

FORVARD



Presenters





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Wells Fargo

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About CBRE



The Global Leader



Scale and diversity

- 6.1 billion square feet under management
- 480+ offices worldwide
- Serves clients in over 100 countries
- Serves over 90% of the Fortune 100
- Over 87,000 transactions in 2018

Market leadership

- #1 leasing
- #1 property sales
- #1 outsourcing
- #1 appraisal and valuation
- #1 property management
- #1 U.S. commercial developer
- \$107 billion AUM¹

Leading global brand

- Lipsey's #1 CRE brand for 18 consecutive years
- One of the World's Most Ethical Companies awarded by Ethisphere Institute for six straight years
- S&P 500 company since 2006
- Named FORTUNE's Most Admired Real Estate Company for 2019

^{1.} As of March 31, 2019

EXECUTE OUR GROWTH STRATEGY

Obsess Over Client Outcomes

Top Talent: Leaders and Production

Best Platform, Notably D&T

Scale, Connectivity and Culture

Strategic Investment, Notably M&A and D&T

Thoughtful, Intensive Cost Management

Obsess over client outcomes



Client sizes continue to increase

2013		2017
1	\$100 million or more	17
4	\$75 million or more	24
7	\$50 million or more	32
28	\$25 million or more	82

2019 milestones





#146 in 2019



#1 in real estate in 2019. **Seven** consecutive years on the list



Named a top employer in America and a top company for diversity, women and new graduates



#1 brand for 18 consecutive years



Among top few outsourcing service providers for **10 consecutive years**



Global Real Estate Advisor of the Year six of past seven years



Top company for sustainability two years in a row



Named one of the World's Most Ethical Companies six years in a row



Five years in a row



#15 U.S. Corporate Citizen

About Wells Fargo



Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.9 trillion in assets

Wells Fargo's vision is to satisfy our customers' financial needs and help them succeed financially





Serving 1 in 3 households



13,000 ATMs, & mobile banking



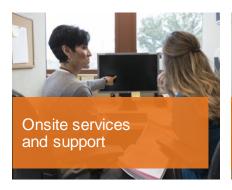
7,600 locations

Wells Fargo strategy



By analyzing health data and understanding key risks, we design and implement evidence-based strategies and actions to promote team member health, encourage individual behavior change, drive team member engagement and support longer term sustainability of plan costs.

We focus our efforts across 4 key areas:









Teamworks

works v News In the Press v Team Link Team News Teamworks > News > The couple that hikes together stays together

The couple that hikes together stays together

2/21/2019

By Alex Harvey-Gurr, Corporate Communications Read more on Supporting Our Team Members



Steve Brand before and after completing the Real

They'd even stopped hiking, one of their favorite activities to do together as a couple. There are some beautiful trails here in Minnesota and we wanted to see more of them, but we

could only hike for an hour or two before our backs and knees got sore," says Steve. "We decided to make some changes so we could live a ealthier lifestyle." The Brands started their healthier lifestyle journey on their own, setting personal goals like

Steve Brand didn't like the way he felt when he med 50 - stairs were getting harder to climb. is joints ached, and he and his wife. Amber, und themselves sitting more and walking less.

Appeal program. walking 10,000 steps a day and being more mindful about their eating. Their work paid off, and they each lost more than 10 pounds - but they wanted to do more.

"We were looking for a tool that would give us a little more structure and an extra boost," says Steve. "That's when I read about Real Appeal® on Teamworks."

Getting an extra boost

Free for eligible team members and their covered spouses or domestic partners, Real Appeal is a one-year digital weight loss program that helps participants work toward a healthier lifestyle by making positive life changes. Program participants receive a Real Appeal success kit with different weight-management tools like fitness guides, a recipe book, and weight scale, and attend weekly live online group sessions led by Transformation Coaches through the Real Appeal app. And, new in 2019, participants can also earn up to \$300 in health and wellness dollars after completing nine

Not eligible for Real Appeal? Visit the Real Appeal page to see if you're

you're not currently enrolled in an eligible Wells Fargo-sponsored medical plan and can't participate, you can still take advantage of well-being programs such as personal coaching through Rally®. You can choose from a variety of health-related topics, including weight management and healthy eating.

