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# WELL

A Localized Global Standard Aligned with ESG & SDGs

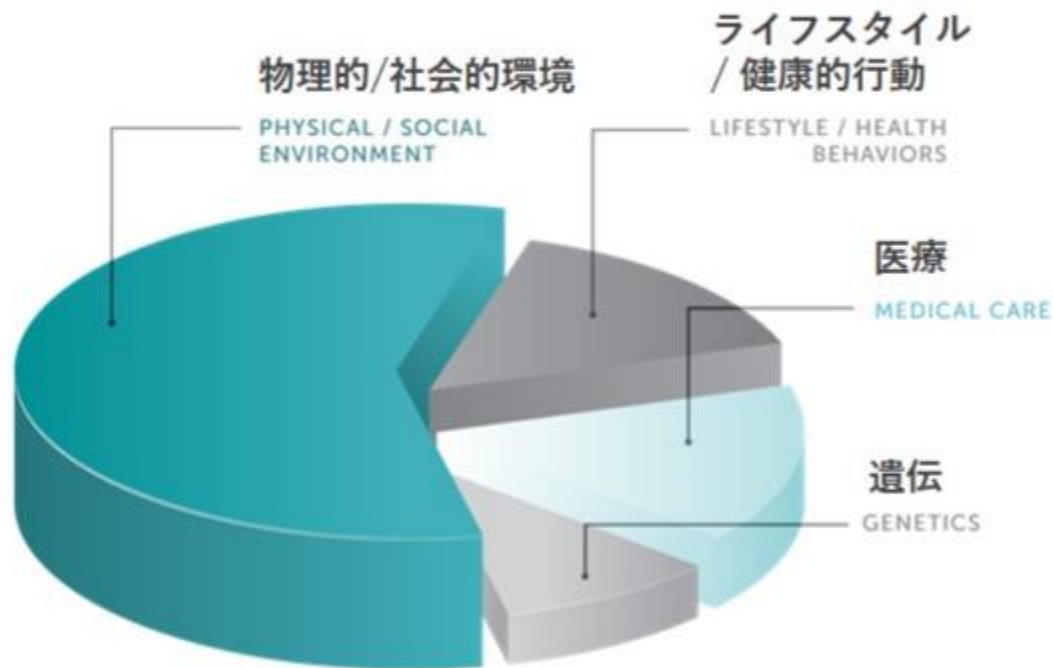
ESGとSDGsに適合しローカライズしたグローバルスタンダード

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Xue Ya  
President, IWBI Asia  
Tokyo, GBJ Symposium 2019

# WHAT DETERMINES THE STATE OF HEALTH?

健康状態を決定するものは  
何でしょうか？



Source: Centers for Disease Control and Protection. Frequently Asked Questions. 2014. Available online at: <http://www.cdc.gov/nchs/https/socialdeterminants/faq.html>

# DEVELOPMENT OF WELL™

## WELL™ の開発

IWBI undertook a comprehensive expert peer review process, which included three phases—a scientific, medical and building expert review—and culminated in the release of the WELL Building Standard.

IWBI は、科学、医学、建築の3つの段階を含む包括的な専門家ピアレビュープロセス（査読）を実施し、WELL Building Standard のリリースに至りました。



SCIENTIFIC



PRACTITIONER



MEDICAL

# WELL IS HOLISTIC

## WELL はホリスティック（全体的）

WELL took a holistic approach to incorporating and connecting behavior of building occupants to design and operations.

WELL は、居住者の行動を建物の設計や運用に組み込んだり結びつけたりするために、全体的なアプローチを取りました。





# WELL™



WELL v1

WELL v2

WELL COMMUNITY

## WELL IS GLOBAL

### WELL はグローバル



3,782+ WELL Projects with 44.1 million m<sup>2</sup>.  
in 58 countries , 5000+ WELL AP

