



G R E S B
★ ★ ★ ★ ★ 2017

Welltower Inc.

Welltower Inc.

GRESB Benchmark Report 2017

DATE: 20 Nov 2019 1:10:58pm Wed UTC

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New Construction & Major Renovations

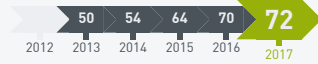
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GRESB Partners

Global Partners.....	70
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Welltower Inc.

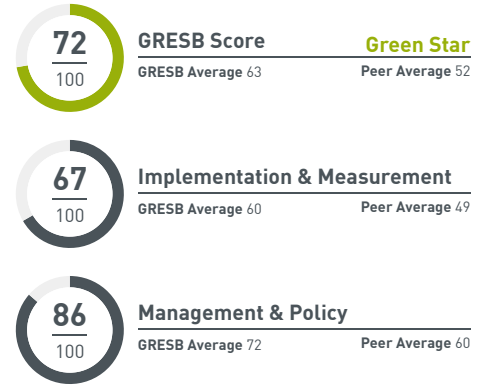
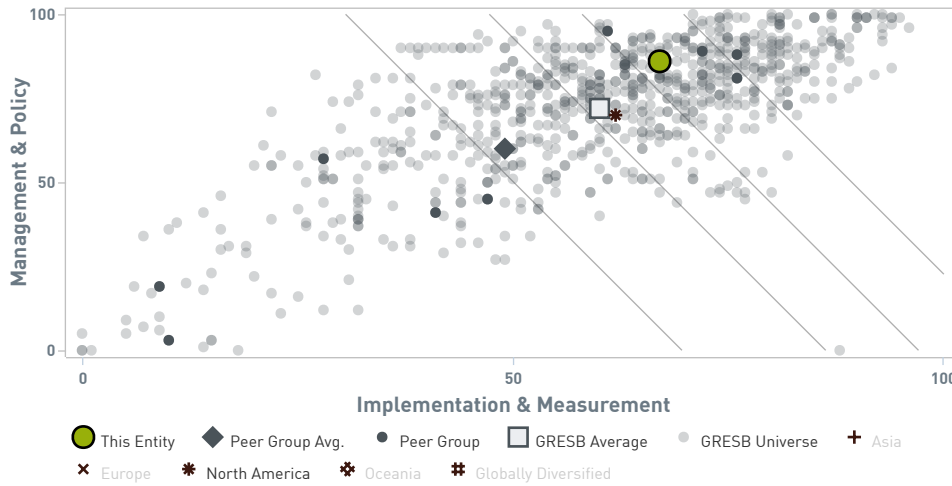
Participation & GRESB Score



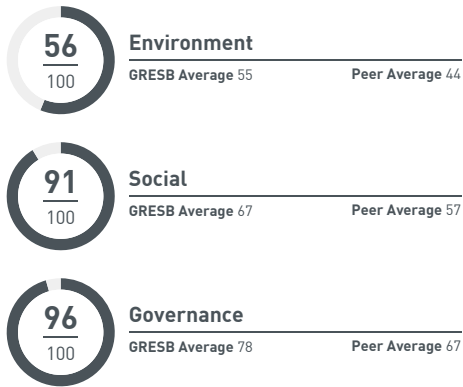
Peer Comparison



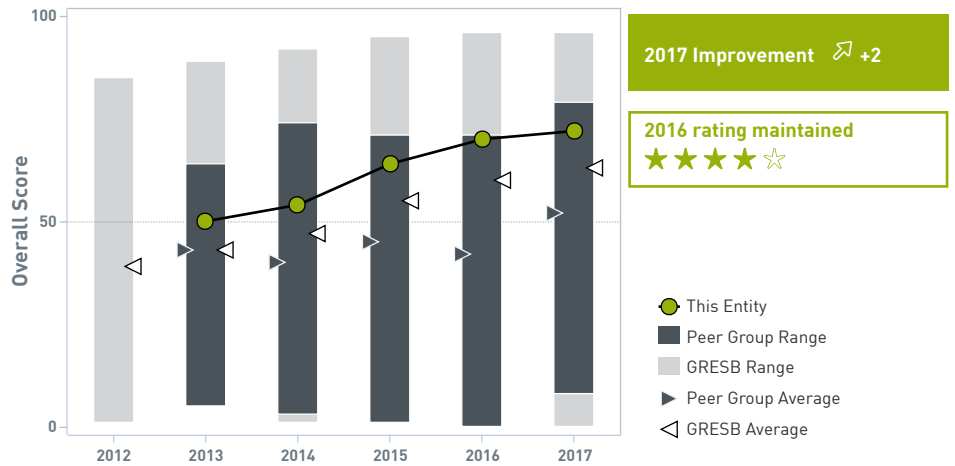
GRESB Model



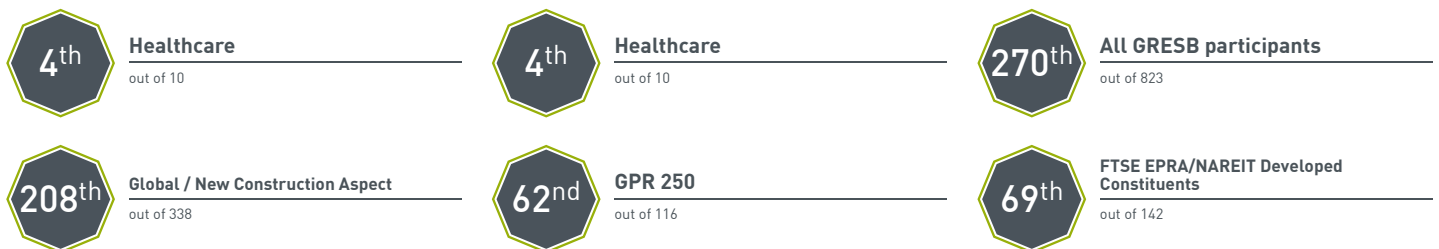
ESG Breakdown



Trend



Rankings



GRESB Aspects



Aspect Weight in GRESB Score	This Entity	Peer Group		GRESB
Management 8.8%	100	PEER 73 AVERAGE		GRESB 88 AVERAGE
Policy & Disclosure 9.5%	100	PEER 69 AVERAGE		GRESB 75 AVERAGE
Risks & Opportunities 12.4%	84	PEER 56 AVERAGE		GRESB 67 AVERAGE
Monitoring & EMS 8.8%	72	PEER 45 AVERAGE		GRESB 69 AVERAGE
Performance Indicators 25.2%	49	PEER 41 AVERAGE		GRESB 50 → AVERAGE
Building Certifications 10.9%	24	PEER 40 AVERAGE		GRESB 46 AVERAGE
Stakeholder Engagement 24.5%	91	PEER 55 AVERAGE		GRESB 67 AVERAGE
New Construction & Major Renovations 0%	46	PEER 37 AVERAGE		GRESB 51 AVERAGE

Portfolio Impact



Impact Reduction Targets

	Type	Long-term target	Baseline year	End year	2016 target	Portfolio coverage	Externally communicated
⚡ Energy	Absolute	10.0%	2012	2022	1.0%	0%, <25%	No
💧 Water	Absolute	10.0%	2012	2022	1.0%	0%, <25%	No
♻️ Waste	Absolute	3.0%	2014	2022	1.0%	0%, <25%	No
🌱 GHG Intensity	Intensity-based	3.0%	2014	2020	1.0%	0%, <25%	No

Entity & Peer Group Characteristics

This Entity

Peer Group Geography:	Global
Peer Group Sector:	Healthcare
Legal Status:	Listed
Total GAV:	\$30.7 Billion
Activity:	Management and development of assets



Countries

[82%]	United States
[9%]	Canada
[9%]	United Kingdom



Sectors

[82%]	Senior Homes
[18%]	Medical Office
[0%]	Other



Management Control

[86%]	Indirect
[14%]	Managed

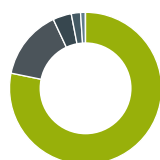
Peer Group (10 entities)

Peer Group Geography:	Global
Peer Group Sector:	Healthcare
Legal Status:	Non-listed, Listed
Average GAV:	\$5.67 Billion



Peer Group Countries

[40%]	Netherlands
[27%]	United States
[21%]	United Kingdom
[10%]	Finland
[1%]	Canada



Peer Group Sectors

[79%]	Healthcare
[15%]	Senior Homes
[4%]	Medical Office
[2%]	Lodging, Leisure & Recreation
[1%]	Other



Peer Group Management Control

[59%]	Indirect
[41%]	Managed

Peer Group Constituents

Peer Group Constituents

Amvest	Hartelt Fund Management	Syntrus Achmea Real Estate & Finance
Bouwinvest REIM	MedicX	Ventas, Inc.
GI Partners	Northern Horizon Capital AIFM Oy	Welltower Inc.
HCP, Inc.		

Validation

GRESB Validation

			% accepted/ full points
All participant check All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers	Validation plus Entity not selected Evidence (all)	Validation Interview Entity not selected Reporting boundaries, Supplemental questions	
			Items
			34
			97%
			14
			50%
			13
			77%
			10
			100%
			71
			85%

Validation items not accepted

30.2 Building Certifications | Medical Office | Green Building Certificates | 30.2 | Yes | level of answer

30.2 Building Certifications | Medical Office | Green Building Certificates | 30.2 | Yes | level of answer

30.2 Building Certifications | Medical Office | Green Building Certificates | 30.2 | Yes | level of answer

30.2 Building Certifications | Medical Office | Green Building Certificates | 30.2 | Yes | level of answer

30.2 Building Certifications | Medical Office | Green Building Certificates | 30.2 | Yes | level of answer

42.2 Stakeholder Engagement | Community | 42.2 | Yes | Other

NC 14 New Construction & Major Renovations | Community Impact and Engagement | NC 14 | Yes

Q25.2 Performance Indicators | Medical Office | Energy Consumption | Q25.2 | Yes | Other | Other selected. Please describe:

Q25.2 Performance Indicators | Other | Energy Consumption | Q25.2 | Yes | Other | Other selected. Please describe:

Q25.4 Performance Indicators | Data Review | Q25.4 | Yes | Evidence

Q26.2 Performance Indicators | Medical Office | GHG Emissions | Q26.2 | Yes | Other | Other selected. Please describe:

Q26.2 Performance Indicators | Other | GHG Emissions | Q26.2 | Yes | Other | Other selected. Please describe:

Q27.2 Performance Indicators | Medical Office | Water Use | Q27.2 | Yes | Other | Other selected. Please describe:

Q27.2 Performance Indicators | Other | Water Use | Q27.2 | Yes | Other | Other selected. Please describe:

Validation items partially accepted

Q27.2 Performance Indicators | Medical Office | Water Use | Q27.2 | Yes | Explain (a) the water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

Q27.2 Performance Indicators | Other | Water Use | Q27.2 | Yes | Explain (a) the water use intensity calculation method, (b) assumptions made in the calculation, and (c) how intensities are used by the entity in its operations (maximum 250 words)

Quantitative outliers excluded

Q27.1 Performance Indicators | Senior Homes | Water Use | Q27.1

The percentage change in consumption (42%) resulting from the like-for-like consumption reported in rows 11 and 12 is unusually high. Please explain.

Q27.1 Performance Indicators | Medical Office | Water Use | Q27.1

The percentage change in consumption (-47%) resulting from the like-for-like consumption reported in rows 11 and 12 is unusually low. Please explain.


Q27.1 Performance Indicators | Other | Water Use | Q27.1

The percentage change in consumption (899%) resulting from the like-for-like consumption reported in row 8 is unusually high. Please explain.

Third Party Assurance, Verification and Checks

Question	Points	Data Review
7.2 Organization's stand-alone sustainability report		Externally checked by Eco-Age
7.2 Organization's section in entity reporting to investors		Externally assured by Point380
25.4 Energy consumption data reported	0 / 1.5	Externally verified by multiple providers — Ecova, Point380
26.3 GHG emissions data reported	0.75 / 1.0	Externally verified by Point380
27.4 Water consumption data reported	0 / 1.0	No third party validation
28.2 Waste management data reported	0 / 1.0	No third party validation

Reporting Boundaries

 Per the GRESB survey intent, the company's reporting boundary for this response is as comprehensive as possible and includes all corporate office buildings (operational control), Outpatient Medical Buildings (split operational control), Seniors Housing Buildings (tenant operated – no operational control) and unconsolidated buildings (no operational control). The company reports all primary data to which it has access. However, as a REIT, Welltower's control over the data and operational management of buildings outside of the company's boundary of control is restricted by law. Welltower discloses 100% of environmental data for those buildings within the company's operational and split control boundary. The company is continually evaluating and expanding its data collection efforts commensurate with its ability to affect change. A key aspect of Welltower's sustainability program is stakeholder engagement. The company uses tenant data access as part of our dialogue with tenants. The boundary for the GHG emissions section is aligned with Welltower's formal Organizational and Operational Boundary as determined by utilizing the WRI/WBCSD Greenhouse Gas Protocol - A Corporate Accounting and Reporting Standard, Revised Edition.

Management

POINTS: 12/12

WEIGHT: 8.8%

Intent and Overview

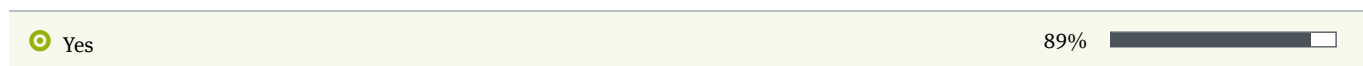
This aspect focuses on how the organization addresses sustainability implementation in the context of its overall business strategy. The purpose of this section is to (1) identify who in the participant organization is responsible for managing sustainability issues and has authority for decision making on sustainability matters; (2) communicate to investors how the entity structures management of sustainability issues; and (3) determine how sustainability is embedded into the organization.

Sustainability Objectives

1 POINTS: 2/2

Sustainability objectives

Percentage of Peers



Topics included

<input checked="" type="checkbox"/> General sustainability	78%	<div style="width: 78%; background-color: #444; height: 10px;"></div>
<input checked="" type="checkbox"/> Environment	89%	<div style="width: 89%; background-color: #444; height: 10px;"></div>
<input checked="" type="checkbox"/> Social	89%	<div style="width: 89%; background-color: #444; height: 10px;"></div>

Governance

89% 

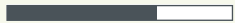
Financial integration

Percentage of Peers




- [67%] Fully integrated into the overall business strategy
- [22%] Partially integrated into the overall business strategy
- [11%] No answer provided

The objectives are

Publicly disclosed 67% 

Online - hyperlink 67% 

Offline - separate document 0% 

Evidence provided

[ACCEPTED]

Publicly disclosed objectives



Welltower's sustainability objectives are centered around 4 key priority areas i) effectively managing resource consumption, GHG emissions and environmental impact ii) build and continuously improve the quality of our real estate portfolio to support the evolution of health care infrastructure iii) engage, understand and incorporate the interests of our communities and stakeholders in our business wherever possible iv) conduct our affairs with complete integrity and transparency. These priority areas were identified through a materiality assessment process (outlined within Welltower's CSR report). The objectives feed into our business strategy and financial objectives by helping the company to raise investment from SRI/ESG-aligned investment vehicles and improve operating efficiency, thereby increasing shareholder return. [FULL POINTS]

1. The company's short-term objectives include quantifiable, time-bound targets to reduce energy and water consumption and waste generation (by 1% per year); quantifiable, time-bound targets to expanding benchmarking program and increasing average benchmarking score; investing in building management upgrades and improving waste diversion rates. The company has also set sustainability related governance objectives including issuing a political contribution policy.