"We are thrilled with the positive results our team members are experiencing with Real Appeal. In 2018 alone. Wells Fargo participants lost over 80,000 pounds. The value of this program comes from the tools and support that lead to long-term habit changes. It's not just a quick fix - it's a true lifestyle transformation," says Anita Shaughnessy, well-being manager for Wells Fargo.

Running, dancing, and hiking together toward a healthier lifestyle

The Brands went through the program together, with Amber officially participating in the program and Steve joining her by proxy. They received their kit and started using the recipe book, scale, and portion plates to improve their eating habits. They also set weekly exercise and eating goals, which provided that structure the Brands were looking for, and Amber attended every group session















Research purpose





Understand how U.S.-based employers are approaching employee health and well-being

Topics covered: Behavioral health, technology, women's health, complex conditions, incentives,

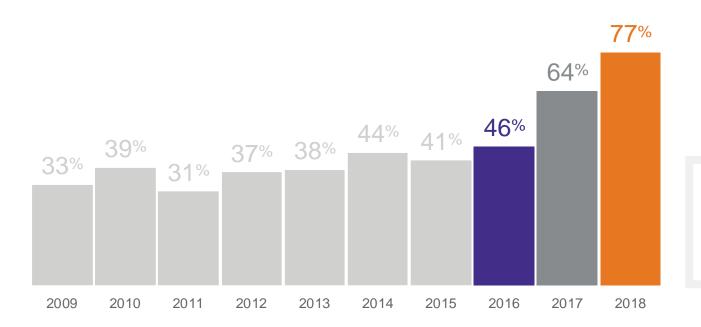
Highlight key trends and benchmarks over 10 years

2018: n = 544 (medium, large, jumbo); 10-year insights: n = 435 (large and jumbo only)



Over the last few years, programs have become very important to the benefits mix



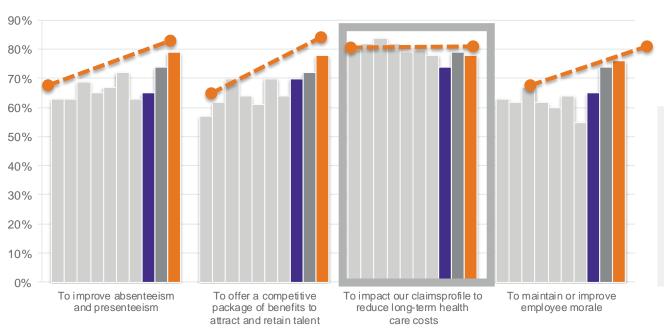


But... importance to the business strategy (although growing yearover-year) continues to lag at 57%.

QE2: How important are wellness and health management solutions to the following?

The top reasons for offering programs have evolved





Health care cost savings is still important but has changed little over time.

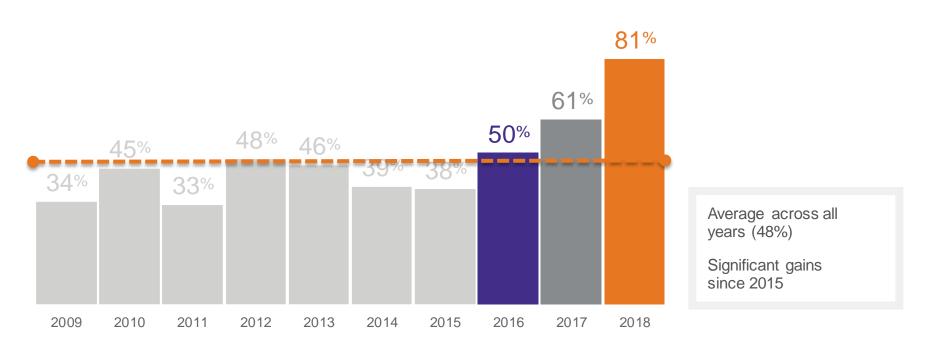
Outcomes like increased recruitment, retention, morale and productivity are significantly climbing.

