance, we've proven that buildings and organizations can be a powerful force for human health.

A day in the life of a WELL space

8 am. Jumpstart your day and energy with all the sunlight coming through the windows and high-performing lighting

10 am. Breathe easier knowing your ventilation system is keeping the air moving, even when your neighbor keeps sneezing

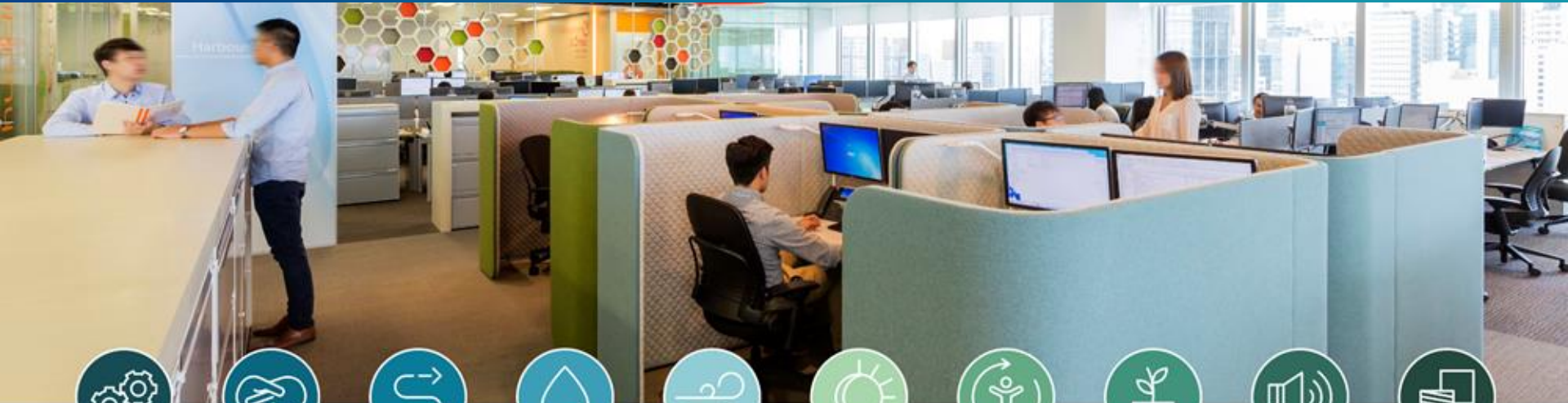
3 pm. Enjoy a coffee break and connect with coworkers in a myriad of open community spaces

4 pm. Take a moment to appreciate all the elements of nature and biophilic design, from plants to access to the outdoors

12 pm. Take the stairs on the way to your next meeting and get your body moving



The WELL Standard is a library of evidence-based building and organizational strategies that can improve the health and well-being of your people



MIND

7,000+

peer-reviewed studies and citations



COMMUNITY



WATER

28,000+

industry leaders and practitioners



AIR



LIGHT

100,000+

enrolled commercial & residential locations



THERMAL COMFORT



NOURISHMENT



SOUND

500+

evidence-based interventions



MATERIALS

APPLYING THE STANDARD

Driving measurable health outcomes with WELL

THE WELL STANDARD



ONE STRATEGY AT A TIME

- C02 Integrative design
- C04 Occupant survey
- C05 Enhanced occupant survey
- C20  Historical acknowledgement

RATINGS



CERTIFICATIONS



A MOVEMENT FUELED BY MOMENTUM

Companies everywhere use WELL.

6B+
square feet

137
countries

~100K
enrolled commercial &
residential locations

180
of the Fortune 500
& Global 500

28K+
accredited &
registered WELL APs

250
WELL Faculty

LEADING REAL ESTATE ORGANIZATIONS

EMPIRE STATE
REALTY TRUST



Brookfield
Properties



Hines



CBRE



Escalating tenant and investor demands



Rising investor pressure

Focus on social sustainability is at an all-time high, but disclosure is difficult and social impact is hard to measure.



Shifting tenant expectations

Tenants are demanding healthier, people-centered spaces, driving higher expectations for Class-A real estate.