2. The medium-term objectives include increasing the number of LEED and BREEAM building certifications in the portfolio, furthering the roll out of the company's Green Arrow Building Certification program and achieving zero lost time health and safety incidents in corporate operations.

3. Long-term objectives include evaluating and setting science based targets to reduce the portfolios energy consumption and ghg emissions and implementing policies to ensure all new constructions are built to LEED, BREEAM or an equivalent standard.


Not publicly available 22% 

No 11% 


2 POINTS: 3/3

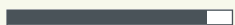
Persons responsible for implementing sustainability

Percentage of Peers

Yes 89% 

The individual(s) is/are

Dedicated employee(s) for whom sustainability is the core responsibility 44% 

Employee(s) for whom sustainability is among their responsibilities 89% 

External consultants/manager

- Eco-Age

<ul style="list-style-type: none"> Ecova 	56%	
<input checked="" type="checkbox"/> Other Heapy Engineering - LEED and sustainable construction consulting	0%	
[ACCEPTED]		
<input type="checkbox"/> No	0%	
<input type="checkbox"/> Not applicable	11%	

Sustainability Decision Making

3 POINTS: 2/2

Sustainability taskforce or committee

Percentage of Peers

<input checked="" type="radio"/> Yes	89%	
Members are		
<input checked="" type="checkbox"/> Asset managers	56%	
<input checked="" type="checkbox"/> Board of Directors	56%	
<input checked="" type="checkbox"/> External consultants <ul style="list-style-type: none"> Eco-Age Ecova 	56%	
<input checked="" type="checkbox"/> Fund/portfolio managers	89%	
<input checked="" type="checkbox"/> Property managers	22%	
<input checked="" type="checkbox"/> Senior Management Team	78%	
<input type="checkbox"/> Other	56%	
<input type="radio"/> No	11%	

4 POINTS: 1/1

Decision-maker on sustainability

Percentage of Peers

<input checked="" type="radio"/> Yes	89%	
--------------------------------------	-----	--

The individual is part of

Percentage of Peers



- [56%] Board of Directors
- [22%] Senior Management Team
- [11%] No answer provided
- [11%] Fund/portfolio managers

No

11% 

5 POINTS: 1/1

Process to inform senior decision-maker on sustainability performance

Percentage of Peers

Yes

78% 

Process



The Nominating and Governance Committee of Welltower's Board of Directors is charged with oversight of Welltower's corporate sustainability program. Tim Lordan SVP - Asset Management is responsible for the design, implementation, and oversight of Welltower's sustainability program, and is kept up to date with Welltower's progress through regular meetings with the sustainability team. Tim Lordan reports to the EVP of Business & Relationship Management. Ms. Kerr is an executive officer of Welltower and retains dialogue with the Board of Directors during regular meetings. The Nominating and Governance Committee of the Board of Directors These cover all facets of Welltower's sustainability program, including: the company's efforts to implement sustainability-related goals and targets, mitigate the impacts of climate change on the business and manage overall corporate governance and the social impacts of the company's operations. In addition, both the CEO and the Board of Directors review Welltower's annual CSR report (prepared in accordance with GRI G4), to gain a detailed understanding of the company's progress against internal targets. The strong relationship between the most senior decision makers and those with responsibility for sustainability allows action points to be implemented into company operations effectively. In October 2016, Welltower undertook its second annual sustainability summit at the corporate headquarters, facilitated by an external consultancy. Welltower aims to hold periodic sustainability summits to remain on the forefront of sustainability and become a sustainability market leader.

[FULL POINTS]

No

22% 

6 POINTS: 3/3






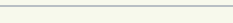



Sustainability factors in annual performance targets

Percentage of Peers

Yes

56% 

Factors applicable to:

<input type="checkbox"/> Acquisitions team	33%	
<input type="checkbox"/> All employees	0%	
<input checked="" type="checkbox"/> Asset managers	33%	
<input type="checkbox"/> Board of Directors	44%	
<input checked="" type="checkbox"/> Client services team	22%	
<input checked="" type="checkbox"/> Fund/portfolio managers	44%	
<input checked="" type="checkbox"/> Property managers	22%	
<input checked="" type="checkbox"/> Senior Management Team	44%	
<input checked="" type="checkbox"/> Other Engineering,	22%	

[ACCEPTED]

No

44% 

Policy & Disclosure

POINTS: 13/13

WEIGHT: 9.5%

Intent and Overview

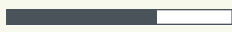
The purpose of this section is to (1) describe the organization's ESG policies and (2) understand how the organization communicates its ESG performance. Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG policies and management practices are implemented, and how these practices impact the business through formal disclosure mechanisms. This Aspect focuses on the policies established to formally manage and communicate ESG issues to investors.

Sustainability Disclosure


7.1 POINTS: 4/4

Disclosure of sustainability performance

Percentage of Peers

Yes 67% 


Section in Annual Report 56% 

Stand-alone sustainability report(s) 44% 

Evidence provided

[ACCEPTED]

Reporting level

Entity 33% 

Investment manager 11% 


Group 0% 

Aligned with



- [50%] No answer provided
- [40%] GRI Sustainability Reporting Guidelines, G4:
- [10%] Other

Integrated Report 11% 

Dedicated section on corporate website 33% 

Evidence provided

<https://www.welltower.com/responsibility/>

[ACCEPTED]

Reporting level

Percentage of Peers



- [67%] No answer provided
- [22%] Entity
- [11%] Investment manager

Section in entity reporting to investors 56%

Evidence provided

[ACCEPTED]

Aligned with



- [60%] No answer provided
- [30%] Other
- [10%] GRI Sustainability Reporting Guidelines, G4

Other 22%

No 33%

7.2 POINTS: 2/2

Third party review of sustainability disclosure

Percentage of Peers

Yes 44%

Selection

Section in Annual Report 33%

Stand-alone sustainability report 33%

Externally checked by 11%
• Eco-Age

Externally verified by 11%

Externally assured by 11%

Integrated Report 11%

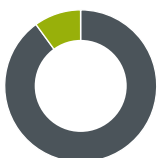
Section in entity reporting to investors 22%

Externally checked by 11%

Externally verified by 11%

Externally assured by 0%
• Point380

using



- [90%] No answer provided
- [10%] ISO14064-3:

Other 11%

No 33%

Not applicable

22% 

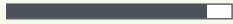
ESG Policies

8 POINTS: 3/3

Policy on environmental issues

Percentage of Peers

Yes

89% 

Environmental issues included

<input checked="" type="checkbox"/> Biodiversity and habitat	44%	
<input checked="" type="checkbox"/> Building safety	78%	
<input type="checkbox"/> Climate/climate change adaptation	56%	
<input checked="" type="checkbox"/> Energy consumption/management	89%	
<input checked="" type="checkbox"/> Environmental attributes of building materials	67%	
<input checked="" type="checkbox"/> GHG emissions/management	89%	
<input type="checkbox"/> Resilience	44%	
<input checked="" type="checkbox"/> Waste management	89%	
<input checked="" type="checkbox"/> Water consumption/management	78%	
<input type="checkbox"/> Other	0%	

Evidence provided

No


11%  [ACCEPTED]

9 POINTS: 1/1

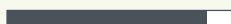


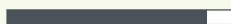
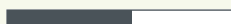
Policy on governance issues

Percentage of Peers

Yes

100% 

Governance issues included

<input checked="" type="checkbox"/> Bribery and corruption	89%	
<input type="checkbox"/> Child labor	56%	
<input checked="" type="checkbox"/> Diversity and equal opportunity	78%	
<input checked="" type="checkbox"/> Executive compensation	89%	
<input checked="" type="checkbox"/> Forced or compulsory labor	56%	

<input type="checkbox"/> Labor-management relationships	78%	
<input checked="" type="checkbox"/> Shareholder rights	78%	
<input type="checkbox"/> Worker rights	78%	
<input type="checkbox"/> Other	22%	

Evidence provided

No 0% [ACCEPTED]

10 POINTS: 2/2

Stakeholder engagement policy

Percentage of Peers

Yes 78%

Stakeholders included

<input checked="" type="checkbox"/> Asset/Property Managers (external)	67%	
<input type="checkbox"/> Consumers	22%	
<input checked="" type="checkbox"/> Community	78%	
<input checked="" type="checkbox"/> Employees	67%	
<input checked="" type="checkbox"/> Government/local authorities	44%	
<input checked="" type="checkbox"/> Investment partners	22%	
<input checked="" type="checkbox"/> Investors/shareholders	67%	
<input checked="" type="checkbox"/> Supply chain	56%	
<input checked="" type="checkbox"/> Tenants/occupiers	78%	
<input type="checkbox"/> Other	11%	

Evidence provided

No 22% [ACCEPTED]

11 POINTS: 1/1

Employee policy

Percentage of Peers

Yes 89%

Issues included

<input checked="" type="checkbox"/> Cyber security	78%	
<input checked="" type="checkbox"/> Diversity and equal opportunity	78%	
<input checked="" type="checkbox"/> Health, safety and well-being	78%	
<input checked="" type="checkbox"/> Performance and career development	89%	

<input checked="" type="checkbox"/> Remuneration	89%	<div style="width: 89%;"></div>
<input checked="" type="checkbox"/> Other	11%	<div style="width: 11%;"></div>
Drugs & Alcohol	[ACCEPTED]	

Evidence provided

<input type="radio"/> No	11%	<div style="width: 11%;"></div>
	[ACCEPTED]	

Risks & Opportunities

POINTS: 14.3/17

WEIGHT: 12.4%

Intent and Overview

This Aspect investigates the steps undertaken by organizations to stay abreast of sustainability risks related to bribery and corruption, climate change, environmental legislation, market risks and other material sustainability risks. The Aspect also addresses the actions taken to capitalize on identified improvement opportunities.

Governance

12 POINTS: 1/1

Implementation of governance policies

Percentage of Peers

<input checked="" type="radio"/> Yes	100%	<div style="width: 100%;"></div>
--------------------------------------	------	----------------------------------

Applicable systems and procedures

<input checked="" type="checkbox"/> Investment due diligence process	89%	<div style="width: 89%;"></div>
<input checked="" type="checkbox"/> Training on governance issues	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> Regular follow-ups	100%	<div style="width: 100%;"></div>
<input checked="" type="checkbox"/> When an employee joins the organization	89%	<div style="width: 89%;"></div>
<input checked="" type="checkbox"/> Whistle-blower mechanism	89%	<div style="width: 89%;"></div>
<input type="checkbox"/> Other	11%	<div style="width: 11%;"></div>

Evidence provided

<input type="radio"/> No	0%	<div style="width: 0%;"></div>
	[ACCEPTED]	
<input type="radio"/> Not applicable	0%	<div style="width: 0%;"></div>

13 POINTS: 2/2

Governance risk assessments

Percentage of Peers

Yes 78%

Issues included

<input checked="" type="checkbox"/> Bribery and corruption	67%	
<input type="checkbox"/> Child labor	22%	
<input checked="" type="checkbox"/> Diversity and equal opportunity	44%	
<input checked="" type="checkbox"/> Executive compensation	67%	
<input checked="" type="checkbox"/> Forced or compulsory labor	22%	
<input type="checkbox"/> Labor-management relationships	56%	
<input checked="" type="checkbox"/> Shareholder rights	56%	
<input type="checkbox"/> Worker rights	56%	
<input type="checkbox"/> Other	33%	

Evidence provided

No 22% [ACCEPTED]

14 Not scored

Legal cases against corrupt practices

Percentage of Peers

Yes 11%

No 89%

Environmental & Social

15.1 POINTS: 2/2

Risk assessments for new acquisition due diligence

Percentage of Peers

Yes 89%

Issues included

<input checked="" type="checkbox"/> Building safety and materials	89%	
<input checked="" type="checkbox"/> Climate change adaptation	44%	
<input checked="" type="checkbox"/> Contamination	89%	
<input checked="" type="checkbox"/> Energy efficiency	89%	

<input checked="" type="checkbox"/> Energy supply	78%	
<input checked="" type="checkbox"/> Flooding	56%	
<input type="checkbox"/> GHG emissions	78%	
<input checked="" type="checkbox"/> Health, safety and well-being	89%	
<input checked="" type="checkbox"/> Indoor environmental quality	89%	
<input checked="" type="checkbox"/> Natural hazards	56%	
<input checked="" type="checkbox"/> Regulatory	78%	
<input type="checkbox"/> Resilience	33%	
<input checked="" type="checkbox"/> Socio-economic	89%	
<input checked="" type="checkbox"/> Transportation	56%	
<input checked="" type="checkbox"/> Water efficiency	89%	
<input checked="" type="checkbox"/> Waste management	56%	
<input checked="" type="checkbox"/> Water supply	56%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="radio"/> No	11%		[ACCEPTED]
<input type="radio"/> Not applicable	0%		

15.2 POINTS: 2/2

Risk assessments for standing investments

Percentage of Peers

<input checked="" type="radio"/> Yes	67%	
--------------------------------------	-----	--

Issues included

<input checked="" type="checkbox"/> Building safety and materials	67%	
<input checked="" type="checkbox"/> Climate change adaptation	33%	
<input checked="" type="checkbox"/> Contamination	56%	
<input checked="" type="checkbox"/> Energy efficiency	67%	
<input checked="" type="checkbox"/> Energy supply	56%	
<input checked="" type="checkbox"/> Flooding	22%	
<input checked="" type="checkbox"/> GHG emissions	67%	
<input checked="" type="checkbox"/> Health, safety and well-being	67%	
<input checked="" type="checkbox"/> Indoor environmental quality	56%	
<input checked="" type="checkbox"/>		

Natural hazards	33%	
<input checked="" type="checkbox"/> Regulatory	56%	
<input type="checkbox"/> Resilience	22%	
<input checked="" type="checkbox"/> Socio-economic	67%	
<input checked="" type="checkbox"/> Transportation	44%	
<input checked="" type="checkbox"/> Water efficiency	56%	
<input checked="" type="checkbox"/> Waste management	56%	
<input checked="" type="checkbox"/> Water supply	44%	
<input type="checkbox"/> Other	0%	

Risk assessment outcomes

The company's underwriting and portfolio management process both take sustainability issues into account in determining [FULL POINTS]
 (i) what assets to acquire; (ii) how much capital to invest in those assets once acquired; (iii) how best to position those assets to maximize sustainable outcomes; and (iv) how to avoid negative outcomes. Welltower's Enterprise Risk Management (ERM) program (based on the COSO Enterprise Risk Management Framework) employs a robust process for managing risk.
 The ERM Committee- working collaboratively through at least twice annual meetings with all business units - identifies and evaluates the sustainability-related enterprise risks that may affect all facets of the Company's business functions. Opportunities are channeled back to management's strategy setting process and risks are inputted into the central ERM system (excel based) where a qualitative description and mitigation measure for each risk is detailed and a correlation analysis undertaken. A report detailing the risks identified and the results of mitigation efforts are reported to the Board regularly.
 Mitigation measures take a multi-faceted approach: the company has implemented energy and waste management programs both inside and outside the boundary of control, including the Green Arrow Building Certification program to improve the efficiency of the portfolio (minimizing CO2 production and thus our exposure to potential carbon taxes). In addition, the implementation of disaster recovery plans and adequate insurance policies has helped to reduce risks associated with extreme weather events.