Percentage of the top two responses of seven-point importance scale.

QD6: How important are each of the following in terms of your company's reasons for offering wellness and health management programs to employees?

Over 80% expect their health and wellness program spending to increase



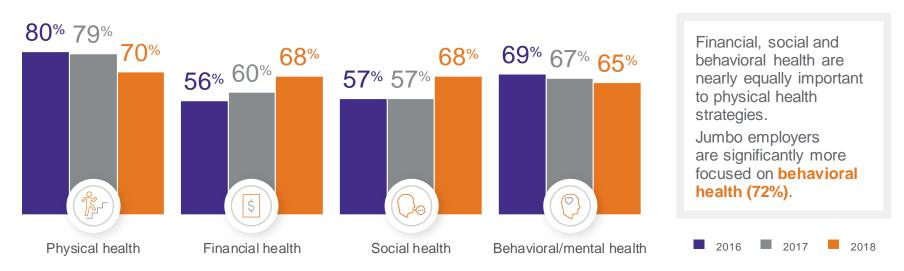


QE3: Next, we'd like you to think about the future of wellness and health management programs at your company. Do you think your company's proportionate spending on wellness and health management programs will increase, decrease or stay the same in the next three years?

A leveling off of support for physical health as employers increase focus on additional dimensions of well-being

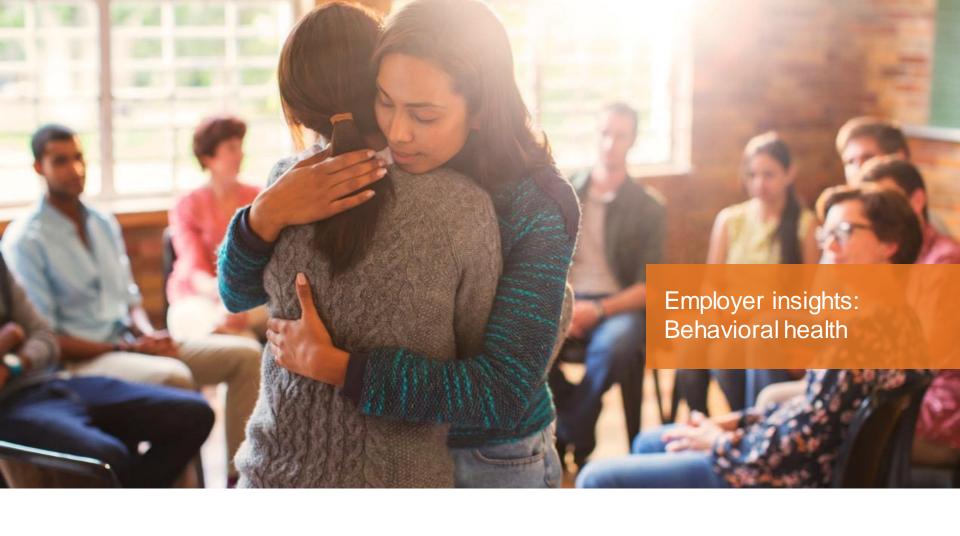


Dimensions of well-being addressed by health and wellness strategy



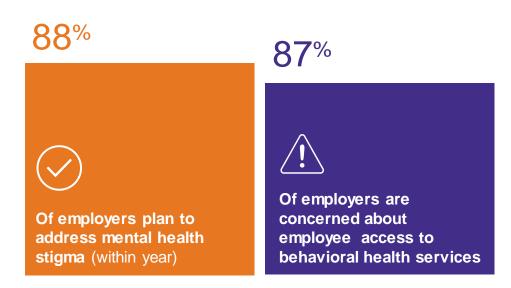
Q. What aspects of employees' well-being do you feel your company's health and wellness strategy addresses?

Panelist perspective



Almost 9 in 10 plan to address mental health stigma and have concerns with employee access to behavioral health services







Mental health stigma and access to behavioral health services are a top priority for employers across the nation.

