



WELL Certified®

Our built environment has a profound impact on our health, wellbeing, happiness and productivity.

At the International WELL Building Institute (IWBI), we believe that buildings should be developed with health and wellness at the center of design. The IWBI is a public benefit corporation whose mission is to improve human health and wellbeing through the built environment. To realize this vision, IWBI administers the WELL Building Standard.

THE WELL BUILDING STANDARD®

WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.

WELL is grounded in a body of medical research that explores the connection between the buildings in which we spend more than 90 percent of our time, and the health and wellness impacts on us as occupants. WELL Certified™ spaces and WELL Core and Shell Compliant™ developments can help create built environments that improve the nutrition, fitness, mood, sleep patterns, and performance of occupants.



UNLOCK HUMAN POTENTIAL THROUGH YOUR BUILDING



ASSURANCE



PERFORMANCE



VISIBILITY

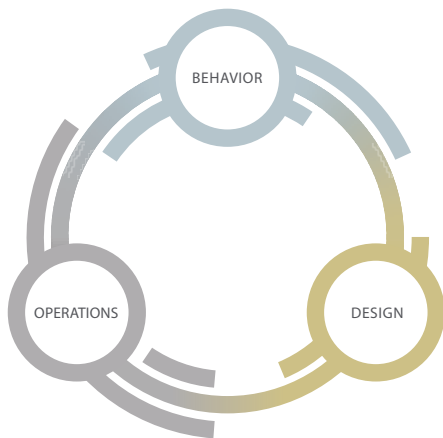


WELL Certified®

A comprehensive approach to human health in the built-environment.

7 CONCEPTS OF WELL

WELL is a comprehensive approach to human health and wellness related to the built environment, addressing the elements of our built environment through the seven concepts (Air, Water, Nourishment, Light, Fitness, Comfort and Mind) and through features focused on behavior, design and operations.



- AIR
- WATER
- NOURISHMENT
- LIGHT
- FITNESS
- COMFORT
- MIND

WELL is composed of over one hundred Features that are applied to each building project, and each WELL Feature is designed to address issues that impact the health, comfort, or knowledge of occupants through design, operations and behavior.



WELL is like a **NUTRITION LABEL** for your building. WELL outlines the ingredients that go into a healthy building, home or neighborhood.



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Working together to optimize building performance for human health and our environment.

LEED + WELL

The WELL Building Standard is designed to complement and work seamlessly with the U.S. Green Building Council's LEED Certification program. The International WELL Building Institute has joined forces with the Green Business Certification Inc, or GBCI. GBCI is the organization that provides third party certification for LEED projects. GBCI is now also providing third party certification for WELL – helping to ensure that LEED and WELL certification works seamlessly.



Positive Global Impact

OVER 13 MILLION SQ. FEET
OF REGISTERED WELL PROJECTS

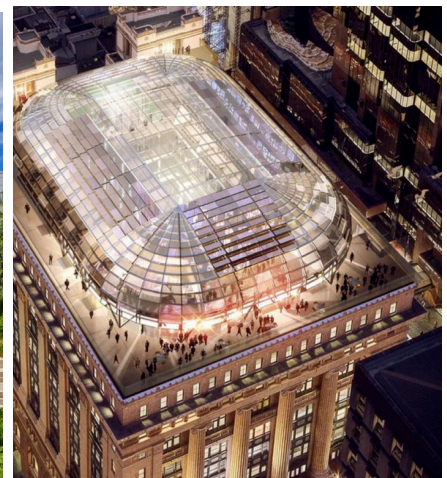
WELL PROJECT HIGHLIGHTS



425 Park Avenue
New York, NY



The Center for Sustainable Landscapes
Pittsburgh, PA, USA



Macquarie- 50 Martin Place
Sydney, Australia



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WHY WELL?

A WELL Certified™ project has the potential to add measurable value to the health, wellbeing and happiness of building occupants.

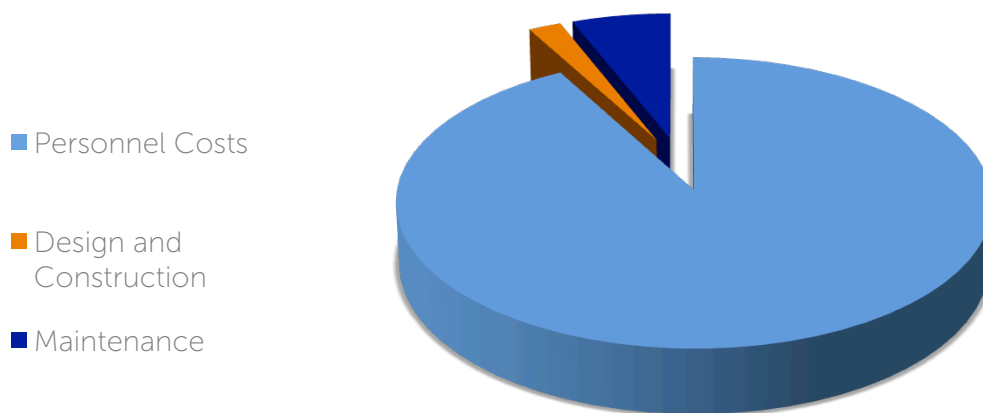
WELL Certification can also generate increased savings and productivity, in addition to a meaningful return on investment to the tenant and building owner.