<input type="radio"/> No	33%	
<input type="radio"/> Not applicable	0%	

16 POINTS: 2.8/4.5

Technical building assessments

Percentage of Peers

<input checked="" type="radio"/> Yes	67%	
--------------------------------------	-----	--

Assessment type

<input checked="" type="checkbox"/> Energy Efficiency	67%	
<input checked="" type="checkbox"/> In-house assessment Percentage of portfolio covered: 62%	22%	
<input checked="" type="checkbox"/> External assessment Percentage of portfolio covered: 41% <ul style="list-style-type: none"> Green Leaf 	56%	

Evidence provided

<input checked="" type="checkbox"/> Water Efficiency	67%	
--	-----	--

In-house assessment 44%

Percentage of portfolio covered: 50%

External assessment 44%

Percentage of portfolio covered: 2%

- HD Conservation

Evidence provided

Waste Management 67%

In-house assessment 33%

Percentage of portfolio covered: 12%

External assessment 33%

Evidence provided

Health & Well-being 56%

In-house assessment 33%

Percentage of portfolio covered: 12%

External assessment 33%

Evidence provided

No 22% [ACCEPTED]

Not applicable 11%

17 POINTS: 3/3

Energy efficiency measures

Percentage of Peers

Yes 56%

Describe the measures using the table below.

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings MWh	Estimated ROI [%]
Occupier engagement/informational technologies	Engage tenants through Green Arrow Building Program Welltower engages tenants using its green arrow building certification program across its managed medical office building portfolio. This program encourages tenants to reduce their energy consumption by turning off lights and equipment when not in use and by selecting high efficiency lighting and equipment where possible.	0%, <25%	0%, <25%		[ACCEPTED]
Installation of on-site renewable energy	Installation of onsite renewable systems Welltower has installed PV systems at 8 sites across the portfolio with a total generation capacity of 942 kW over the last four years. These arrays have generated 2835 mWh of electricity during this time. In addition, Welltower has installed geothermal energy systems at two sites across the portfolio in the last four years, and another site that is currently in development will have a geothermal system in place.	0%, <25%	0%, <25%		[ACCEPTED]
Installation of high-efficiency equipment and appliances	Replace end of life equipment with more efficient equipment End of life HVAC equipment is upgraded to more efficient equipment as necessary across the seniors housing and medical office building portfolio. Over the past four years, HVAC equipment at 101 sites has been replaced with more efficient equipment at end of life.	0%, <25%	0%, <25%		[ACCEPTED]
Installation of high-efficiency equipment and appliances	Upgrade to LED lighting To support energy conservation and reduce greenhouse gas emissions, Welltower has undertaken an LED lighting retrofit program across its portfolio. This program has retrofit lighting in 225 medical office and seniors housing facilities in the past four years. The average return on investment for led lighting retrofits is about 25%.	0%, <25%	0%, <25%		[ACCEPTED]

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings MWh	Estimated ROI (%)
Building energy management systems upgrades/replacements	Install/upgrade BAS/EMS systems	0%, <25%	0%, <25%		[ACCEPTED]
	Welltower uses BAS/EMS systems in sites across the managed medical office building portfolio to control energy consumption and ensure tenant and visitor comfort. Over the past four years, 34 sites have had these systems installed or upgraded.				
Systems commissioning or retro-commissioning	Retrocommissioning	0%, <25%	0%, <25%		[ACCEPTED]
	To ensure buildings are operating as intended, reduce complaints and increase efficiency, Welltower has conducted retrocommissioning studies at 9 medical office buildings in its portfolio. These studies have found various areas of improvement that Welltower is evaluating for implementation.				
<input type="radio"/> No			22%		
<input type="radio"/> Not applicable			22%		

18 POINTS: 1.5/2.5

Water efficiency measures

Percentage of Peers

<input checked="" type="radio"/> Yes			44%		
Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings m³	Estimated ROI (%)
Drip/smart irrigation	Install smart irrigation meters	0%, <25%	0%, <25%		[ACCEPTED]
	To support water conservation and water use reduction, Welltower has installed smart irrigation meters at seniors housing and medical office building properties across its portfolio. During the last four years, Welltower has installed these systems at 54 sites across the portfolio over the past four years. The average ROI of smart irrigation systems according to our vendors is about 3 years.				
High-efficiency/dry fixtures	Install low flow toilets and low flow showerheads	0%, <25%	0%, <25%		[ACCEPTED]
	To support water conservation and internal water reduction goals, Welltower has upgraded high flow toilets and showerheads with low flow toilets and low flow showerheads in buildings across its portfolio. Over the past four years these systems have been upgraded at 25 medical office and seniors housing facilities.				
High-efficiency/dry fixtures	Install faucet aerators	0%, <25%	0%, <25%		[ACCEPTED]
	To support water conservation and water use reduction, Welltower has installed aerators in faucets that are not low flow across medical office buildings and seniors housing properties in the portfolio. Aerators are an easy way to reduce water consumption, and often have very short payback periods.				
<input type="radio"/> No			33%		
<input type="radio"/> Not applicable			22%		

19 Not scored

Waste management measures

Percentage of Peers

<input checked="" type="radio"/> Yes			44%		
Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings tonnes	Estimated ROI (%)
Other:	Electronic waste recycling	0%, <25%	0%, <25%		
	Welltower provides electronic waste recycling for its medical office building tenants. Welltower educates tenants on the program and encourages them to recycle electronic waste. Over 10,000 pounds of electronic waste has been recycled in the past four years through this program.				
Other (2):	Light bulb recycling	0%, <25%	0%, <25%		
	Welltower has a program across its medical office building portfolio to recycle fluorescent lightbulbs when they are changed. Welltower maintenance staff are trained in the program and the protocol for recycling. Over 35,000 light bulbs have been recycled over the past four years.				
Recycling program	Tenant Recycling	0%, <25%	0%, <25%		
	Welltower engages medical office building tenants to increase their recycling and waste diversion rates through the use of outreach events and by				

Category	Measure	% portfolio covered during the last 4 years	% whole portfolio covered	Estimated savings tonnes	Estimated ROI (%)
	providing recycling bins to tenants. Through these efforts Welltower has diverted over 10,000 tons of waste from landfill in the past four years.				
Ongoing waste performance monitoring	Measure and monitor waste diversion	0%, <25%	0%, <25%		
	Welltower uses a third party service to measure and monitor waste diversion rates across 146 medical office buildings in its portfolio. Through these efforts, Welltower was able to increase its diversion rate from 14.78% in 2015 to 15.87% in 2016.				
<input type="radio"/>	No			33%	
<input type="radio"/>	Not applicable			22%	

20 Not scored

Environmental fines and penalties

Percentage of Peers

<input type="radio"/>	Yes	0%	
<input checked="" type="radio"/>	No	100%	

Monitoring & EMS

POINTS: 8.6/12

WEIGHT: 8.8%

Intent and Overview

Real estate consumes significant amounts of energy and water, produces waste streams and generates GHG emissions, all of which have substantial environmental impact. Measuring and monitoring of consumption and generation is an important basis for reducing impact and improving environmental performance of buildings. This Aspect describes the processes the entity uses to support ESG implementation and performance monitoring.

Environmental Management Systems

21.1 POINTS: 1.5/1.5

Environmental Management System (EMS)

Percentage of Peers

<input checked="" type="radio"/>	Yes	56%	
	Evidence provided		
<input type="radio"/>	No	44%	

[ACCEPTED]

21.2 POINTS: 0/1.5

EMS alignment and/or third party certification

Percentage of Peers

<input type="radio"/>	Yes	44%	
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<input checked="" type="radio"/> No	11%	<div style="width: 11%;"></div>
<input type="radio"/> Not applicable	44%	<div style="width: 44%;"></div>

Data Management Systems

22 POINTS: 4/4

Data Management System

Percentage of Peers

<input checked="" type="radio"/> Yes	56%	<div style="width: 56%;"></div>
--------------------------------------	-----	---------------------------------

DMS type

Percentage of Peers



<input checked="" type="radio"/> [44%] External system
Name of the system: Sofi - Thinkstep [ACCEPTED]
<ul style="list-style-type: none"> Thinkstep (ex. PE International - SoFi)
<input type="radio"/> [44%] No answer provided
<input type="radio"/> [11%] Developed internally

Aspects included

<input checked="" type="checkbox"/> Energy consumption	56%	<div style="width: 56%;"></div>
Percentage of portfolio covered: 62%		
<input checked="" type="checkbox"/> GHG emissions/management	56%	<div style="width: 56%;"></div>
Percentage of portfolio covered: 62%		
<input checked="" type="checkbox"/> Health and well-being	22%	<div style="width: 22%;"></div>
Percentage of portfolio covered: 100%		
<input checked="" type="checkbox"/> Indoor environmental quality	11%	<div style="width: 11%;"></div>
Percentage of portfolio covered: 12%		
<input type="checkbox"/> Resilience	11%	<div style="width: 11%;"></div>
<input checked="" type="checkbox"/> Waste streams/management	44%	<div style="width: 44%;"></div>
Percentage of portfolio covered: 8%		
<input checked="" type="checkbox"/> Water	44%	<div style="width: 44%;"></div>
Percentage of portfolio covered: 50%		
<input type="checkbox"/> Other	11%	<div style="width: 11%;"></div>

Evidence provided

<input type="radio"/> No	44%	<div style="width: 44%;"></div>
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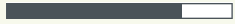
[ACCEPTED]

Monitoring Consumption

23 POINTS: 2.3/3

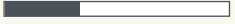
Monitoring energy consumption

Percentage of Peers


Yes 78% 

Percentage of portfolio covered: 63%


Monitoring type(s)

Automatic meter readings 33% 


Percentage of portfolio covered: 1%

Based on invoices 44% 

Percentage of portfolio covered: 6%


Manual-visual readings 11% 

Percentage of portfolio covered: 4%

Provided by the tenant 33% 

Percentage of portfolio covered: 52%

Other 0% 

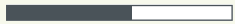
No 22% 

Not applicable 0% 

24 POINTS: 0.9/2

Monitoring water consumption

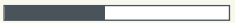
Percentage of Peers

Yes 56% 

Whole portfolio covered: 50%


Monitoring type(s)

Automatic meter readings 22% 

Based on invoices 44% 

Percentage of portfolio covered: 10%

Manual-visual readings 11% 

Provided by the tenant 11% 

Percentage of portfolio covered: 40%

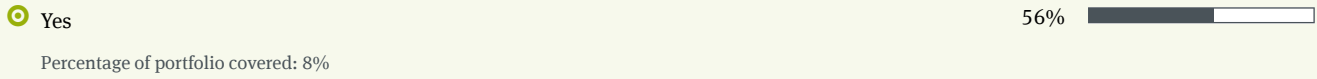
Other 0% 

No 33% 

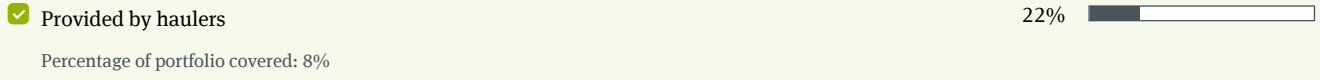
Not applicable 11% 

Monitoring waste production

Percentage of Peers



Monitoring type(s)



Percentage portfolio coverage calculation method, limitations and assumptions

Welltower calculates the portfolio coverage for waste reporting based on portfolio square footage.



Performance Indicators

POINTS: 17/34,5

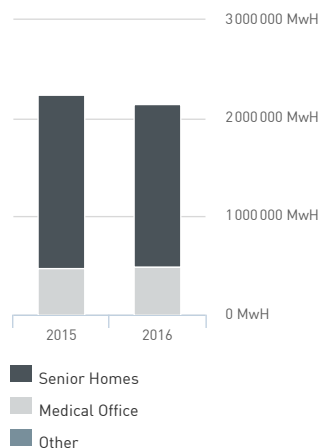
WEIGHT: 25.2%

Summary

Performance Highlights - Absolute Consumption

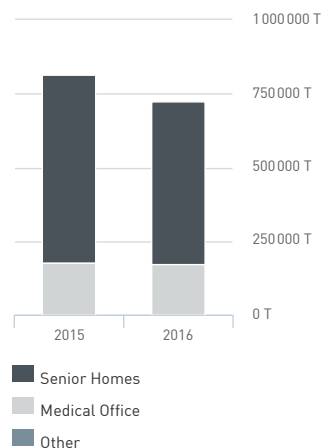
Energy Consumption

POINTS: 8.8/16



GHG Emissions

POINTS: 3/4

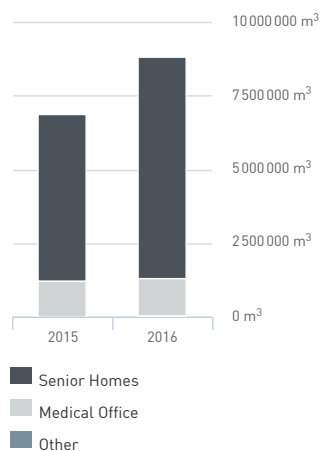


Externally verified by Ecova and Point380.

Externally verified by Point380.

