

General Property Details

Yielding Portfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value* (CHFm)	Full occupancy property rent (CHFm)	Annualised property rent (CHFm)	Occupancy rate (%)	Net site area ² (m ²)	Year of construction	Year of construction 2 ³	Partial renovation	Discount factor (%)	Ownership (%)	Compulsory surveillance	Obligatory remediation	Lettable area (% m ²)						Full occupancy property income (CHF '000)						Effective Area to be developed (m ²)				
																	Residential	Office	Retail	Industry/Logistics	Storage	Others	Total	Residential	Office	Retail	Industry/Logistics	Storage		Others	Total		
10101	ZH	Dietikon	Riedstrasse 3	Retail	44.1	3.0	1.2	41%	13,690	1982	2002	2007	4.5	Sole ownership	100%	–	–	–	13%	37%	8%	5%	38%	17,003	–	0.4	1.3	0.2	0.1	1.0	3.0	–	
10102	ZH	Dietikon	Riedstrasse 5	Retail	44.3	2.2	2.2	100%	13,500	1982	–	1993	4.0	Sole ownership	100%	–	–	–	7%	80%	–	13%	–	9,240	–	0.1	2.0	–	0.0	0.1	2.2	–	
10103	ZH	Dietikon	Riedstrasse 7–9	Retail	38.5	0.1	0.1	100%	10,543	1982	–	–	3.9	Sole ownership	100%	–	–	–	–	94%	–	6%	–	11,854	–	–	–	–	0.1	0.1	16,600	–	
10104	ZH	Dietikon	Riedstrasse 11	Others	0.3	0.0	0.0	100%	930	–	–	–	3.8	Sole ownership	100%	–	–	–	–	–	–	–	–	–	–	–	–	–	0.0	0.0	–	–	
10201	AG	Kleindöttingen	Industriestrasse 39–41	Industrial	35.3	1.3	1.3	100%	65,356	1997/2007	2019	–	3.8	Sole ownership	100%	–	–	–	20%	–	79%	1%	–	16,113	–	0.2	–	0.8	0.0	0.3	1.3	2,250	
10202	AG	Kleindöttingen	Industriestrasse 14/20/26/30/34/46	Industrial	31.1	1.9	1.4	73%	38,314	1971	2012	–	4.7	Sole ownership	100%	–	–	–	14%	–	68%	17%	–	17,006	–	0.4	–	1.6	0.0	–	2.0	–	
10203	AG	Kleindöttingen	Industriestrasse 3, 40–44	Logistics	18.3	1.3	1.0	79%	14,517	1971	1999	2008	4.8	Sole ownership	100%	–	–	–	19%	–	74%	7%	–	15,461	–	0.3	–	0.8	0.1	0.0	1.2	–	
10204	AG	Kleindöttingen	Hauptstrasse 70	Industrial	1.9	0.4	0.3	72%	6,625	1961	1977	–	5.5	Sole ownership	100%	–	–	–	–	–	83%	17%	–	4,775	–	0.0	–	0.3	0.0	0.0	0.3	–	
10207	AG	Kleindöttingen	Industriestrasse 21	Industrial	5.1	0.7	0.4	58%	12,849	1969	1974	–	5.2	Sole ownership	100%	–	–	–	6%	–	48%	39%	6%	11,359	–	0.1	–	0.5	0.1	0.0	0.7	–	
10301	ZH	Niederhasli	Mandachstrasse 50–56	Office	38.6	3.4	2.2	65%	10,918	1992	2007	–	4.6	Sole ownership	100%	–	–	–	41%	24%	22%	12%	–	19,187	–	0.6	0.7	1.4	0.4	0.3	3.4	–	
10302	ZH	Niederhasli	Stationstrasse 25	Logistics	19.9	1.2	1.2	100%	16,691	1991	–	–	3.1	Sole ownership	100%	–	–	–	–	–	100%	–	–	7,883	–	–	–	1.2	–	0.1	1.2	11,937	