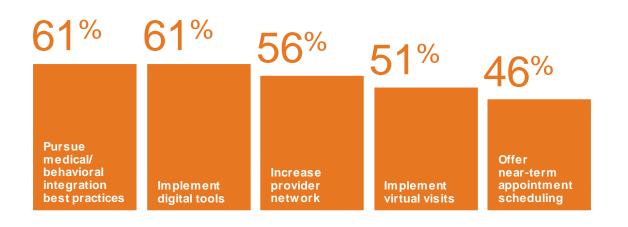
2018 data

QN23. Do you have plans to address the stigma associated with mental health at your organization within the next year?/QN24. How concerned is your organization about employees being able to easily access behavioral health services?

Employers are exploring a variety of ways to increase access to services



Means of trying to increase access to behavioral health services



9 in 10 employers are still concerned about the level of access to services.

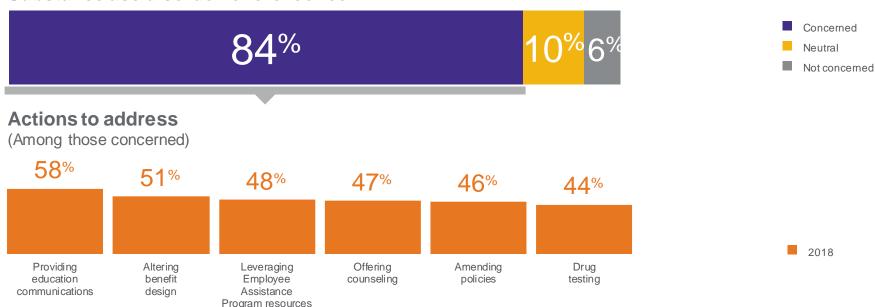
2018 data

QN26. How satisfied are you with your current behavioral health network with respect to...?/QN25. Is your organization currently trying to increase access to behavioral health services for employees in any of the following ways?

Many are concerned with substance use disorder and are addressing it within their organization







QN21. How concerned is your organization about substance use disorder and its impact on your population?/QN22. What are you doing to address substance use disorder within your organization?

Substance use disorder — the numbers





32% of SUD cases are attributed to opioid use disorder¹



Every 13 minutes there is a death from opioid overdose in the U.S.²



2.1M Americans suffer from an opioid use disorder³



50% of SUD cases are attributed to alcohol use disorder¹



Alcohol use disorder: third leading cause of preventable death in the U.S.²



\$249B annually
Approximate cost of alcohol misuse in the U.S.³

^{1.} Based on Optum analysis of COPM-D facility-based authorization data from the Optum commercial book of business from January 1, 2014, to September 30, 2016 (59,002 total SUD cases, including 30,057 cases of alcohol use disorder and 19,457 cases of opioid use disorder); Nussbaum, October 20, 2016. 2. Hedegaard H, Warner M, Miniño AM. Drug overdose deaths in the United States, 1999–2016. NCHS Data Brief, no 294. Hyattsville, MD: National Center for Health Statistics. 2017/CDC. Wide-ranging online data for epidemiologic research (WONDER). Atlanta, GA: CDC, National Center for Health Statistics, 2016. (Calculation based on stat: Overdoses involving opioids killed 42,249 people in 2016, or 116 deaths a day. 40% of those deaths were from prescription opioids.) 3. Substance Abuse and Mental Health Services Administration. (2017). Key substance use and mental health indicators in the United States: Results from the 2016 National Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration.

