

*WellTest Global · an authorized WELL Performance Testing Provider*

# WELL Performance Verification Report.

*Project A-7241 · Corporate headquarters · Abu Dhabi,  
UAE*

SAMPLE · ANONYMIZED

ENGAGEMENT ID	WTG-2026-0147
ON-SITE TESTING	2026-03-22 to 2026-03-25 (4 days)
REPORT ISSUED	2026-04-02
CERTIFICATION TARGET	WELL v2 Core, Silver
CONCEPTS IN SCOPE	Air · Water · Light · Thermal Comfort · Sound
LEAD TESTER	██████████ (credentials on file)
INSTRUMENT IDS	WTG-PC-004, WTG-LX-002, WTG-SL-001, WTG-TC-003, WTG-WS-005

---

Authorization reference: IWBI Cornerstone Member,  
Performance Testing Provider designation. Operating  
under ISG FZ-LLC. For verification see the IWBI Works  
with WELL directory.

# Methodology.

Testing followed the WELL v2 Performance Verification Guidebook (Q1 2026 edition), sections 4 through 9 for the concepts in scope. Measurements were taken at occupant-level (1.1 m from floor for light, 1.5 m for air) within each defined zone. Calibration certificates for all instruments are provided in Appendix A. Instruments were calibrated no more than 21 days prior to on-site testing.

## ZONES MEASURED

ZONE ID	DESCRIPTION	FLOOR	NET FLOOR AREA (M <sup>2</sup> )
Z-01	Open-plan workstations (east)	L3	420
Z-02	Open-plan workstations (west)	L3	390
Z-03	Focus rooms (shared)	L3	85
Z-04	Board & meeting rooms	L4	210
Z-05	Reception & circulation	L3 / L4	140
Z-06	Pantry & lounge	L3	95

## INSTRUMENTS DEPLOYED

CONCEPT	INSTRUMENT	MODEL / CLASS	CALIBRATION CERT
Air (PM, CO <sub>2</sub> , TVOC, HCHO)	Multi-parameter IAQ station	Class A reference-grade	WTG-PC-004-2026Q1
Light (lux, melanopic)	Spectrometric lux meter	Class L (±3%)	WTG-LX-002-2026Q1
Sound (dBA, NC)	Sound-level meter	IEC 61672-1 Class 1	WTG-SL-001-2026Q1
Thermal (T, RH, radiant)	Thermal comfort logger	ISO 7726 Class C	WTG-TC-003-2026Q1
Water (Pb, Cl, bacteria)	Grab-sample collection kit	EPA-approved methods	WTG-WS-005-2026Q1

## MEASUREMENT DURATION

Continuous air and thermal logging across all occupied hours for three consecutive working days per zone. Spot light measurements at 11:00, 14:00, and 16:00 local time. Sound measurements during typical occupancy hours with one night-baseline reading. Water samples collected from the two highest-use outlets per zone at first-draw and after-flush conditions.

SAMPLE · ANONYMIZED

# Results.

## Concept 01 · Air

ZONE	PM2.5 (MG/M <sup>3</sup> )	PM10 (MG/M <sup>3</sup> )	CO <sub>2</sub> (PPM, PEAK)	TVOC (MG/M <sup>3</sup> )	HCHO (MG/M <sup>3</sup> )	RESULT
Z-01	9.4	18.1	812	210	27	PASS
Z-02	11.2	22.3	924	285	34	PASS
Z-03	8.1	15.4	1,105	198	22	PASS
Z-04	7.8	14.1	730	156	19	PASS
Z-05	12.9	24.8	620	241	31	PASS
Z-06	10.1	19.6	1,240	328	41	REVIEW

Z-06 CO<sub>2</sub> peak exceeded the 1,100 ppm WELL A01 threshold during the 13:00–14:00 lunch window; recommend supplementary ventilation cycle during peak occupancy. Reported to the project team 2026-03-24 evening; verbal acknowledgement received same day.

## Concept 04 · Light

ZONE	AVG LUX (HORIZONTAL)	CCT (K)	MELANOPIC EDI (MIDDAY)	RESULT
Z-01	512	4,150	218	PASS
Z-02	486	4,080	195	PASS
Z-03	405	3,900	172	PASS
Z-04	578	4,300	241	PASS
Z-05	312	3,600	145	PASS
Z-06	388	3,750	168	PASS

## Concept 07 · Sound

ZONE	BACKGROUND (DBA)	NC RATING	SPEECH (RT60, S)	RESULT
Z-01	44.2	35	0.58	PASS

ZONE	BACKGROUND (DBA)	NC RATING	SPEECH (RT60, S)	RESULT
Z-02	46.1	38	0.62	PASS
Z-03	32.8	25	0.41	PASS
Z-04	30.5	22	0.38	PASS
Z-05	51.3	42	0.74	PASS
Z-06	49.7	40	0.69	PASS

Thermal Comfort and Water results tables abbreviated here for brevity of sample – the full report includes per-zone readings for all measured concepts.

*Summary: 28 of 29 measured features met the WELL v2 Silver thresholds on the first-pass test. One feature (Aor CO2 in Z-06) returned a reviewable result; remediation is within the project team's scope.*

SAMPLE · ANONYMIZED

# Conclusion.

This report presents the measured performance of Project A-7241 against the WELL v2 concepts in scope for the Silver certification target. Readings and pass/fail assessments are provided per zone. The report does not recommend remediation strategies — those remain within the project WELL AP's scope.

## FEATURES REQUIRING PROJECT-TEAM ATTENTION

- **A01 (CO<sub>2</sub>, Z-06 Pantry & lounge)** — threshold exceeded at lunchtime peak. Reviewable; the project WELL AP leads the remediation decision and any re-measurement.

## FEATURES PASSING ON FIRST MEASUREMENT

28 of 29 measured features across Air, Water, Light, Thermal Comfort, and Sound concepts passed the WELL v2 Silver thresholds during the on-site testing window. Detailed per-feature data, calibration certificates, and raw logger exports are included in the appendices.

## APPENDIX OVERVIEW (FULL REPORT ONLY)

APPENDIX	CONTENTS
A	Calibration certificates (5 instruments, ISO-traceable)
B	Continuous logger exports (CSV, per zone per concept)
C	Photographs (lens-neutral reference shots, non-occupant)
D	Project-team daily briefing notes
E	Chain-of-custody for water samples

*This document is an instrument reading. It does not characterize the building as "healthy" or "wellness-optimized." Those characterizations belong to the project's WELL AP and, if certification is achieved, to IWBI.*

Submission: on the project WELL AP's instruction, this report was submitted to the International WELL Building Institute's project record on 2026-04-02.