Healthier buildings command premiums



WELL Certified spaces experience
**lease terms that are
over a year longer
on average^{1,2}**

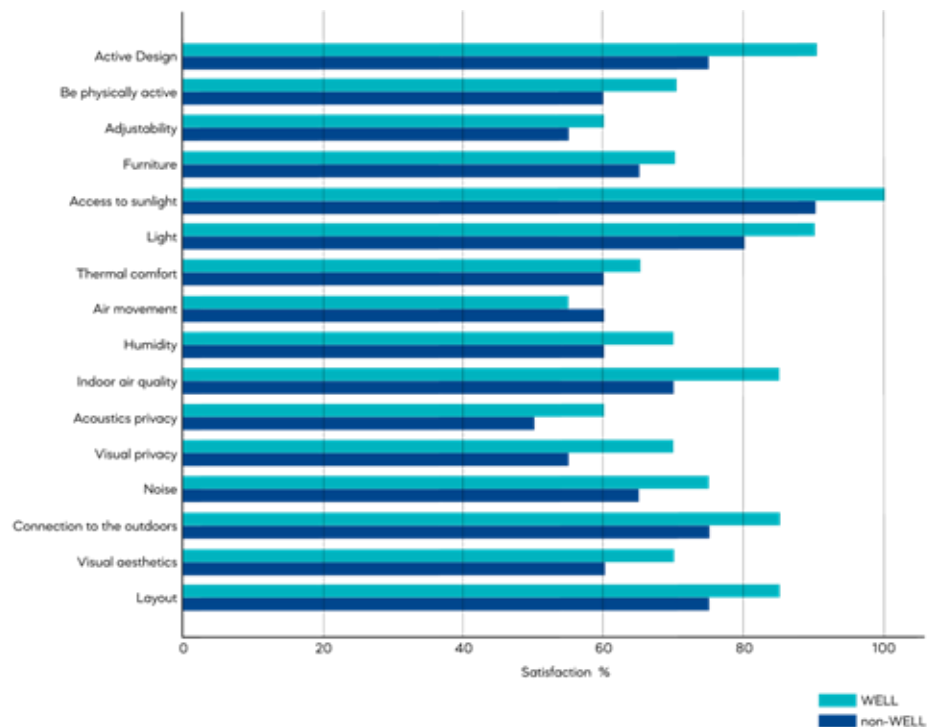


Offices with a healthy building
certification capture
**4-6 % higher rent
premiums^{1,2,3}**

Sources: Offices with a healthy building certification capture 4-6 % higher rent premiums. Tenants presentation, non-occurred coreotrenakalny, WELL Certified spaces enam a. Tenarct aromomo. February 2022.

WELL is your competitive advantage for tenant satisfaction

WELL outperformed in 20 of 23 categories in a comparison of high-performing non-WELL Certified buildings and WELL Certified buildings in Australia, New Zealand and Hong Kong.



SOURCE: [Marzban et al. 20203, Building and Environment](#)

WELL delivers tangible value to tenants

Demonstrate how your WELL commitment is the advantage that your tenants are looking for, providing them with a proven foundation for health and well-being.

What you provide

Value to tenants



Better building amenities



Attraction and retention



Improved human performance



People-first foundation



Better building operations



Confidence and trust

A mark of leadership. Look for the **WELL** seal.