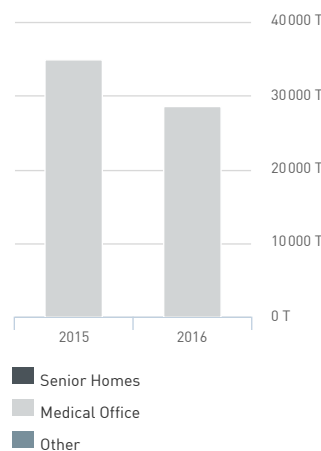
Water Consumption

POINTS: 1.3/4



Waste Management

POINTS: 0.2/3



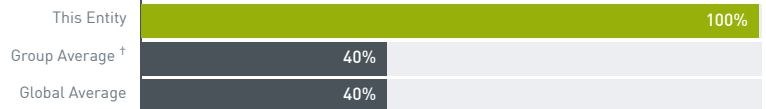
Impact Reduction Targets POINTS: 3/3

	Type	Long-term target	Baseline year	End year	2016 target	Portfolio coverage	Externally communicated
⚡ Energy	Absolute	10.0%	2012	2022	1.0%	0%, <25%	No
💧 Water	Absolute	10.0%	2012	2022	1.0%	0%, <25%	No
🗑️ Waste	Absolute	3.0%	2014	2022	1.0%	0%, <25%	No
✍️ GHG Intensity	Intensity-based	3.0%	2014	2020	1.0%	0%, <25%	No

Senior Homes — Energy Consumption

Data Coverage POINTS: 8/8

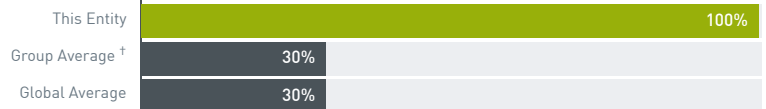
Overall



Managed



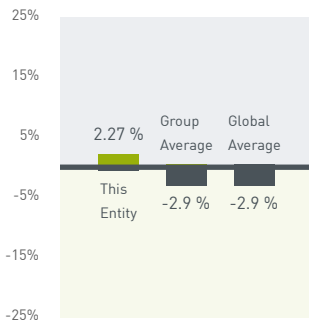
Indirect



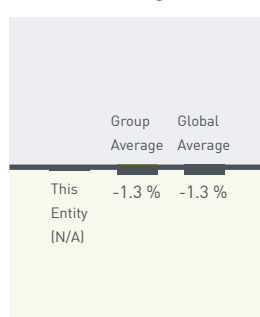
† Comparison Group: Senior Homes / Global
 Directly managed assets make up 0% of total assets for Welltower Inc..
 Indirectly managed assets make up 100% of total assets for Welltower Inc..
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global. Managed assets: 32% group, 1% global. Indirectly managed assets: 73% group, 2% global.

Change in Like-for-like Energy Consumption between 2015-2016 POINTS: 0/3

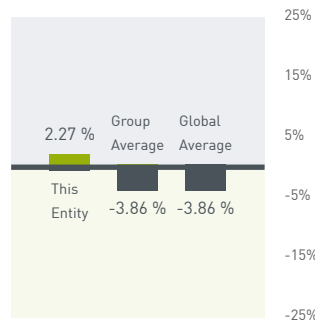
Overall



Managed



Indirect



Comparison Group: Senior Homes / Global
 Directly managed assets make up 0% of total assets for Welltower Inc..
 Indirectly managed assets make up 100% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Energy Consumption INCREASE

35761 MWh



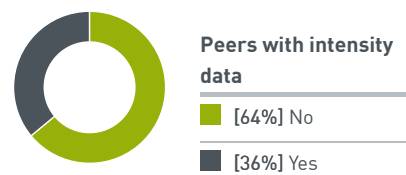
Equivalent of:

2935 Homes

Energy Consumption Intensities POINTS: 0/2

No intensities data for Energy Consumption for Senior Homes

Peers with intensity data

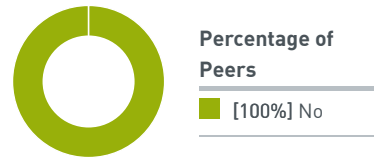


Comparison Group: Senior Homes / Global

Renewable Energy POINTS: 0/3

No renewable energy data for Senior Homes

Peers with renewable energy data



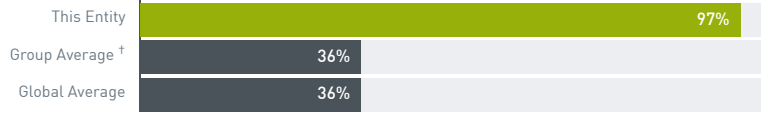
Comparison Group: Senior Homes / Global

Senior Homes — GHG Emissions

Scope I	Scope II	Scope III	GHG Offsets
102640 T	447522 T	N/A	0 T

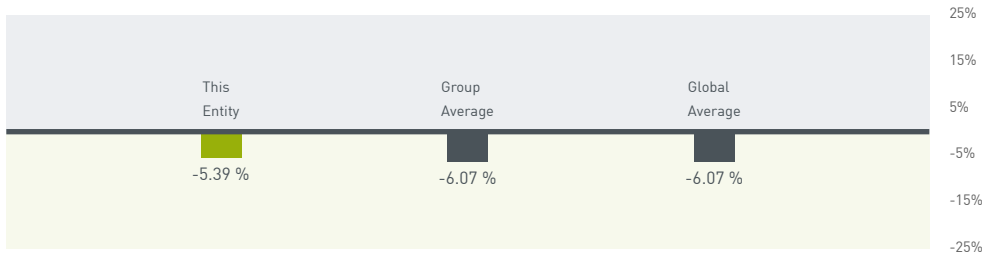
Data Coverage POINTS: 2/2

Overall



† Comparison Group: Senior Homes / Global
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global.

Change in Like-for-like GHG Emissions between 2015-2016 POINTS: 1/1



Comparison Group: Senior Homes / Global
Directly managed assets make up 0% of total assets for Welltower Inc.,
Indirectly managed assets make up 100% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

GHG Emissions Reduction

-30 242 tonnes CO₂



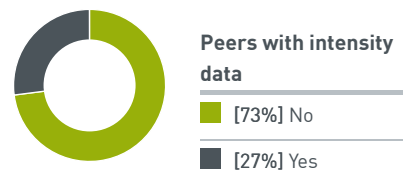
Equivalent of:

6 394 Automobiles

GHG Emission Intensities POINTS: 0/1

No intensities data for GHG Emissions for Senior Homes

Peers with intensity data

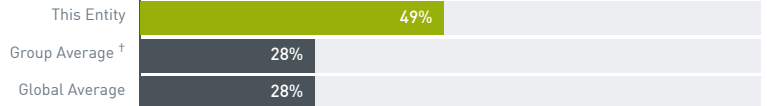


Comparison Group: Senior Homes / Global

Senior Homes — Water Use

Data Coverage POINTS: 1/2

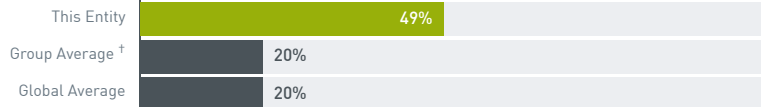
Overall



Managed



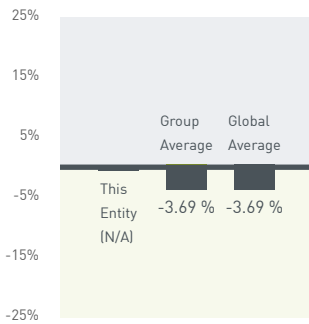
Indirect



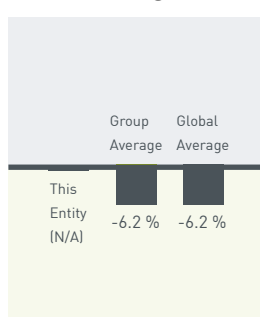
† Comparison Group: Senior Homes / Global
 Directly managed assets make up 0% of total assets for Welltower Inc..
 Indirectly managed assets make up 100% of total assets for Welltower Inc..
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global. Managed assets: 32% group, 1% global. Indirectly managed assets: 73% group, 2% global.

Change in Like-for-like Water Use between 2015-2016 POINTS: 0/1

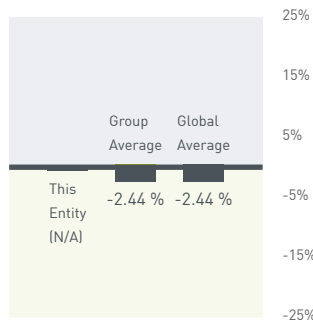
Overall



Managed



Indirect



Comparison Group: Senior Homes / Global
 Directly managed assets make up 0% of total assets for Welltower Inc..
 Indirectly managed assets make up 100% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Water Use

N/A



Equivalent of:

0 Olympic Swimming Pools

Water Use Intensities POINTS: 0/1

No intensities data for Water Use for Senior Homes

Peers with intensity data



Peers with intensity data

[68%] No

[32%] Yes

Comparison Group: Senior Homes / Global

Water Reuse and Recycling

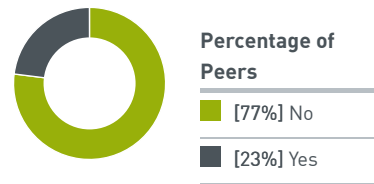
No water reuse and recycling data for Senior Homes

Senior Homes — Waste Management

Waste Management

No waste management data for Senior Homes

Peers with data



Comparison Group: Senior Homes / Global

Data Coverage POINTS: 0/1.5

Managed

Indirect

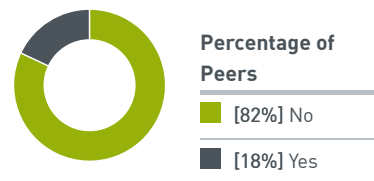
This Entity	N/A
Group Average †	29%
Global Average	29%
This Entity	0%
Group Average †	13%
Global Average	13%

† Comparison Group: Senior Homes / Global
Directly managed assets make up 0% of total assets for Welltower Inc..
Indirectly managed assets make up 100% of total assets for Welltower Inc..
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 32% group, 1% global. Indirectly managed assets: 73% group, 2% global.

Waste Streams POINTS: 0/1.5

No waste streams data for Senior Homes

Peers with data



Comparison Group: Senior Homes / Global

Medical Office — Energy Consumption

Data Coverage POINTS: 8/8

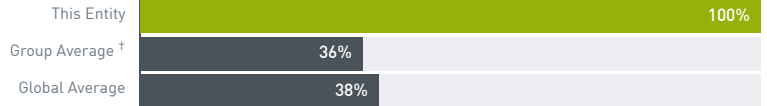
Overall



Managed



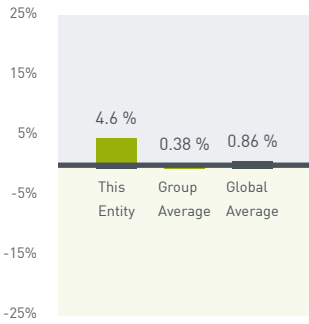
Indirect



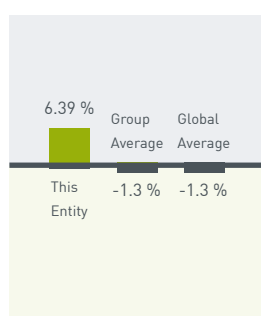
† Comparison Group: Medical Office / North America
 Directly managed assets make up 79% of total assets for Welltower Inc..
 Indirectly managed assets make up 21% of total assets for Welltower Inc..
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global. Managed assets: 84% group, 2% global. Indirectly managed assets: 47% group, 1% global.

Change in Like-for-like Energy Consumption between 2015-2016 POINTS: 0/3

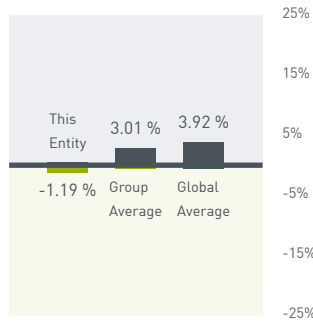
Overall



Managed



Indirect



Comparison Group: Medical Office / North America
 Directly managed assets make up 79% of total assets for Welltower Inc..
 Indirectly managed assets make up 21% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Energy Consumption INCREASE

19 624 MWh

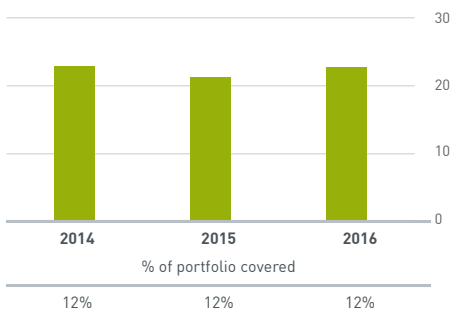


Equivalent of:

1 611 Homes

Energy Consumption Intensities POINTS: 1.5/2

Intensity



Peers with intensity data



Peers with intensity data

[89%] Yes
 [11%] No

Comparison Group: Medical Office / North America

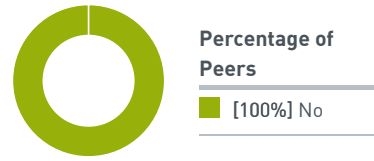
Normalization factors applied in calculations:

Other

Renewable Energy POINTS: 3/3

No renewable energy data for Medical Office

Peers with renewable energy data



Comparison Group: Medical Office / North America

Medical Office — GHG Emissions

Scope I	Scope II	Scope III	GHG Offsets
7073 T	164234 T	77778 T	0 T

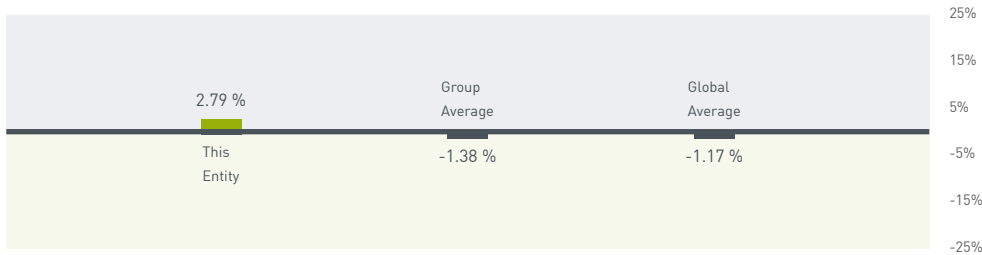
Data Coverage POINTS: 2/2

Overall



† Comparison Group: Medical Office / North America
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global.