WELLプロジェクトは 58ヶ国  
4,410万 m<sup>2</sup>、3,782 件以上  
WELL AP は 5,000人以上

## WELL IN ASIA

### アジアにおける WELL



600+ WELL Projects with 15.1 million m<sup>2</sup>.  
1900+ WELL AP

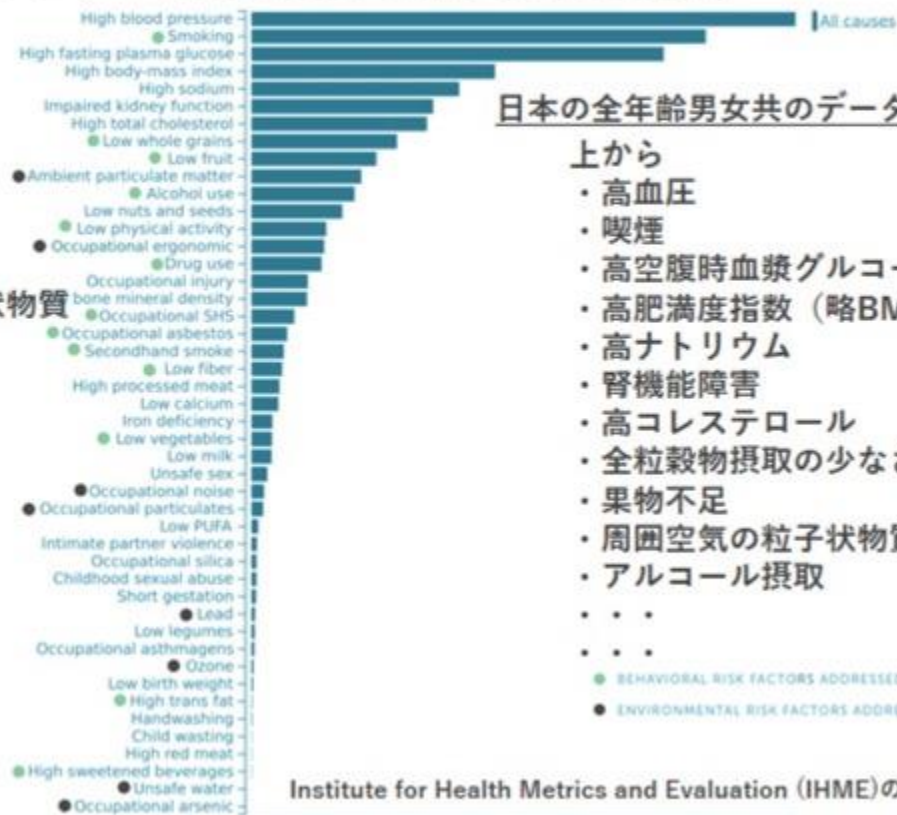
WELLプロジェクトは1,510万m<sup>2</sup>、600 件以上  
WELL AP は 1,900人以上



# MRFS IN JAPAN

MRFS (Modifiable Risk Factors) 変更しようと思えば変更可能な健康危険因子

1. Smoking ● 喫煙
2. Low whole grains ● 全粒穀物摂取の少なさ
3. Low fruit ● 果物不足
4. Ambient particulate matter ● 周囲空気の粒子状物質
5. Alcohol use ● アルコール摂取
6. Low physical activity ● 運動不足
7. Occupational Ergonomic ● 働く時の姿勢
8. Drug use ● 薬物の使用
9. Occupational SHS ● 職場での受動喫煙
10. Occupational Asbestos ● 職場でのアスベスト



Institute for Health Metrics and Evaluation (IHME)の調査結果



# BUILDING AND COMMUNITY: A HEALTH INTERVENTION

## 建物とコミュニティ：健康への介入

WELL is the world's first building rating system focused on creating an environment that enhances human health. WELL advocates that building design can be a health intervention, so WELL regards buildings as an opportunity to provide health benefits to internal residents.

WELLは、人の健康を向上させる環境の創出に焦点を当てる建物評価として世界初のシステムです。WELLは建物の設計が健康への介入になる可能性があることを提唱しており、そのためWELLは屋内の居住者に健康上の利点を提供する機会として建物を見なしています。



# 10 CONCEPTS OF WELL

## WELL の10コンセプト

COMPREHENSIVE APPROACH TO WELL-BEING  
ウェルビーイングへの包括的な取り組み



AIR  
空気



WATER  
水



NOURISHMENT  
食物



LIGHT  
光



MOVEMENT  
運動



THERMAL  
COMFORT  
温熱快適性



SOUND  
音



MATERIALS  
材料



MIND  
こころ



COMMUNITY  
コミュニティ



# ONE WELL

## ひとつのWELL

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WELL v2 is designed  
to work with all types  
of building projects.