Consumer insights





55%

of workers with a reported behavioral health condition take 2+ prescriptions each month



33%

don't fully understand their services or benefits covered under their health insurance



Comorbidities of those with a behavioral health condition:

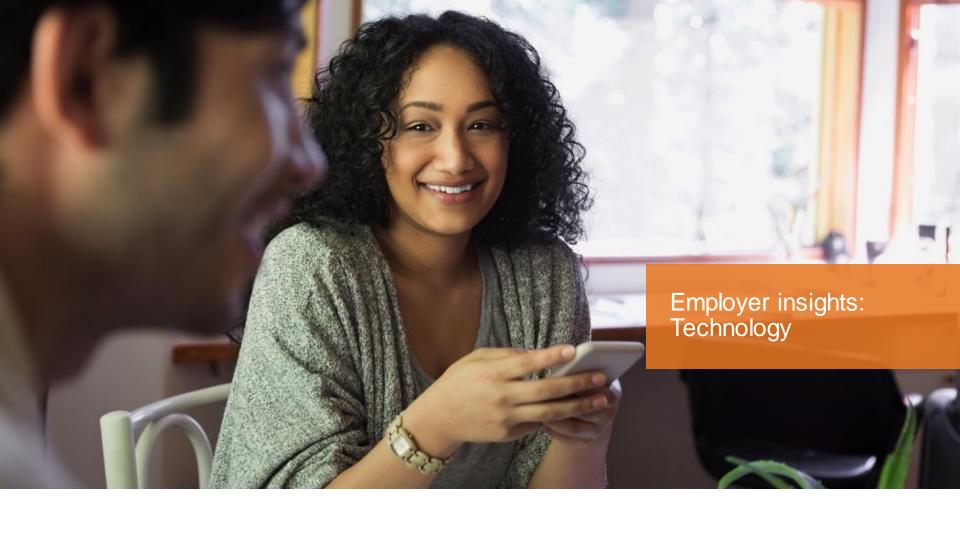
18% also have a GI condition

20% report a sleep disorder

25% struggle with weight/obesity

Source: Forrester's Consumer Technographics Online Benchmark Survey (Part 2), 2019 (US)

Panelist perspective

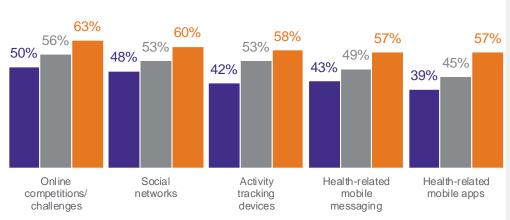


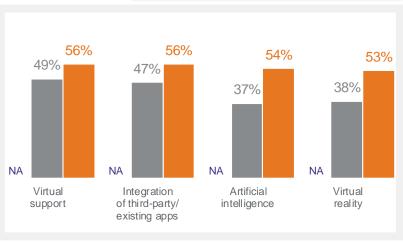
Technology use is trending upward and continued growth can be expected



Engagement technology usage

Large and jumbo employers are significantly driving this trend.





2016 2017 2018

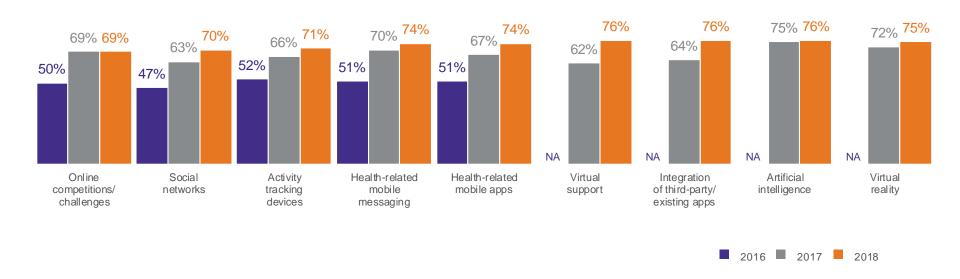
QI1. Does your company use any of these?