Change in Like-for-like GHG Emissions between 2015-2016 POINTS: 0/1



Comparison Group: Medical Office / North America
Directly managed assets make up 79% of total assets for Welltower Inc..
Indirectly managed assets make up 21% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

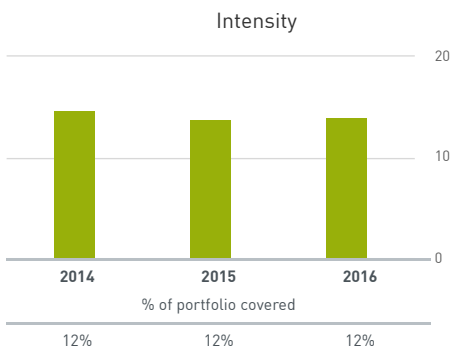
GHG Emissions INCREASE

4564 tonnes CO₂

Equivalent of:

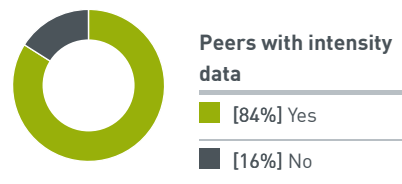
965 Automobiles

GHG Emission Intensities POINTS: 0.8/1



Normalization factors applied in calculations:
Other

Peers with intensity data



Comparison Group: Medical Office / North America

Medical Office — Water Use

Data Coverage POINTS: 1.7/2

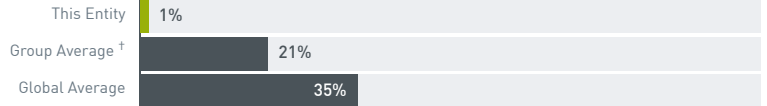
Overall



Managed



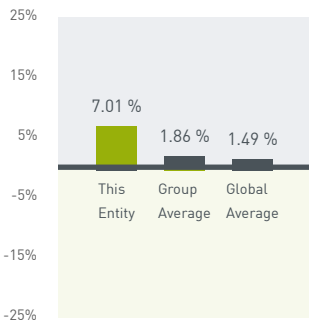
Indirect



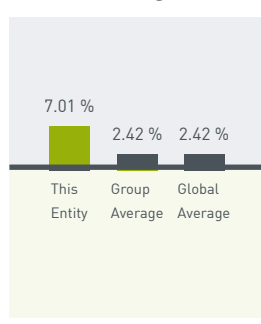
† Comparison Group: Medical Office / North America
 Directly managed assets make up 79% of total assets for Welltower Inc..
 Indirectly managed assets make up 21% of total assets for Welltower Inc..
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 3% global. Managed assets: 84% group, 2% global. Indirectly managed assets: 47% group, 1% global.

Change in Like-for-like Water Use between 2015-2016 POINTS: 0/1

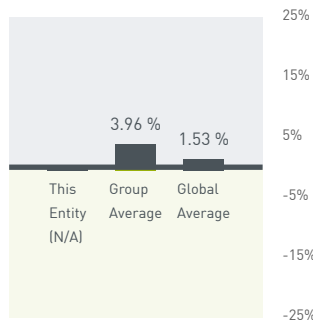
Overall



Managed



Indirect



Comparison Group: Medical Office / North America
 Directly managed assets make up 79% of total assets for Welltower Inc..
 Indirectly managed assets make up 21% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Water Use INCREASE

83 123 m³

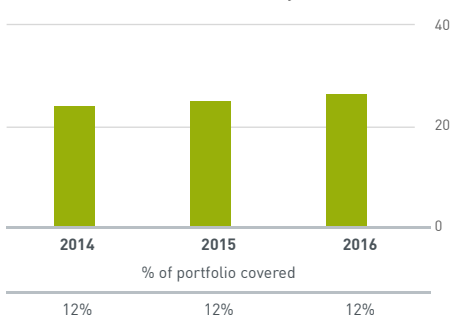


Equivalent of:

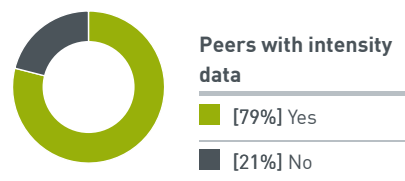
33 Olympic Swimming Pools

Water Use Intensities POINTS: 0.8/1

Intensity



Peers with intensity data



Comparison Group: Medical Office / North America

Normalization factors applied in calculations:

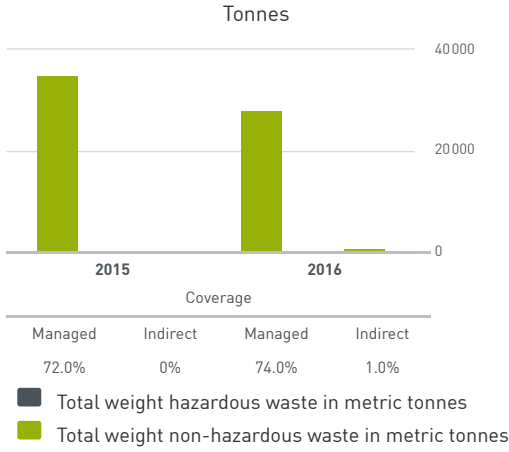
Other

Water Reuse and Recycling

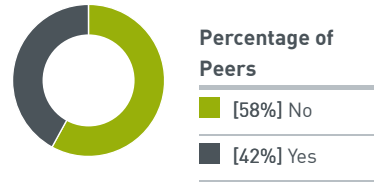
No water reuse and recycling data for Medical Office

Medical Office — Waste Management

Waste Management



Peers with data

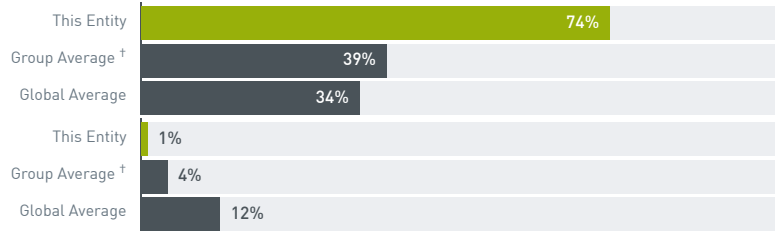


Comparison Group: Medical Office / North America

Data Coverage POINTS: 1/1.5

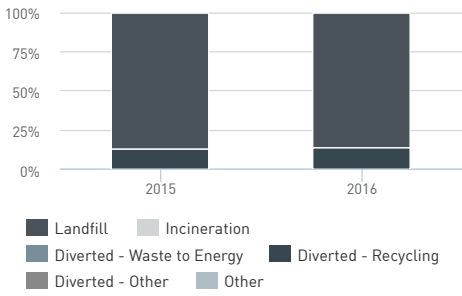
Managed

Indirect

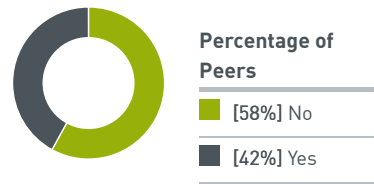


† Comparison Group: Medical Office / North America
 Directly managed assets make up 79% of total assets for Welltower Inc.
 Indirectly managed assets make up 21% of total assets for Welltower Inc.
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 84% group, 2% global. Indirectly managed assets: 47% group, 1% global.

Waste Streams POINTS: 0.4/1.5



Peers with data

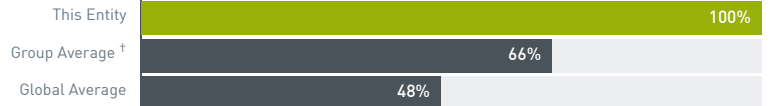


Comparison Group: Medical Office / North America

Other — Energy Consumption

Data Coverage POINTS: 8/8

Overall



Managed



Indirect



† Comparison Group: Other / North America

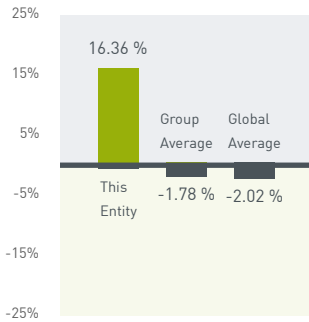
Directly managed assets make up 100% of total assets for Welltower Inc..

Indirectly managed assets make up 0% of total assets for Welltower Inc..

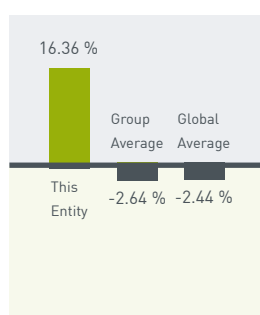
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 21% global. Managed assets: 89% group, 16% global. Indirectly managed assets: 32% group, 8% global.

Change in Like-for-like Energy Consumption between 2015-2016 POINTS: 0/3

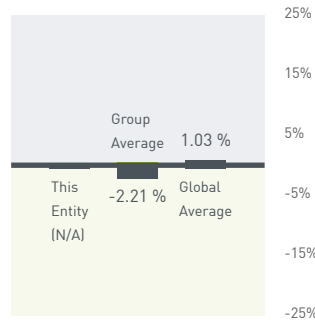
Overall



Managed



Indirect



Comparison Group: Other / North America

Directly managed assets make up 100% of total assets for Welltower Inc..

Indirectly managed assets make up 0% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Energy Consumption INCREASE

728 MWh

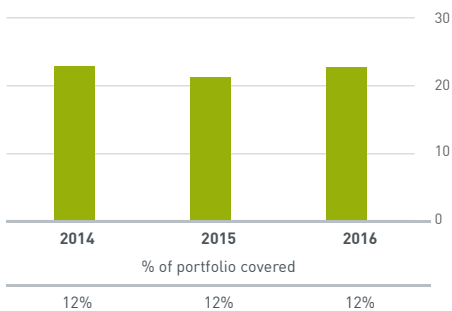


Equivalent of:

60 Homes

Energy Consumption Intensities POINTS: 1.5/2

Intensity



Peers with intensity data



Peers with intensity data

[74%] Yes

[26%] No

Comparison Group: Other / North America

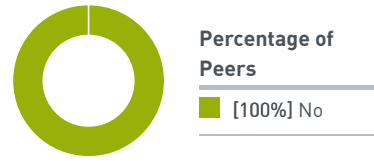
Normalization factors applied in calculations:

Other

Renewable Energy POINTS: 3/3

No renewable energy data for Other

Peers with renewable energy data



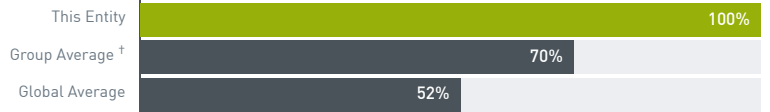
Comparison Group: Other / North America

Other — GHG Emissions

Scope I	Scope II	Scope III	GHG Offsets
617 T	1381 T	2854 T	0 T

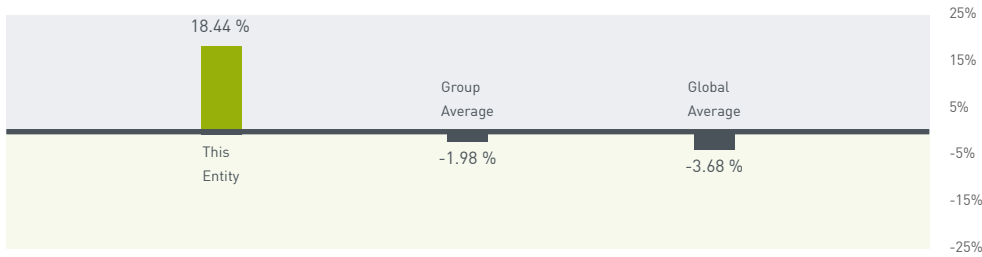
Data Coverage POINTS: 2/2

Overall



† Comparison Group: Other / North America
Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 21% global.

Change in Like-for-like GHG Emissions between 2015-2016 POINTS: 0/1



Comparison Group: Other / North America
Directly managed assets make up 100% of total assets for Welltower Inc..
Indirectly managed assets make up 0% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

GHG Emissions INCREASE

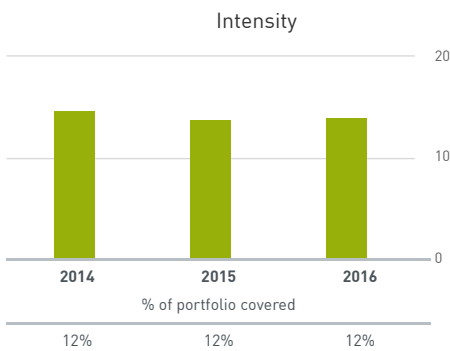
311 tonnes CO₂



Equivalent of:

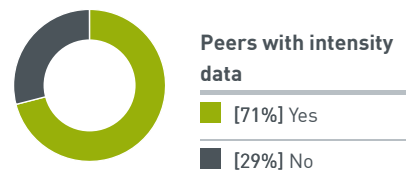
66 Automobiles

GHG Emission Intensities POINTS: 0.8/1



Normalization factors applied in calculations:
Other

Peers with intensity data

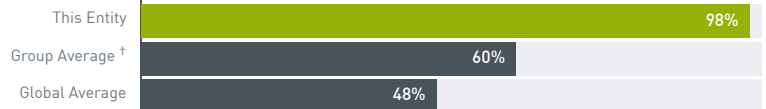


Comparison Group: Other / North America

Other — Water Use

Data Coverage POINTS: 2/2

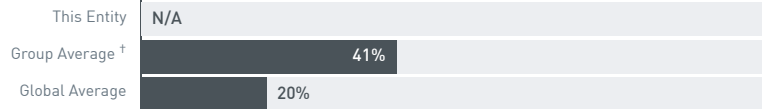
Overall



Managed



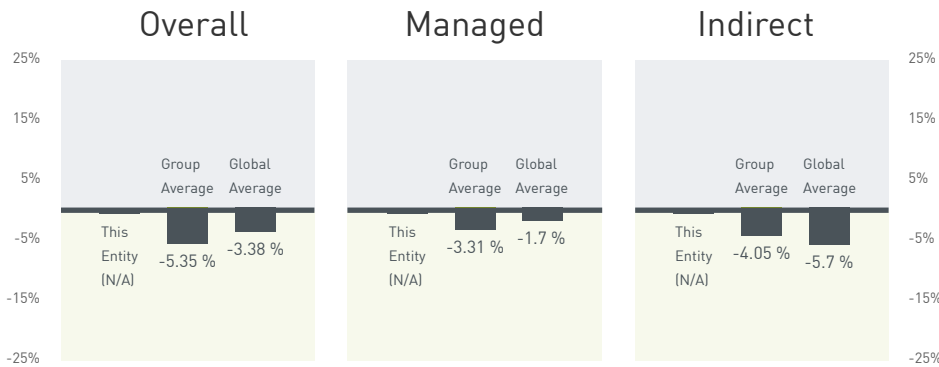
Indirect



† Comparison Group: Other / North America
 Directly managed assets make up 100% of total assets for Welltower Inc..
 Indirectly managed assets make up 0% of total assets for Welltower Inc..
 Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Overall: 100% group, 21% global. Managed assets: 89% group, 16% global. Indirectly managed assets: 32% group, 8% global.