WELL v2は、どのような用途タイ  
プの建物プロジェクトにも適用で  
きるようにデザインされています。

# WELL v2 CROSSWALKS

## WELL v2 クロスウォークス



### WELL CROSSWALKS



The WELL v2 crosswalks include the tables depicting and guidance on how to submit the final LEED v4, BREEAM, Green Star or RESET report as documentation for certain WELL features deemed equivalent in the crosswalk (as a replacement of standard WELL documentation).

WELL v2クロスウォークスには、LEED v4、BREEAM、Green Star、RESETの認証での最終レポートを、クロスウォークで同等と見なされる特定のWELL項目の文書（標準のWELL申請文書の代替）として提出する方法を示す表とガイダンスがあります。



# WELL LOCALIZATION AND WELL AAP

WELL の地域化とWELL AAP (代替適合手段)



WELL  
IN JAPAN

**Project Name:**  
Obayashi  
Technical  
Research  
Institute (TRI)

**Owner Name:**  
Obayashi

**Location:**  
Tokyo, Japan

**Size:**  
59,578 sqf  
(5,535 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Certified



**Project Name:**  
Yokohama  
Grangate

**Owner Name:**  
Shimizu

**Location:**  
Yokohama,  
Japan

**Size:**  
1,046,750 sqf  
(97,245 m2)\*

**Typology:**  
WELL Core  
(Office)

**Status:**  
Registered







**Project Name:**  
Taisei ZEB  
Demonstration  
Building

**Owner Name:**  
Taisei

**Location:**  
Yokohama,  
Japan

**Size:**  
11,824 sqf  
(1,098 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Certified



**Project Name:**  
Seiwa  
Business Head  
Office

**Owner Name:**  
Seiwa Business

**Location:**  
Tokyo, Japan

**Size:**  
18,385 sqf  
(1,708 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Registered



**Project Name:**  
Itoki HQ Office

**Owner Name:**  
Itoki

**Location:**  
Tokyo, Japan

**Size:**  
76,531 sqf  
(7,110 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Registered





**Project Name:**  
**Nanpeidai**  
**Project**

**Owner Name:**  
Tokyu Fudosan

**Location:**  
Tokyo, Japan

**Size:**  
131,133 sqf  
(12,183 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Registered

**Project Name:**  
**Toranomon**  
**Azabudai**  
**Office Tower A**

**Owner Name:**  
Mori Building

**Location:**  
Tokyo, Japan

**Size:**  
3,593,688 sqf  
(333,862 m2)\*

**Typology:**  
WELL Core  
(Office)

**Status:**  
Registered



**Project Name:**  
Azusa Sekkei  
HQ Office

**Owner Name:**  
Azusa Sekkei

**Location:**  
Tokyo, Japan

**Size:**  
57,048 sqf  
(5,300 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Registered





**Project Name:**  
Point 0  
Marunouchi


**Owner Name:**  
Daikin

**Location:**  
Tokyo, Japan

**Size:**  
11,653 sqf  
(1,083 m2)\*

**Typology:**  
WELL (Office)

**Status:**  
Registered



A SCALABLE  
PROGRAM FOR  
GLOBAL LEADERS



**BEYOND THE BUILDING**





**WELL**<sup>TM</sup>  
PORTFOLIO

**PROMOTING HEALTH AND WELLBEING AT SCALE**

# WELL PORTFOLIO: SUMMARY

## WELL ポートフォリオ： 要旨

*A health-focused rating program rooted in the WELL v2 building standard that covers your defined portfolio.*

- Enables organizations to **apply WELL strategies at scale** in order to advance efforts relating to health and well-being across multiple buildings or the spaces within them.
- **Streamlines costs, documentation and performance verification.**
- Provides users with the **flexibility** to pursue WELL Certification or WELL Precertification.
- Offers **annual benchmarking** (internally and externally) to gain recognition for incremental achievements across individual properties.
- Generates a **WELL Portfolio Score** based on feature achievements across all properties in your defined portfolio, which changes over time to reflect ongoing progress.

