



Deliver on investor and tenant demands with WELL

WELL at scale is a portfolio-wide program that real estate companies and funds can use to implement, measure and scale health and social impact strategies that are material to real estate investment and tenant value.

Establish leadership through recognized WELL achievements

Start your WELL at scale journey and gain initial recognition with a WELL Rating, laying the foundation for full certification and other milestone achievements.

Explore two ratings focused on adding value to your real estate assets:

The WELL Real Estate Rating



An achievement focusing on WELL strategies that optimize base building infrastructure.

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

The WELL Operations Rating



An achievement focusing on WELL strategies that optimize base building operations and management.

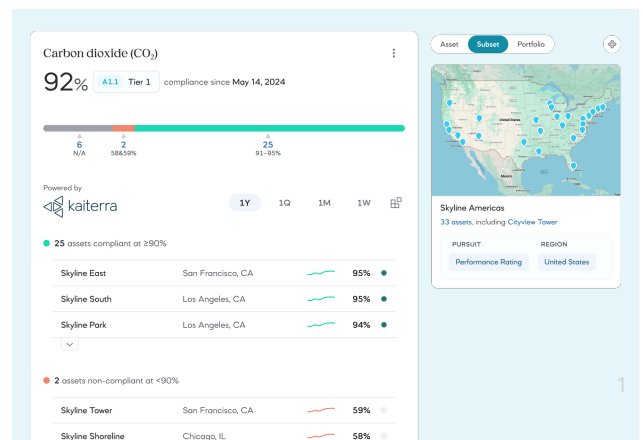
- Building Systems Maintenance
- IEQ Operational Excellence
- Policies for Resilience and Readiness
- Enhanced Tenant Engagement

Unlock a portfolio-wide 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 guidance and 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



Strengthen business performance. Simplify reporting.

Transform how you track, report and get recognized for your social impact with targeted alignments between WELL and other leading global frameworks like GRESB, ESRS, GRI and SDGs.

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 2023 Real Estate Assessment, concluding that there is WELL alignment with 41% of indicators within the 2023 GRESB Real Estate Assessment.

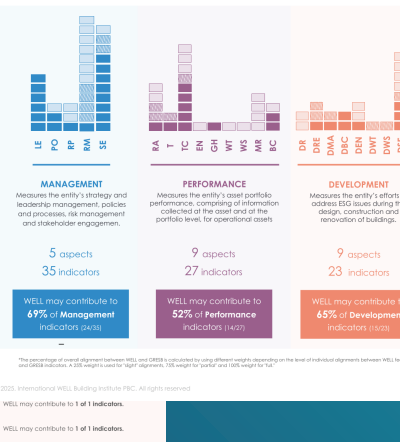
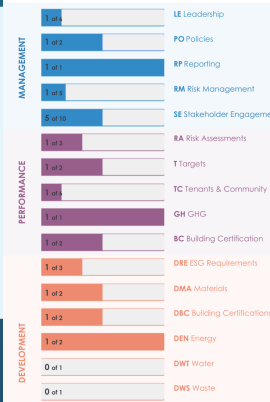
Additionally, achieving WELL Certification will earn your organization a full point, and the WELL Health-Safety Rating, WELL Equity Rating and WELL Performance Rating are each worth 0.6 points for GRESB in the certification aspect.

How WELL may contribute to GRESB indicators

KEY: Each box represents a GRESB indicator. Filled boxes represent indicators to which WELL may contribute. Dashed boxes represent indicators to which WELL may conditionally contribute.

GRESB contributions

The WELL strategies you've achieved at scale* may contribute (GRESB aspects with no alignment to WELL have been excluded)



Accelerate GRESB performance with WELL

- WELL Standard aligns with 41% of GRESB Indicators
- The WELL Real Estate Rating contributes to 37+ GRESB indicators
- WELL Certifications and WELL Ratings earn additional points

Maximize your return on investment

The second edition of the Investing in Health Pays Back Special Report makes the business case for healthier buildings and organizations

Command premiums and increase occupancy rates

Spaces with healthy building certifications experience:

- Better lease terms (over a year longer on average)¹
- Higher rents (increases of 4.4-7.7%¹ and 4-6%³ across two studies)

Leverage WELL as your competitive advantage

- WELL outperformed in 20 of 23 categories in a comparison of high-performing non-WELL Certified buildings and WELL Certified buildings.⁴
- Occupant satisfaction was 39% higher in WELL Certified buildings than in LEED Certified buildings.⁵



Download the full report

Your investment in health delivers the foundation tenants need to pursue their own WELL goals.

Join the leaders paving the way for a healthier future.

Let's discuss how WELL at scale can deliver measurable returns for your organization.

SOURCE LINKS:

1. MIT Center for Real Estate Research; 2. University of Cambridge, Department of Land Economy, 2025; 3. Journal of Environmental Management, 2025; 4. Building and Environment; 5. National Library of Medicine