Change in Like-for-like Water Use between 2015-2016

POINTS: 0/1



Comparison Group: Other / North America
 Directly managed assets make up 100% of total assets for Welltower Inc..
 Indirectly managed assets make up 0% of total assets for Welltower Inc..

Impact of Change (Like-for-like)

Water Use

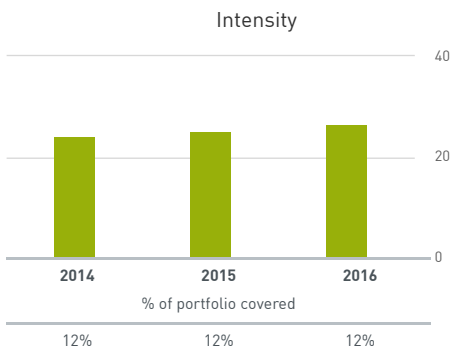
N/A



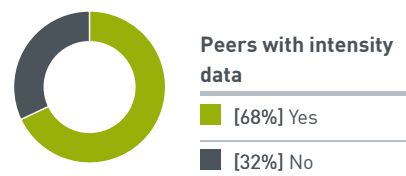
Equivalent of:

0 Olympic Swimming Pools

Water Use Intensities POINTS: 0.8/1



Peers with intensity data



Comparison Group: Other / North America

Normalization factors applied in calculations:

Other

Water Reuse and Recycling

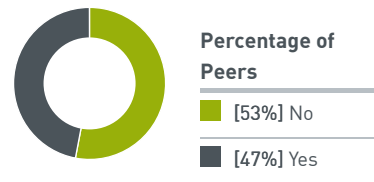
No water reuse and recycling data for Other

Other — Waste Management

Waste Management

No waste management data for Other

Peers with data

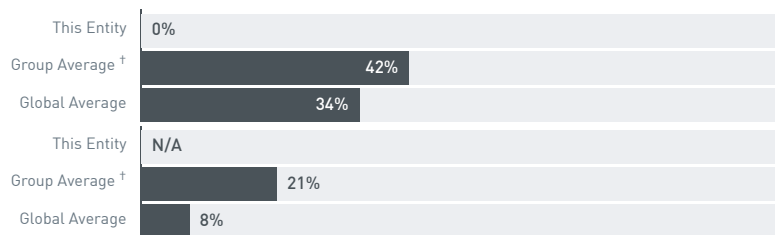


Comparison Group: Other / North America

Data Coverage POINTS: 0/1.5

Managed

Indirect



† Comparison Group: Other / North America

Directly managed assets make up 100% of total assets for Welltower Inc..

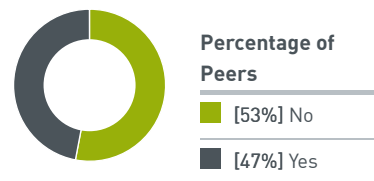
Indirectly managed assets make up 0% of total assets for Welltower Inc..

Average data coverage is calculated based on the fraction of companies/funds that report data. Data availability for the categories above is: Managed assets: 89% group, 16% global. Indirectly managed assets: 32% group, 8% global.

Waste Streams POINTS: 0/1.5

No waste streams data for Other

Peers with data



Comparison Group: Other / North America

Certifications & Energy Ratings

POINTS: 3.6/15

WEIGHT: 10.9%

Intent and Overview

This Aspect assesses the entity's use of green building certifications and energy ratings. Publicly disclosed asset-level building certifications and ratings provide third-party verified recognition of sustainability performance in new construction, refurbishment and operations. Typically, building certifications affirm that individual assets are designed or operated in ways that are consistent with independently developed sustainability criteria.

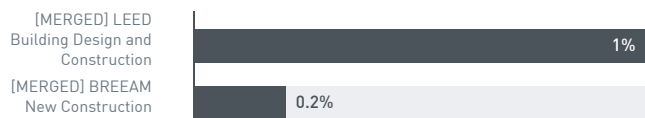
Senior Homes

30 POINTS: 2/10

Building certifications - design/construction - Senior Homes

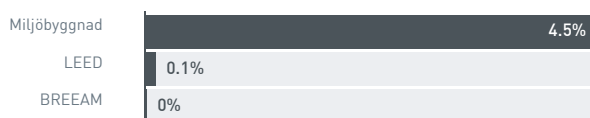
Green building certificates: time of construction

Coverage by Certification



Comparison: Senior Homes / Global

Comparison Group: Average Coverage by Brand



Green building certificates: operational performance

Coverage by Certification

No data available.

Comparison: Senior Homes / Global

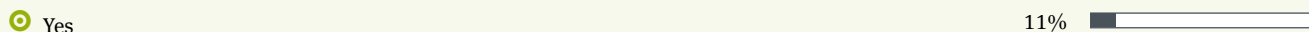
Comparison Group: Average Coverage by Brand



31 POINTS: 1.3/5

Energy ratings - Senior Homes

Percentage of Peers



Applied rating scheme(s)

- EU EPC (Energy Performance Certificate) 0%

Percentage of portfolio covered by floor area - Senior Homes: 2%
- NABERS Energy 0%
- ENERGY STAR 11%

Year	% portfolio covered	Floor area weighted score
2015	1.0	87.0
2016	2.0	82.0

- Government energy efficiency benchmarking 0%
- Other 0%



Medical Office

30 POINTS: 4/10

Building certifications - design/construction - Medical Office

Green building certificates: time of construction

Coverage by Certification



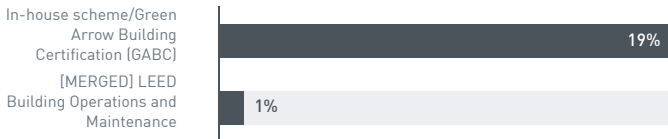
Comparison: Medical Office / North America

Comparison Group: Average Coverage by Brand



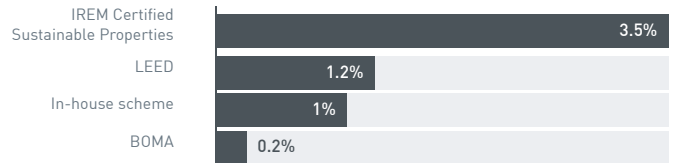
Green building certificates: operational performance

Coverage by Certification



Comparison: Medical Office / North America

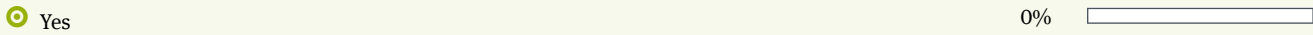
Comparison Group: Average Coverage by Brand



31 POINTS: 1.3/5

Energy ratings - Medical Office

Percentage of Peers



Applied rating scheme(s)

- EU EPC (Energy Performance Certificate) 0%
- NABERS Energy 0%
- ENERGY STAR 0%

Year	% portfolio covered	Floor area weighted score
2015	0.0	0.0
2016	11.0	82.0

- Government energy efficiency benchmarking 0%
- Other 0%



Other

30 POINTS: 10/10

Building certifications - design/construction - Other

Green building certificates:
time of construction

Coverage by Certification



Comparison: Other / North America

Comparison Group: Average Coverage by Brand



Green building certificates:
operational performance

Coverage by Certification



Comparison: Other / North America

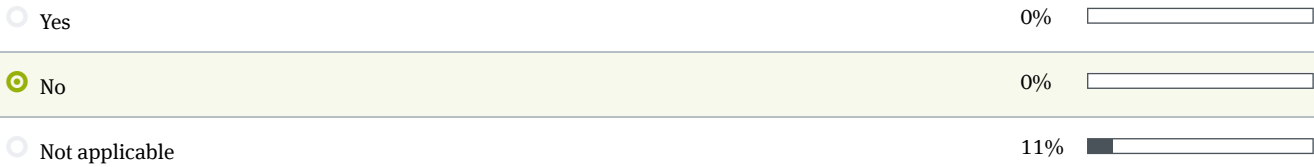
Comparison Group: Average Coverage by Brand



31 POINTS: 0/5

Energy ratings - Other

Percentage of Peers



Stakeholder Engagement

POINTS: 30.4/33.5

WEIGHT: 24.5%

Intent and Overview

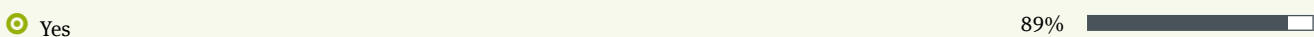
This Aspect focuses on engagement with employees, tenants, direct third-party suppliers and the community. Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including tenants, suppliers, a participant's workforce and the local community. The Aspect identifies actions taken to engage with those stakeholders and to characterize the nature of the engagement.

Employees

32 POINTS: 2/2

Implementation of employee policies

Percentage of Peers



Procedures in place

<input checked="" type="checkbox"/> Annual performance and career review	89%	
<input checked="" type="checkbox"/> Anonymous web forum/hotlines	56%	
<input checked="" type="checkbox"/> Availability of a compliance officer	89%	
<input checked="" type="checkbox"/> Regular updates/training	89%	
<input type="checkbox"/> Other	11%	

Evidence provided

<input type="checkbox"/> No	11%	
-----------------------------	-----	--

33 POINTS: 1.3/2

Employee training

Percentage of Peers

<input checked="" type="radio"/> Yes	78%	
--------------------------------------	-----	--

Percentage of employees who received general training: 100%

Percentage of employees who received sustainability-specific training: 18%

Training on environmental issues

<input checked="" type="checkbox"/> Contamination	33%	
<input type="checkbox"/> Greenhouse gas emissions	56%	
<input checked="" type="checkbox"/> Energy	56%	
<input type="checkbox"/> Natural hazards	11%	
<input checked="" type="checkbox"/> Regulatory standards	67%	
<input type="checkbox"/> Supply chain environmental impacts	22%	
<input checked="" type="checkbox"/> Waste	44%	
<input checked="" type="checkbox"/> Water	44%	
<input type="checkbox"/> Other	33%	

Training on social issues


<input checked="" type="checkbox"/> Community health, safety and well-being	22%	
<input checked="" type="checkbox"/> Community social and economic impacts	22%	
<input checked="" type="checkbox"/> Customer/tenant health, safety and well-being	56%	
<input type="checkbox"/> Supply chain health, safety and well-being	0%	
<input checked="" type="checkbox"/> Workplace health, safety and well-being	56%	
<input type="checkbox"/> Other	22%	

<input type="checkbox"/> No	22%	
-----------------------------	-----	--

34.1 POINTS: 1.5/1.5


Employee satisfaction survey

Percentage of Peers

Yes 100% 

Survey conducted

Internally 33% 

By an independent third party 67% 

Percentage of employees covered: 100%

- McKinsey & Company

Survey response rate: 95%


Evidence provided

No 0%  [ACCEPTED]

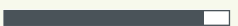
34.2 POINTS: 1/1


Program(s) to improve employee satisfaction

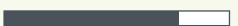
Percentage of Peers


Yes 100% 

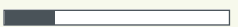
Program elements

Development of action plan 89% 

Feedback sessions with Senior Management Team 89% 

Feedback sessions with separate teams/departments 78% 


Focus groups 56% 

Other 22% 

Internal culture working group

[ACCEPTED]


No 0% 

Not applicable 0% 


35.1 POINTS: 0.6/1

Health and safety checks


Percentage of Peers

Yes 89% 

Health check type

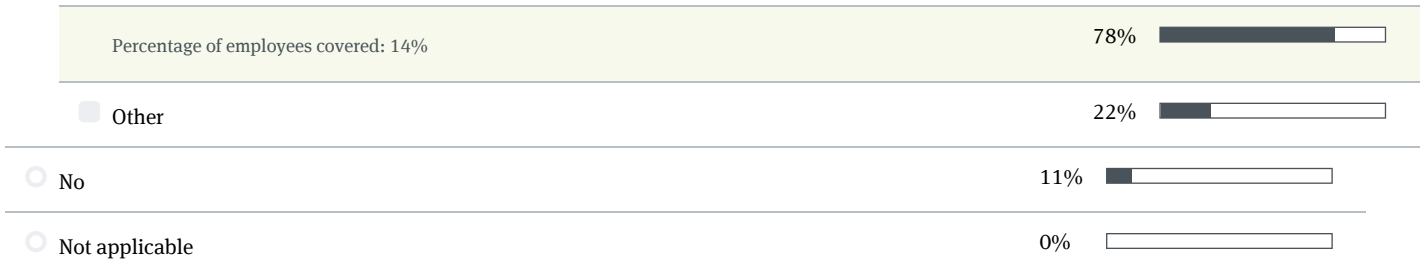
Employee surveys on health and well-being 44% 

Percentage of employees covered: 33%

Physical and/or mental health checks 67% 

Percentage of employees covered: 33%

Work station and/or workplace checks



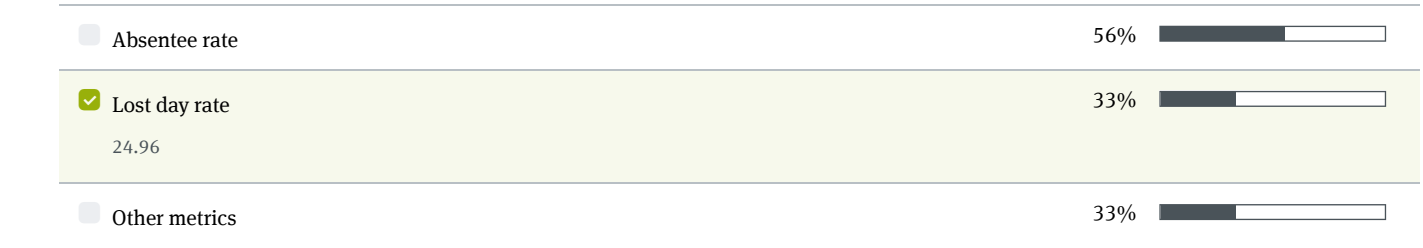
35.2 POINTS: 0.5/0.5

Employee health and safety indicators

Percentage of Peers

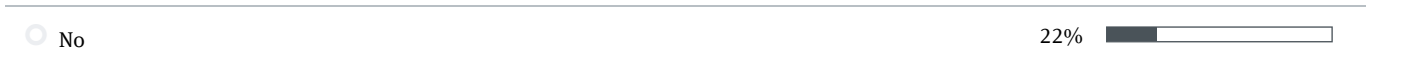


Indicators measured



Explain the employee occupational health and safety indicators calculation method (maximum 250 words)

Welltower keeps track of employee lost-time injury frequency rates (LTIFR) for reporting purposes. A record of the total number of absentee days due to injury (including injuries arising from on-site operations, building maintenance and employee commuting to and from their workplace) is kept, and an annual report developed. This provides the base data for calculations, which can be manipulated in order to meet differing report calculations. The number of lost days was taken from the 2016 lost days report (= 28 lost days). 28 lost days = 224 hours (8 hours worked per day). The number of scheduled work hours as estimated by payroll for 2016 was 1,121,893. LTIFR (per million hours worked) for GRESB = $(224/1,121,893) * 1,000,000$ which equals 199.66. This is equivalent to 24.99 days. [FULL POINTS]