WELL v2 による健康に焦点を当てた格付プログラムで、あなたの規定したポートフォリオに適用します。

- 複数の建物またはその中の空間にわたっての健康とウェルビーイングに関連する努力を進めるために、組織がWELL戦略を大きな規模にて適用可能
- 費用、文書、性能検証を合理化します
- WELL認証またはWELL予備認証を追求する柔軟性をユーザーに提供
- 個々のプロパティ全体の増分成果の認識を得るために、毎年のベンチマーク（内部と外部）を提示
- 規定したポートフォリオのすべてのプロパティの項目達成に基づいて **WELLポートフォリオスコア**を生成、これは、進行中の進捗を反映するため時間と共に変化

# THE VALUE

## 価値

### ENHANCE YOUR COMPANY'S VALUE

#### 貴社の企業価値を高める



Identify and apply valuable design, operations and policy-based strategies that can **add value to your buildings and your organization** through the 10 health-focused concepts that anchor the WELL Building Standard.

WELL Building Standard に埋め込まれた健康に焦点を当てた10のコンセプトを通じ、自らの**建物、組織に付加価値を付ける**貴重なデザイン、運営、方針に基づいた戦略を立て、運用します

### IMPROVE FINANCIALS

#### 財務状況の改善



Increase revenue by **attracting and retaining employees and tenants** through organizational and building improvements, and **reduce costs** by applying health and wellness strategies at scale.

組織と建物の改善を通じて**従業員、テナントを魅了し確保**することで売上を増加させ、規模感のある健康とウェルネス戦略を実行することで**費用を削減**します

# THE OPPORTUNITY / 好機



## ADVANCE YOUR COMMITMENT TO CORPORATE SOCIAL RESPONSIBILITY (CSR)

- Make significant contributions to the global movement to advance buildings that protect, support and enhance human health.
- Demonstrate your progress to key stakeholders, investors, ESG (Environmental, Social and Governance) and CSR reporting systems.

### 企業の社会的責任へのコミットメントを推進する

- 人間の健康を守り、助け、強化する建物を増やす世界的取り組みに意義深い貢献をします
- 進捗状況を主要利害関係者、投資家、ESG及びCSRレポートシステムへ宣伝します

## POSITION YOURSELF AS A LEADER

- Redefine best practices in real estate and employee health and well-being
- Receive the resources you need to accelerate your efforts, like complimentary IWBI membership, and publicity, marketing and education perks.

### 自らをリーダーと位置付ける

- 不動産、従業員の健康と幸福についてのベストプラクティスを再定義します
- 取り組みを加速する援助、例えば無料のIWBI会員資格、広報、マーケティング、教育関連の特典を受け取ります

Buildings that have been verified to meet the requirements of WELL can contribute to environmental, social and governance (ESG) criteria - which can help you attract investors.

WELL認証の建物は、ESG投資の基準を満たしており、投資家を引きつけます。



Evaluates how property companies and funds are promoting health and well-being in their internal operations and through the real estate products and services they offer to customers.

不動産セクターの会社・ファンドが、運用と自らの不動産を通して、健康とウェルビーイングをどのように促進しているかを評価します。

従業員の健康増進



製品・サービスによる健康増進



## Advancing the United Nations Sustainable Development Goals through WELL V2

- There are 17 Sustainable Development Goals (SDGs) set forward by the UN as part of the 2030 Agenda for Sustainable Development.
- WELL features that promote clean air and water, daylight and safe materials are side-by-side with those that require organizational transparency, civic engagement, and equal access to health services and education.
- All 17 SDGs are supported by WELL features.

## WELL v2 を通じて、国連 SDGs を推し進める

- 持続可能な開発のための 2030 アジェンダの一部として、SDGs 17 項目がある。
- **WELL features** : 清潔な水と空気、日光、安全な材料 組織の透明性、市民参加、健康サービスや教育への平等なアクセス
- 17項目のすべてを WELL features は支えている。

# PLAY A ROLE AS A MEMBER

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"IWBI's diverse member network brings together product manufacturers, scientific institutes, real estate developers and others across multiple industries to advance a single mission - building a healthier future for everyone."

*Rick Fedrizzi – Chairman & CEO, IWBI*



## SUMMARY

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The IWBI membership program is a platform through which deeper engagement, more opportunities are made available as leaders coalesce around the WELL movement.

It's a way for organizations to connect in an official capacity to the WELL movement, underscoring their leadership in this "second wave" of sustainability.



# IWBI MEMBERSHIP IN ASIA

## Cornerstone Members (23)

## Keystone & Portfolio Members (23)



# WE ARE WELL

WELLCERTIFIED.COM