ACHIEVEMENT HIGHLIGHTS

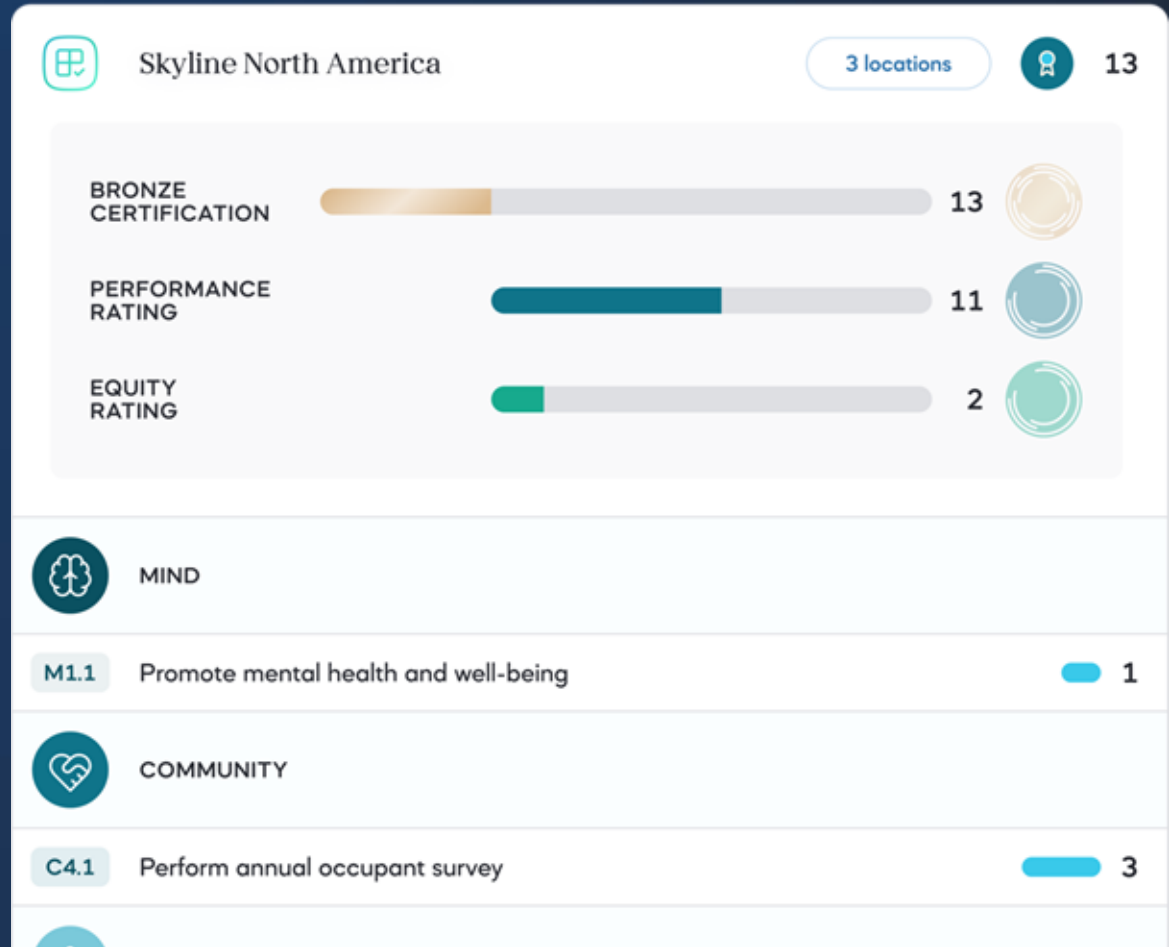
🚀 Congratulations on becoming the largest WELL Certified Platinum building in the world.

🌟 Wow! You are now the first WELL at scale client in the world to achieve a perfect score in the water concept, organization-wide.

LEADERSHIP IN WELL-BEING

🌱 Between 2027 and 2028, your organization has impacted the most people in your region. This is what people-first leadership looks like.

Measure and improve health and well-being metrics



WELL provides measurable outcomes that can elevate global sustainability reporting



GRESB contributions

GRESB is a global ESG benchmarking and reporting framework used by the real estate and infrastructure industries to assess and compare the sustainability performance of companies, funds and assets. IWBI closely reviewed the WELL Standard and the GRESB 2025 Real Estate Assessment, concluding that strategies in WELL align with 41% of indicators* within the 2025 GRESB Real Estate Assessment.

Additionally, achieving WELL Certification will earn your organization a full point, and the WELL Health Safety Rating, WELL Equity Rating and WELL Performance Rating are each worth 0.5 points for GRESB in the certification aspect.

How WELL may contribute to GRESB indicators

KEY: Each box represents a GRESB indicator. Filled boxes represent an indicator to which WELL may contribute. Cross-hatch boxes represent an indicator to which WELL may conditionally contribute.

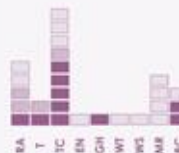


MANAGEMENT

Measures the entity's strategy and leadership management, policies and processes, risk management and stakeholder engagement.

5 aspects
35 indicators

WELL may contribute to
69% of Management
indicators (own)



PERFORMANCE

Measures the entity's asset portfolio performance, comprising of information collected at the asset and at the portfolio level, for operational assets.