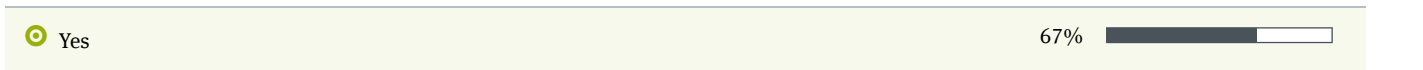


Tenants/Occupiers

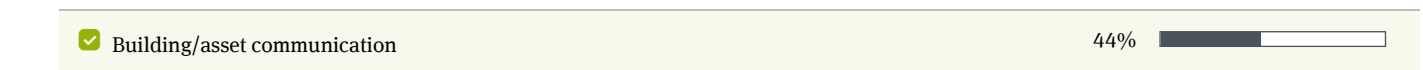
36 POINTS: 4/4

Tenant engagement program

Percentage of Peers



Issues included



Percentage of portfolio covered



- [50%] No answer provided
- [40%] ≥75, ≤100%
- [10%] ≥25%, <50%

Provide tenants with feedback on energy/water consumption and waste 44%

Social media/online platform 44%

Percentage of portfolio covered



- [50%] No answer provided
- [20%] ≥25%, <50%
- [20%] ≥75, ≤100%
- [10%] 0%, <25%

Tenant engagement meetings 67%

Percentage of portfolio covered



- [30%] ≥75, ≤100%
- [30%] No answer provided
- [20%] ≥25%, <50%
- [10%] 0%, <25%
- [10%] ≥50%, <75%

Tenant events focused on increasing sustainability awareness 33%

Percentage of portfolio covered



- [60%] No answer provided
- [20%] ≥25%, <50%
- [10%] ≥50%, <75%
- [10%] ≥75, ≤100%

Tenant sustainability guide 22%

Percentage of portfolio covered



- [70%] No answer provided
- [20%] ≥25%, <50%
- [10%] 0%, <25%

Tenant sustainability training 22%

Other 0%

No 33%

37.1 POINTS: 3/3


Tenant satisfaction survey

Percentage of Peers

Yes 44%

Survey conducted

Internally 22% 

By an independent third party 44% 


Percentage of tenants covered: 76%

- National Research Business Institute

Survey response rate: 62%

Evidence provided


No 33%  [ACCEPTED]

Not applicable 22% 


37.2 POINTS: 1/1


Improvement of tenant satisfaction


Percentage of Peers

Yes 44% 

Program elements

Development of an asset-specific action plan 33% 

Feedback sessions with asset/property managers 44% 

Feedback sessions with individual tenants 44% 

Other 0% 

Program description



With the results of the tenant satisfaction survey, Welltower's property management team worked to enhance its services by developing and implementing the MSG Service Brand program that establishes a formal structure and methodology for delivering property management services. For the tenant, the service brand defines specific expectations that are easily understood, creates an expectation of consistency and predictability, and provides customers with an easy way to recognize whether expectations are met. For the Welltower employees, the service brand provides a set of simple and repeatable expectations, provides a clear line of sight for all employees to align their daily actions and behaviors, and empowers every employee to be a brand representative in supporting the delivery of healthcare property management. Taking specific feedback from the survey over the last three cycles, Welltower altered its behavior to focus on maintenance responsiveness within 24 hours, proactive communication, i.e., checking in with tenants to determine if all their needs are being met, and resolving maintenance problems on the 1st attempt. At an individual asset level, specific feedback is provided to the property management team to address deficiencies in performance. Success is also recognized and shared so that best practices in a specific building can be replicated across the portfolio.

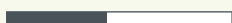
No 0% 

Not applicable 56% 


38 POINTS: 2/3

Tenant fit-out and refurbishment program

Percentage of Peers

Yes 44% 

Topics included

Fit-out and refurbishment assistance for meeting the minimum fit-out standards 33% 

Percentage of portfolio covered



- [60%] No answer provided
- [20%] 0%, <25%
- [20%] ≥75, ≤100%

Tenant fit-out guides

33%

Percentage of portfolio covered



- [60%] No answer provided
- [20%] 0%, <25%
- [20%] ≥75, ≤100%

Minimum fit-out standards are prescribed

44%

Percentage of portfolio covered



- [50%] No answer provided
- [30%] 0%, <25%
- [20%] ≥75, ≤100%

Procurement assistance for tenants

22%

Percentage of portfolio covered



- [70%] No answer provided
- [10%] 0%, <25%
- [10%] ≥50%, <75%
- [10%] ≥75, ≤100%

Other

0%

No

56%

39.1 POINTS: 3/3

Sustainability requirements in lease contracts

Percentage of Peers

Yes

67%

Cooperation and works:

Environmental initiatives

33%

Enabling upgrade works

22%

Sustainability management collaboration

67%

Premises design for performance

11%

Managing waste from works

11%

<input type="checkbox"/> Social initiatives	22%	
<input type="checkbox"/> Other	0%	

Management and consumption:

<input checked="" type="checkbox"/> Energy management	56%	
<input checked="" type="checkbox"/> Water management	56%	
<input checked="" type="checkbox"/> Waste management	44%	
<input checked="" type="checkbox"/> Indoor environmental quality management	33%	
<input type="checkbox"/> Sustainable procurement	22%	
<input type="checkbox"/> Sustainable utilities	22%	
<input type="checkbox"/> Sustainable transport	0%	
<input checked="" type="checkbox"/> Sustainable cleaning	11%	
<input type="checkbox"/> Other	0%	

Reporting and standards:

<input checked="" type="checkbox"/> Information sharing	56%	
<input checked="" type="checkbox"/> Performance rating	22%	
<input type="checkbox"/> Design/development rating	33%	
<input type="checkbox"/> Performance standards	33%	
<input checked="" type="checkbox"/> Metering	33%	
<input type="checkbox"/> Comfort	11%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="checkbox"/> No	33%	
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39.2 Not scored

Monitoring compliance with sustainability requirements of lease contracts

Percentage of Peers

<input type="checkbox"/> Yes	67%	
<input checked="" type="checkbox"/> No	0%	
<input type="checkbox"/> Not applicable	33%	

Supply Chain

40 POINTS: 3/3

Sustainability-specific requirements in procurement

Percentage of Peers

Yes 67%

Requirements apply to

<input checked="" type="checkbox"/> External contractors	67%	
<input type="checkbox"/> External property/asset managers	44%	
<input checked="" type="checkbox"/> External service providers	67%	
<input checked="" type="checkbox"/> External suppliers	56%	
<input type="checkbox"/> Other	0%	

Topics included

<input type="checkbox"/> Business ethics	56%	
<input checked="" type="checkbox"/> Environmental process standards	33%	
<input checked="" type="checkbox"/> Environmental product standards	44%	
<input type="checkbox"/> Human rights	33%	
<input type="checkbox"/> Human health-based product standards	22%	
<input checked="" type="checkbox"/> Occupational health and safety	44%	
<input checked="" type="checkbox"/> Sustainability-specific requirements for sub-contractors	33%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="radio"/> No	22%	
<input type="radio"/> Not applicable	11%	

41.1 POINTS: 2/2

Monitoring sustainability requirements of property/asset managers

Percentage of Peers

Yes 56%

Monitors compliance of:

Percentage of Peers



- [44%] Both internal and external property/asset managers
- [44%] No answer provided
- [11%] External property/asset managers

Methods used

<input checked="" type="checkbox"/> Checks performed by independent third party <ul style="list-style-type: none"> • Heapy Engineering 	11%	
<input checked="" type="checkbox"/> Property/asset manager sustainability training	44%	
<input checked="" type="checkbox"/> Property/asset manager self-assessments	44%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the organization's employees	44%	
<input type="checkbox"/> Require external property/asset managers' alignment with a professional standard	11%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="radio"/> No	22%	
<input type="radio"/> Not applicable	22%	

41.2 POINTS: 1.5/2

Monitoring sustainability requirements of suppliers and/or service providers

Percentage of Peers

<input checked="" type="radio"/> Yes	67%	
--------------------------------------	-----	--

Methods used

<input type="checkbox"/> Checks performed by an independent third party	22%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the organization's employees	44%	
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers	33%	
<input type="checkbox"/> Require supplier/service providers' alignment with a professional standard	33%	
<input type="checkbox"/> Supplier/service provider sustainability training	22%	
<input type="checkbox"/> Supplier/service provider self-assessments	22%	
<input type="checkbox"/> Other	0%	

<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	22%	

Community

42.1 POINTS: 3/3

Community engagement program

Percentage of Peers

Yes 67%

Topics included

<input checked="" type="checkbox"/> Effective communication and process to address community concerns	33%	
<input checked="" type="checkbox"/> Enhancement programs for public spaces	44%	
<input checked="" type="checkbox"/> Employment creation in local communities	44%	
<input checked="" type="checkbox"/> Health and well-being program	22%	
<input checked="" type="checkbox"/> Research and network activities	44%	
<input type="checkbox"/> Resilience, including assistance or support in case of disaster	11%	
<input checked="" type="checkbox"/> Supporting charities and community groups	67%	
<input type="checkbox"/> Sustainability education program	22%	
<input type="checkbox"/> Other	0%	

Program description



Welltower is a long-term supporter of the Toledo Museum of Art. By doing so, the company is able to increase the attractiveness of the city as a place to live and work. The museum was one the 13 organizations which received charitable donations of over \$10,000 by Welltower in 2016. Welltower routinely offers the corporate campus to the local community for the staging of charitable events. In 2016, a total of 13 community events were held at the corporate campus. Welltower is a long-time supporter for Junior Achievement, a program that works with local businesses to inspire and prepare young people to succeed in a global economy. In 2016, 19 Welltower team members invested 71 hours of volunteer time to teach 230 students at Hawkins Elementary School. Welltower team members also participated in races to raise money for important healthcare causes including: Alzheimer's, Disease, American Heart Association, Juvenile Diabetes, Multiple Sclerosis and Susan G. Komen Race for the Cure. In 2016, the company donated a total of 105 toys to the Salvation Army Angel Tree program.

[FULL POINTS]

No 33%

Not applicable 0%

42.2 POINTS: 1/1.5

Impact on community

Percentage of Peers

Yes 33%

Monitored areas of impact

<input type="checkbox"/> Housing affordability	22%	
<input type="checkbox"/> Impact on crime levels	11%	
<input type="checkbox"/> Livability score	33%	
<input checked="" type="checkbox"/> Local income generated	33%	
<input checked="" type="checkbox"/> Local residents' well-being	33%	

<input type="checkbox"/> Walkability score	22%	
<input checked="" type="checkbox"/> Other	0%	
<p>By providing state-of-the-art health facilities and an increasingly connected health care <small>[NOT ACCEPTED]</small> system, Welltower is able to treat more people, more efficiently, year-over-year. In 2016, Welltower supported over 60,000 health care professionals which facilitated an estimated 16,000,000 patient visits to medical office buildings in the portfolio.</p>		
<input type="radio"/> No	56%	
<input type="radio"/> Not applicable	11%	

New Construction & Major Renovations

POINTS: 17/37

WEIGHT: 0%

Sustainability Requirements

NC 1 POINTS: 0.8/1

Sustainability strategy

Percentage of Peers

<input checked="" type="radio"/> Yes	33%	
--------------------------------------	-----	--

Topics included

<input checked="" type="checkbox"/> Biodiversity and habitat	22%	
<input type="checkbox"/> Climate/climate change adaptation	11%	
<input checked="" type="checkbox"/> Energy consumption/management	33%	
<input checked="" type="checkbox"/> Environmental attributes of building materials	33%	
<input checked="" type="checkbox"/> GHG emissions/management	22%	
<input checked="" type="checkbox"/> Human health, safety and well-being	22%	
<input type="checkbox"/> Location and transportation	33%	
<input type="checkbox"/> Resilience	22%	
<input type="checkbox"/> Supply chain	22%	
<input checked="" type="checkbox"/> Water consumption/management	22%	
<input checked="" type="checkbox"/> Waste management	22%	
<input type="checkbox"/> Other	11%	

Public disclosure

<input type="radio"/> Publicly available	11%	
<input checked="" type="radio"/> Not publicly available	22%	

Not publicly available strategy



Welltower's sustainability strategy for new construction is guided by the primary goals of minimizing environmental impact, providing healthful spaces for our tenants, residents and patients and meeting the financial requirements that will provide attractive returns for the company's investors. As the owner of real estate, Welltower is focused on location, build quality, operator quality and effectiveness. The company's design standards encourage new buildings being built and certified to LEED new construction guidelines. A long-term objective (not publically available) has been set to promote the completion of new construction projects to LEED (or equivalent) certification. The company also views the construction phase of the building's life cycle as the time to make key decisions that will afford reduced operating costs. Although every construction project goes through a phase of value engineering, the company balances the long term environmental goals with the financial requirements of the investment. The company uses these guiding principles for new construction and tenant improvements alike. New construction and major renovation projects are guided by construction standards outlined in the supporting evidence. This includes the Frauenshuh design standard for properties outside of Welltower's boundary of operational control and the Green Arrow Building Certification program for those properties which Welltower has split or operational control over.