Employers believe technology is helping them increase participation and engagement in programs



Success of engagement technology

(Among those using, percentage highly successful)

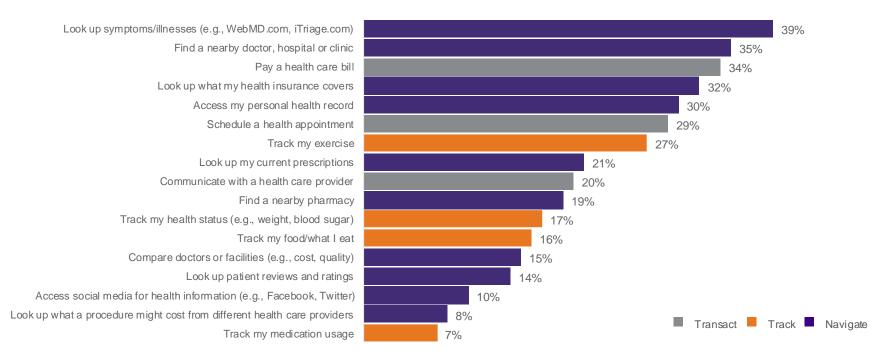


Q12. How successful has each practice or technology been in terms of participation and engagement?

Consumer insights



Health-related activities consumers are engaging in on their phone, tablet or computer...



Key demographic differences: Health-related activities consumers are engaging in on their phone, tablet, or computer...





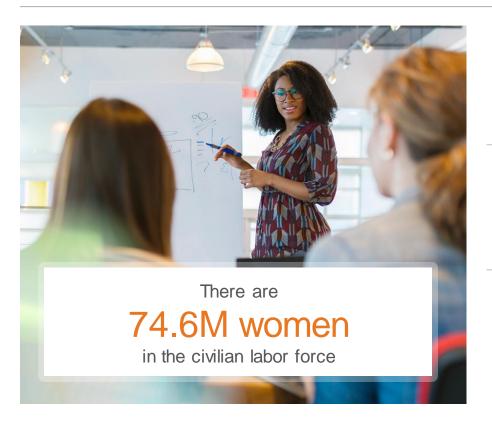
	Young millennials*	Working-age boomers**
Find a nearby doctor	↑	No difference
Find a nearby pharmacy	1	1
Access personal health record	↓	No difference
Track exercise	↑	\
Access social media for health info	↑	1
Look up patient reviews	1	1
Compare doctors/facilities	↑	1
Look up current medications	No difference	↑
Track food/what they eat	↑	\

Panelist perspective



Women are integral to today's workforce







Almost
47%
of U.S. workers are women



39%

of women work in occupations where women make up at least three-quarters of the workforce



Women own close to

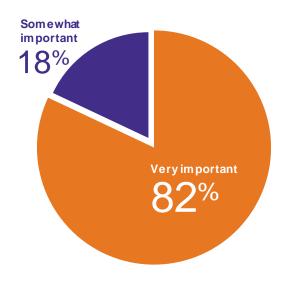
10 million businesses, accounting for \$1.4 trillion in receipts

Source: https://blog.dol.gov/2017/03/01/12-stats-about-working-women.

Over three-quarters feel it is very important to offer programs specific to women



Importance of offering programs that help address health opportunities relevant to women





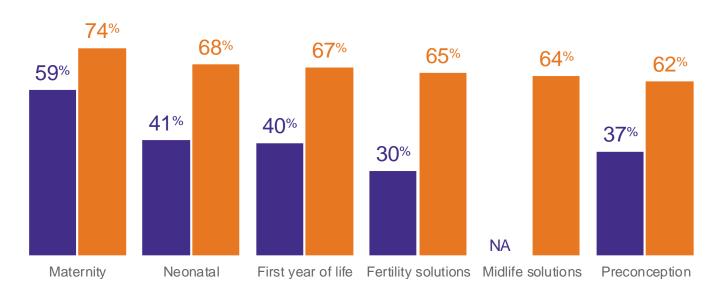
84% plan to increase investment in women's well-being over the next three years.

QN15. How important do you think it is that your organization offers programs and services that help address health opportunities that are particularly relevant to women?/QN16. Do you plan to increase your investment in women's well-being over next three years?

The prevalence of women's program offerings continues to grow



Women's programs



2016 2018

QA7. For each of the following types of women's health programs/services, please indicate whether you currently offer, would be likely to offer in the next one to two years or would not be likely to offer?

Panelist perspective



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Thank you.