9 aspects
27 indicators

WELL may contribute to
52% of Performance
indicators (own)



DEVELOPMENT

Measures the entity's efforts to address ESG issues during the design, construction and renovation of buildings.

9 aspects
23 indicators

WELL may contribute to
65% of Development
indicators (own)

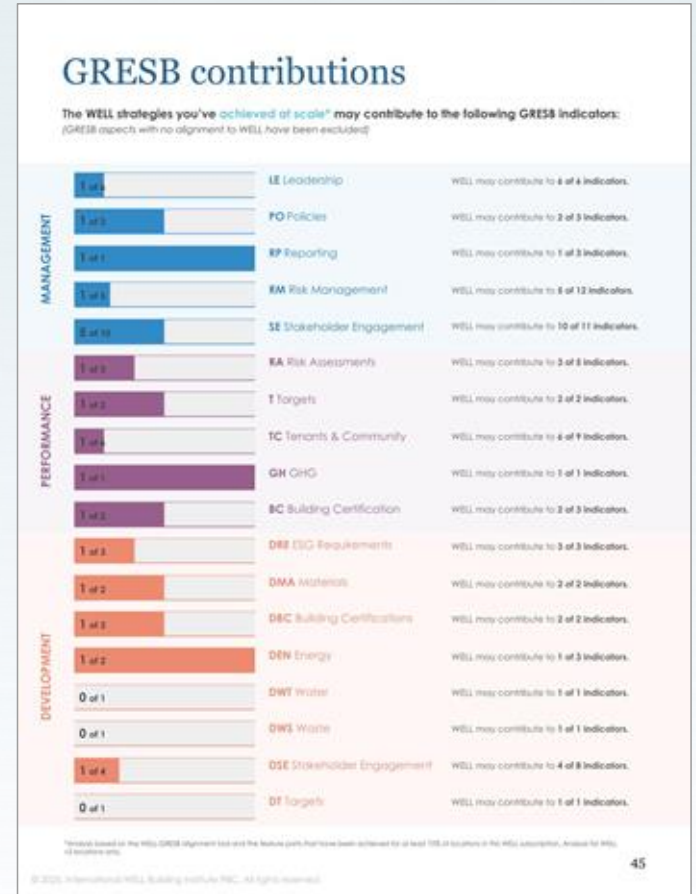
*The percentage of overall alignment between WELL and GRESB is calculated by using GRESB's categories, assessing the level of relative alignment between WELL's metrics and GRESB's indicators. A 25% aligns a category, 50% aligns a sub-category, 75% aligns a metric, and 100% aligns a goal.



Benchmark and report progress on key sustainability goals

Earn GRESB recognition through WELL

- The WELL Standard aligns with 41% of the 2026 GRESB Assessment
- Strategies within the new WELL Real Estate Rating contribute to 37 GRESB indicators
- WELL Certifications and WELL Ratings earn additional points



WELL at scale is a portfolio-wide program for REITs and developers to implement, measure and scale health and social impact strategies that are material to real estate investment and tenant value.



Your first year with WELL

Embark on your WELL journey with a clear, step-by-step roadmap designed to deliver tangible results and build momentum from day one.

Immediate returns and recognition

1

Roadmap strategy

Approved EPs become an extension of your team—working to help translate strategy into action

2

Accelerated quick-win rating

Achieve a WELL Rating milestone with limited capital expenditure

3

Reporting support services

Map WELL objectives to your sustainability goals and integrate into annual reporting

4

Baseline WELL Score

Benchmark against peers with a health impact score unique to your portfolio



Establish industry leadership through recognized WELL achievements

Explore two WELL Ratings that can add immediate value to your real estate assets:



Enhance base building infrastructure.

- Indoor Environmental Quality
- Asset and Community Resiliency
- Responsible Material Selection
- Enhanced Occupant Experience



Enhance base building operations and management.

- Building Systems Maintenance
- IEQ Operational Excellence
- Policies for Resilience and Readiness
- Enhanced Tenant Engagement

A mark of leadership Look for the **WELL** seal

The WELL Real Estate Rating instills confidence in tenants and visitors by validating that the base building meets rigorous standards for health and well-being.