By placing people at the heart of design, construction, operations and development decisions, we have the ability to add meaningful value to real estate assets, generate savings in personnel costs, and enhance the human experience, health and wellbeing.

WELL empowers the creation of healthy environments for people to live, work and play, enhancing occupant health and quality of life globally.

VALUE- COMMERCIAL OFFICE

Personnel costs significantly outweigh the costs for design and construction and operations and maintenance. Addressing occupant health channels resources towards reducing the biggest line item in the 30-year costs of a building— the personnel - offering a meaningful return on investment.



Executives estimate that a 22 % INCREASE in companies' performance can be achieved if their offices are well designed.¹

Physical workplace design is one of the TOP THREE FACTORS affecting performance and job satisfaction.²

1. The Gensler Design + Performance Index, The U.S. Workplace Survey (2006), www.gensler.com

2. American Society of Interior Designers (1999) "Recruiting and retaining qualified employees by design." White paper

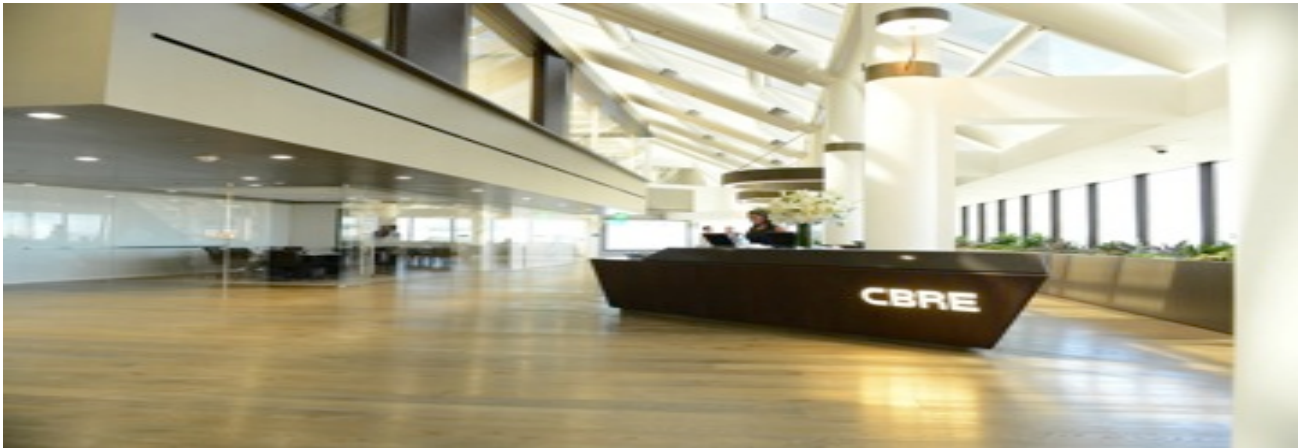


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The Value of a WELL Environment

CASE STUDY: CBRE Headquarters – WELL Certified

Los Angeles, California



People who work in WELL Certified environments have expressed the positive impacts their WELL offices have on productivity and performance. In the first office to be WELL Certified™ – Pilot Program, CBRE Corporate Headquarters, employees responded with the following survey feedback:



HARD COST IMPACT

In 48,000 rentable square feet, CBRE invested an estimated \$3.60 per square foot in construction costs, which was about 1.74% premium on the overall construction budget to implement WELL.



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WELL CERTIFICATION PROCESS

1. REGISTRATION
2. DOCUMENTATION SUBMISSION
3. PERFORMANCE VERIFICATION
4. CERTIFICATION
5. RECERTIFICATION
(not applicable for Core and Shell Compliance)

WELL CERTIFICATION LEVELS



INTRODUCING WELL TO YOUR PROJECT

WELL can be applied across many real estate sectors, and the current WELL v1.0 is optimized for commercial and institutional office buildings. WELL is further organized into Project Typologies which take into account the specific set of considerations that are unique to a particular building type or phase of construction. Pilot Programs of the WELL Building Standard are currently available upon request.

RATING SYSTEM	VERSION 1.0	PILOT PROGRAMS
VERTICAL	Commercial	<ul style="list-style-type: none">- Multifamily- Retail- Restaurant- Commercial Kitchen- Education
TYPOLOGIES	<ul style="list-style-type: none">- New and Existing Buildings Certification- New and Existing Interiors Certification- Core and Shell Compliance	N/A