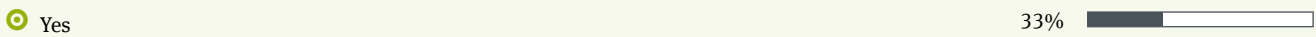
[FULL POINTS]



NC 2 POINTS: 1/3

Sustainable site criteria

Percentage of Peers



Topics included

<input type="checkbox"/> Connect to multi-modal transit networks	33%	<div style="width: 33%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input checked="" type="checkbox"/> Locate projects within existing developed areas	22%	<div style="width: 22%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Protect, restore, and conserve aquatic ecosystems	11%	<div style="width: 11%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Protect, restore, and conserve farmland	0%	<div style="width: 0%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Protect, restore, and conserve floodplain functions	11%	<div style="width: 11%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Protect, restore, and conserve habitats for threatened and endangered species	22%	<div style="width: 22%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Redevelop brownfield sites	11%	<div style="width: 11%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="checkbox"/> Other	0%	<div style="width: 0%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>

Third-party alignment of criteria

<input checked="" type="radio"/> Third-party guidelines Specify: ASTM Standard E1527-13	11%	<div style="width: 11%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="radio"/> Third-party rating system(s)	0%	<div style="width: 0%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="radio"/> Other	0%	<div style="width: 0%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>
<input type="radio"/> Not aligned	22%	<div style="width: 22%; height: 10px; background-color: #333; border: 1px solid #ccc;"></div>


Evidence provided




NC 3 POINTS: 0.8/1.5

Sustainable site design/development requirements


Percentage of Peers


Yes 22% 


Topics included

Manage waste by diverting construction and demolition materials from disposal 22% 

Manage waste by diverting reusable vegetation, rocks, and soil from disposal 22% 

Protect air quality during construction 22% 

Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants 22% 

Protect and restore habitat and soils disturbed during construction and/or during previous development 22% 


Other 0% 

Third-party alignment of criteria

Third-party guidelines 0% 

Third-party rating system(s) 11% 

Other 0% 

Not aligned 11% 

Evidence provided


No 22%  [ACCEPTED]

Materials and Certifications


NC 4 POINTS: 1/2.5

Building materials attributes


Percentage of Peers


Yes 22% 


Topics included


Formal adoption of a policy on health attributes of building materials 0% 

Formal adoption of a policy on the environmental attributes and performance of building materials 11% 

Requirement for information (disclosure) about the environmental and/or health attributes of building materials (multiple answers possible) 11% 

Material characteristics 22% 

Preference for materials that disclose environmental impacts 22% 

Preference for materials that disclose potential health hazards 22% 

"Red list" of prohibited materials or ingredients that should not be used on the basis of their human

and/or environmental impacts	11%	
<input type="checkbox"/> Locally extracted or recovered materials	0%	
<input type="checkbox"/> Rapidly renewable materials, low embodied carbon materials, and recycled content materials	22%	
<input checked="" type="checkbox"/> Materials that can easily be recycled	22%	
<input type="checkbox"/> Third-party certified wood-based materials and products	0%	
<input checked="" type="checkbox"/> Low-emitting materials	11%	
<input type="checkbox"/> Other	0%	

Evidence provided

<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	11%	

NC 5.1 POINTS: 0.3/2

Green building standards

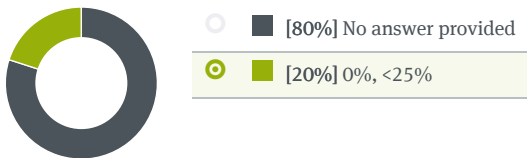
Percentage of Peers

<input checked="" type="radio"/> Yes	33%	
--------------------------------------	-----	--

Topics included

<input checked="" type="checkbox"/> The entity requires projects to align with requirements of a third-party green building rating system but does not require certification	11%	
Green building rating systems: include all that apply: LEED- Silver [FULL POINTS]		

Percentage of portfolio covered



<input type="checkbox"/> The entity requires projects to achieve certification with a green building rating system	11%	
<input type="checkbox"/> The entity requires projects to achieve a specific level of certification	33%	
<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	0%	

NC 5.2 POINTS: 5/5 Improvement

Building certificates for construction/renovation

Percentage of Peers

<input checked="" type="radio"/> Yes	33%	
--------------------------------------	-----	--

Specify the certification scheme(s) used and the percentage of the portfolio certified (multiple answers possible)


Projects in progress at the end of reporting period

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area	Number of certified projects
NC 5.2 (continued)			
[MERGED] BREEAM New Construction	Good/Very Good	0.2	5
[MERGED] LEED Building Design and Construction	Silver	0.1	1
[MERGED] BREEAM New Construction	Good/Very Good	0.2	5
[MERGED] LEED Building Design and Construction	Silver	0.1	1
[MERGED] BREEAM New Construction	Good/Very Good	0.2	5
[MERGED] LEED Building Design and Construction	Silver	0.1	1
[MERGED] BREEAM New Construction	Good/Very Good	0.2	5
[MERGED] LEED Building Design and Construction	Silver	0.1	1

Projects completed during the reporting period

Scheme name/sub-scheme name	Level of certification	% portfolio covered by floor area	Number of certified projects
NC 5.2 (continued)			
[MERGED] BREEAM New Construction	Very Good/Good	0.2	4
[MERGED] BREEAM New Construction	Very Good/Good	0.2	4
[MERGED] BREEAM New Construction	Very Good/Good	0.2	4
[MERGED] BREEAM New Construction	Very Good/Good	0.2	4

No 11% 






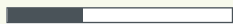



Not applicable 0% 

Energy Efficiency

NC 6 POINTS: 2.8/3

Energy efficiency

Percentage of Peers

<input checked="" type="radio"/> Yes	33%	
<input checked="" type="checkbox"/> Requirements for planning and design include (multiple answers possible)	11%	
<input checked="" type="checkbox"/> Integrative design process	11%	
<input checked="" type="checkbox"/> To exceed relevant energy codes or standards	11%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Common energy efficiency measures include (multiple answers possible)	33%	
<input checked="" type="checkbox"/> Air conditioning	33%	
<input type="checkbox"/> Commissioning	22%	
<input type="checkbox"/> Energy modeling	11%	

<input checked="" type="checkbox"/> Lighting	33%	
<input type="checkbox"/> Occupant controls	22%	
<input checked="" type="checkbox"/> Space heating	11%	
<input type="checkbox"/> Ventilation	33%	
<input checked="" type="checkbox"/> Water heating	22%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> Operational energy efficiency monitoring (multiple answers possible)	33%	
<input type="checkbox"/> Energy use analytics	22%	
<input type="checkbox"/> Post-construction energy monitoring for on	22%	
<input checked="" type="checkbox"/> Sub-meter	22%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> No	11%	

NC 7.1 POINTS: 0/3

Renewable energy generated on-site	Percentage of Peers
<input type="checkbox"/> Yes	11%
<input checked="" type="radio"/> No	33%
<input type="checkbox"/> Not applicable	0%

NC 7.2 POINTS: 0/1

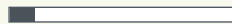







Design for net-zero energy standards	Percentage of Peers
<input type="checkbox"/> Yes	0%
<input checked="" type="radio"/> No	44%

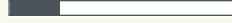









Water Conservation and Waste Management





NC 8 POINTS: 1.3/2



Water efficiency	Percentage of Peers
<input checked="" type="radio"/> Yes	22%

Water conservation requirements

<input checked="" type="checkbox"/> Requirements for planning and design include (multiple answers possible)	11%	
<input type="checkbox"/> Development and implementation of a commissioning plan	11%	
<input type="checkbox"/> Integrative design for water conservation	11%	
<input checked="" type="checkbox"/> Requirements for indoor water efficiency	11%	
<input type="checkbox"/> Requirements for outdoor water efficiency	0%	
<input type="checkbox"/> Requirements for process water efficiency	0%	
<input type="checkbox"/> Requirements for water supply	0%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Water efficiency measures	22%	
<input type="checkbox"/> Commissioning of water systems	11%	
<input checked="" type="checkbox"/> Drip/smart irrigation	22%	
<input checked="" type="checkbox"/> Drought tolerant/low-water landscaping	22%	
<input checked="" type="checkbox"/> High-efficiency/dry fixtures	22%	
<input type="checkbox"/> Leak detection system	11%	
<input type="checkbox"/> Occupant sensors	22%	
<input type="checkbox"/> On-site wastewater treatment	11%	
<input type="checkbox"/> Re-use of stormwater and grey water for non-potable applications	11%	
<input type="checkbox"/> Other	0%	

<input checked="" type="checkbox"/> Water efficiency monitoring	11%	
<input type="checkbox"/> Post-construction water monitoring for on	11%	
<input checked="" type="checkbox"/> Sub-meter	11%	
<input type="checkbox"/> Water use analytics	11%	
<input type="checkbox"/> Other	0%	

Evidence provided		[ACCEPTED]
<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	11%	

NC 9 POINTS: 0.5/2

Waste management

Percentage of Peers

<input checked="" type="radio"/> Yes	22%	
--------------------------------------	-----	---

Waste management during construction

<input checked="" type="checkbox"/> Management and construction practices (multiple answers possible)	22%	
<input type="checkbox"/> Construction waste signage	22%	
<input checked="" type="checkbox"/> Education of employees/contractors on waste management	22%	
<input type="checkbox"/> Incentives for contractors for recovering, reusing and recycling building materials	0%	
<input type="checkbox"/> Targets for waste stream recovery, reuse and recycling	22%	
<input type="checkbox"/> Waste management plans	22%	
<input type="checkbox"/> Waste separation facilities	11%	
<input type="checkbox"/> Other	0%	
<input checked="" type="checkbox"/> On-site waste monitoring	11%	
<input checked="" type="checkbox"/> Hazardous waste monitoring	11%	
<input type="checkbox"/> Non-hazardous waste monitoring	11%	
<input type="checkbox"/> Other	0%	
Evidence provided		
<input type="radio"/> No	22%	[ACCEPTED]

Supply Chain

NC 10.1 POINTS: 0.3/2

Sustainability-specific requirements for contractors

Percentage of Peers

<input checked="" type="radio"/> Yes	22%	
Percentage of projects covered: 12%		

Select all topics included (multiple answers possible)

<input type="checkbox"/> Business ethics	22%	
<input type="checkbox"/> Community engagement	0%	
<input checked="" type="checkbox"/> Environmental process standards	22%	
<input type="checkbox"/> Environmental product standards	22%	
<input type="checkbox"/> Fundamental human rights	22%	
<input type="checkbox"/> Human health-based product standards	11%	
<input type="checkbox"/> On-site health and safety	22%	
<input checked="" type="checkbox"/>		

<input checked="" type="checkbox"/> Sustainability-specific requirements for sub-contractors	22%	
<input type="checkbox"/> Other	0%	
Evidence provided		
<input type="checkbox"/> No	22%	[ACCEPTED]

NC 10.2 POINTS: 1/2

Monitoring contractors' compliance

Percentage of Peers

<input checked="" type="radio"/> Yes	22%	
--------------------------------------	-----	--

Monitoring type

<input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction	22%	
<input type="checkbox"/> External audits by third party	0%	
<input type="checkbox"/> Internal audits	11%	
<input checked="" type="checkbox"/> Weekly/monthly (on-site) meetings and/or ad hoc site visits Projects visited: 12%	11%	
<input type="checkbox"/> Other	0%	
<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	11%	

Health, Safety and Well-being

NC 11 POINTS: 1/2

Occupant well-being

Percentage of Peers

<input checked="" type="radio"/> Yes	22%	
--------------------------------------	-----	--

Health and well-being requirements

<input type="checkbox"/> Requirements for planning and design	22%	
<input checked="" type="checkbox"/> Health and well-being measures	11%	
<input checked="" type="checkbox"/> Access to spaces for active and passive recreation	11%	
<input checked="" type="checkbox"/> Active design features	11%	
<input type="checkbox"/> Commissioning	11%	
<input type="checkbox"/> Daylight	11%	
<input checked="" type="checkbox"/>		

<input type="checkbox"/> Indoor air quality monitoring	11%	
<input type="checkbox"/> Indoor air quality source control	11%	
<input checked="" type="checkbox"/> Natural ventilation	11%	
<input checked="" type="checkbox"/> Occupant controls	11%	
<input type="checkbox"/> Provisions for active transport	11%	
<input type="checkbox"/> Other	0%	
<input type="checkbox"/> Performance monitoring	11%	

Evidence provided

<input type="radio"/> No	11%	[ACCEPTED]
<input type="radio"/> Not applicable	11%	

NC 12.1 POINTS: 0.8/1

On-site health and safety during the construction phase

Percentage of Peers

<input checked="" type="radio"/> Yes	22%	
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Topics included

<input checked="" type="checkbox"/> Communicating safety information	22%	
<input checked="" type="checkbox"/> Continuously improving safety performance	22%	
<input type="checkbox"/> Demonstrating safety leadership	22%	
<input type="checkbox"/> Entrenching safety practices	22%	
<input checked="" type="checkbox"/> Managing safety risks	22%	
<input type="checkbox"/> Promoting design for safety	22%	
<input type="checkbox"/> Other	0%	
<input type="radio"/> No	11%	
<input type="radio"/> Not applicable	11%	

NC 12.2 POINTS: 0/1

Occupational health and safety indicators

Percentage of Peers

<input type="radio"/> Yes	11%	
<input checked="" type="radio"/> No	33%	

Community Impact and Engagement

NC 13 POINTS: 0.5/1.5

Socio-economic impact on community

Percentage of Peers

Yes 33%

Monitored areas of impact

Housing affordability 22%

Impact on crime levels 11%

Livability score 22%

Local income generated 11%

Local residents' well-being 11%

Walkability score 11%

Other 0%

No 11%

NC 14 POINTS: 0.2/1.5

Impact on community

Percentage of Peers

Yes 11%

Requirements included

Analysis and interpretation of monitoring data 11%

Development and implementation of a communication plan 11%

Development and implementation of a community monitoring plan 11%

Development and implementation of a risk mitigation plan 11%

Identification of nuisance and/or disruption risks 11%

Identification of stakeholders and impacted groups 11%

Management practices to ensure accountability for performance goals and issues identified during community monitoring 11%

Other 0%

Monitoring process

The company regularly reviews its materiality assessment and stakeholder engagement process, in order to identify those stakeholder groups who are impacted by the company's operations and take account of their concerns. For evidence and a full explanation of this process, see pages 9-12 of the company's latest CSR report, available via the following link: <https://welltower.com/responsibility/> [NO POINTS]

Evidence provided

No 33% [ACCEPTED]

Disclaimer: 2017 Benchmark Report

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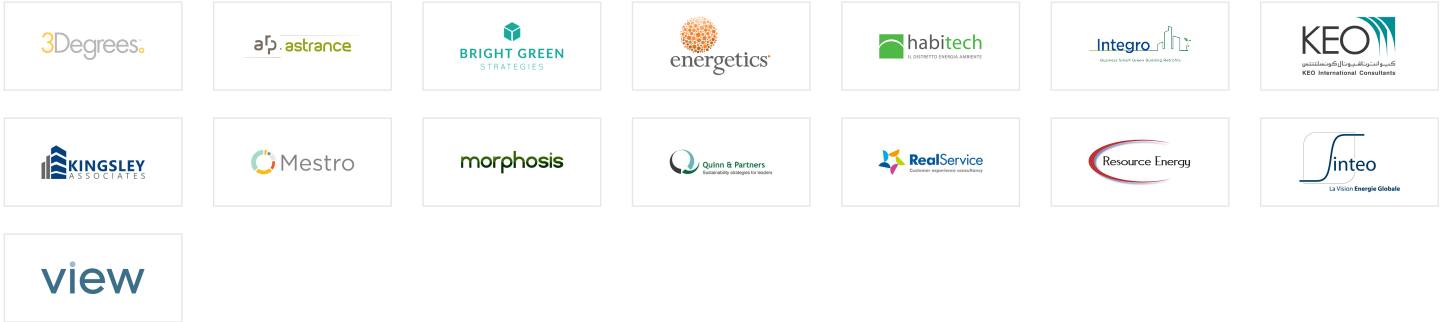


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