Address what tenants and investors value most



INDOOR ENVIRONMENTAL QUALITY

- Air supply and exhaust treatment
- Thermal comfort
- Sound isolation
- Water quality validation



ASSET AND COMMUNITY RESILIENCY

- Carbon disclosure and reduction
- Emergency preparedness
- Moisture mitigation and prevention



RESPONSIBLE MATERIAL SELECTION

- Building product ingredients
- Supply chain labor practices
- Hazardous material remediation



ENHANCED OCCUPANT EXPERIENCE

- Daylight access
- Design elements that encourage movement
- Restorative spaces
- Accessible and inclusive design
- Access to nature

Earn a WELL achievement in 5 steps

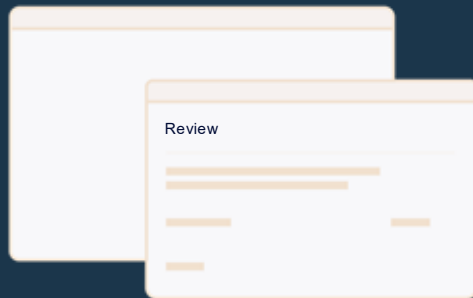
Subscribe

Commit to WELL at scale to enroll in a pilot rating



Customize

Select strategies that align with your goals



Review

Upload documentation and undergo third-party review



Achieve & Amplify

Earn the WELL seal and elevate your leadership in marketing and reporting materials



Level up

Create your custom WELL at scale roadmap to target your one, two and five year goals

A mark of leadership Look for the **WELL** seal

The WELL Operations Rating provides a visible mark of confidence to tenants and visitors, validating that base building operations and management meets rigorous standards for health and well-being.



Address what tenants and investors value most



BUILDING SYSTEMS MAINTENANCE

- Advanced HVAC performance
- Water safety
- Structural envelope and moisture control
- Thermal and humidity regulation



IEQ OPERATIONAL EXCELLENCE

- Air ventilation and flow
- Material transparency and hazardous mitigation
- Optimized acoustics and lighting
- Performance monitoring



POLICIES FOR RESILIENCE AND READINESS

- Emergency preparedness and response
- Supply chain and labor governance
- Community health
- Hand washing best practices



ENHANCED TENANT ENGAGEMENT

- Personalized comfort and ergonomics
- Quiet spaces for focus and rest
- Community engagement
- Support for healthy eating

Earn a WELL achievement in five steps

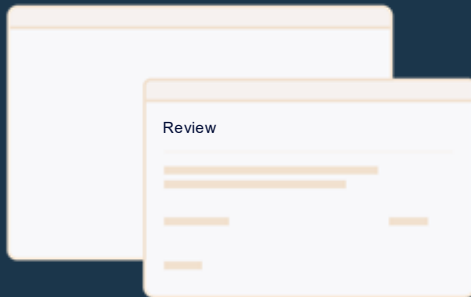
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Building a foundation for certification with targeted ratings



DESIGN + OPERATIONS + PERFORMANCE = CERTIFIED

Accelerate progress with a WELL Enterprise Provider

Work with your specialized support team to transform business goals into a customized WELL roadmap strategy.



POWERED BY



Unlock the portfolio advantage



What's included

Dedicated WELL Coach

Expert guidance to build your roadmap and achieve your goals

Powerful tech platform

A central dashboard to manage, document and scale your sustainability strategy

Robust reporting tools

Annual performance reports that directly translate to your corporate reporting needs

The results

Predictable budget

Annual portfolio-wide subscription significantly reduces the cost per location and minimizes unexpected costs

Streamlined operations

Consolidated procurement, documentation and training helps you do more, faster.

Informed decisions

Your WELL Score allows you to clearly measure and benchmark performance overtime

Join the movement

PUT YOUR PEOPLE FIRST

Let's discuss how WELL at scale can deliver measurable returns for your organization, starting with the WELL Rating for Real Estate.

Your GRESB results depend on it.



Unlock the portfolio advantage

WELL at scale provides the infrastructure—expert guidance and technology—to effectively scale WELL Standard strategies across an entire portfolio and translate them into measurable outcomes.

Key benefits include:

- Expert roadmap planning with a dedicated account manager
- Consolidated operations & documentation
- Aggregate performance benchmarking via the WELL Score
- Annual reporting to measure and demonstrate impact
- Portfolio-wide subscription for predictable budget planning