10502	TG	Ermatingen	Hauptstrasse 189	Logistics	5.3	0.4	0.4	94%	12,257	1994	–	–	4.7	Sole ownership	100%	–	–	–	–	–	–	100%	–	3,301	–	–	–	0.3	–	0.1	0.4	1,559	
10601	BL	Füllinsdorf	Wölferstrasse 27/27a	Logistics	13.4	0.9	0.9	100%	16,000	1971	1983	2015	4.3	Sole ownership	100%	–	–	–	4%	–	10%	86%	–	13,723	–	0.1	–	0.2	0.6	0.0	0.9	–	
10701	GE	Carouge	Rue Baylon 13–15	Logistics	20.9	1.7	1.6	94%	10,871	1970	2003	–	4.1	Building right	100%	–	–	–	10%	–	89%	1%	–	10,749	–	0.2	–	1.5	0.0	0.0	1.7	–	
10801	BS	Riehen	Plot no. 1700	Others	2.2	0.2	0.2	100%	5,485	–	–	–	2.5	Building right	100%	–	–	–	–	–	–	–	–	–	–	–	–	–	0.2	0.2	–	–	
12801	SG	St. Margrethen	Plot no. 2957	Logistics	4.2	0.1	0.1	88%	13,880	–	–	–	2.8	Building right	100%	–	–	–	–	–	–	–	–	–	–	–	–	–	–	0.1	0.1	–	–
12802	SG	St. Margrethen	Altfeldstrasse	Industrial	27.1	0.8	0.8	100%	70,149	–	–	–	2.8	Sole ownership	100%	–	–	–	–	–	–	–	–	–	–	–	–	–	0.8	0.8	–	–	
13401	AG	Klingnau	Weierstrasse 5/Kanalstrasse 8	Industrial	13.6	0.9	0.1	13%	12,984	1965	2008	–	4.7	Sole ownership	100%	–	–	–	10%	–	75%	15%	–	9,015	–	0.1	–	0.8	–	0.0	0.9	–	
13402	AG	Klingnau	Industriestrasse 7	Industrial	5.0	0.4	0.2	54%	5,529	1955	–	–	5.2	Sole ownership	100%	–	–	–	4%	–	90%	5%	–	5,914	–	0.0	–	0.4	0.0	0.0	0.4	–	
13403	AG	Klingnau	Industriestrasse 4/10, Brühlstrasse 46–50	Industrial	11.5	0.9	0.6	71%	13,009	1955	2008	–	5.1	Sole ownership	100%	–	–	–	3%	–	73%	23%	–	10,428	–	0.1	–	0.8	0.0	0.0	0.9	–	
13404	AG	Klingnau	Brühlstrasse 33–41	Industrial	3.6	0.4	0.2	57%	6,170	1953	1955	–	5.3	Sole ownership	100%	–	–	–	11%	–	43%	46%	–	5,741	–	0.1	–	0.3	0.0	0.0	0.4	–	
13405	AG	Klingnau	Schützenmattstrasse 7, Parkstrasse 14	Industrial	4.7	0.4	0.2	42%	11,035	1949	1961	–	3.2	Sole ownership	100%	–	–	–	7%	–	43%	51%	–	5,526	–	0.0	–	0.3	0.0	0.0	0.4	6,621	
13406	AG	Klingnau	Parkstrasse 15–29	Residential	23.3	1.2	1.1	87%	13,071	1999	2008	–	3.2	Sole ownership	100%	–	–	–	–	–	–	–	9%	6,309	1.1	–	–	–	–	0.1	1.2	–	–
13407	AG	Klingnau	Parkstrasse 7–13	Residential	10.1	0.5	0.4	74%	6,075	1999	2008	–	3.3	Sole ownership	100%	–	–	–	–	–	–	–	8%	2,911	0.5	–	–	–	–	–	0.5	–	–
18101	ZG	Cham	Lorzenparkstrasse 2–16	Res. mixed	56.0	3.2	3.0	94%	13,537	2008	–	–	3.8	Sole ownership	100%	–	–	–	38%	26%	–	23%	6%	7%	14,812	1.2	1.3	–	0.6	0.1	–	3.2	–
22501	VD	Yverdon	Route de Grandson 48	Industrial	26.9	1.7	1.6	91%	19,758	1910	2013	–	4.0	Sole ownership	100%	Yes	–	–	1%	12%	–	59%	28%	–	20,343	0.0	0.3	–	1.1	0.2	–	1.7	–
26101	AG	Bremgarten	Luzernerstrasse 48–50	Industrial	29.2	1.6	1.6	100%	20,613	1983	2017	–	4.0	Sole ownership	100%	–	–	–	–	22%	–	63%	–	–	13,260	–	0.4	–	1.1	–	0.0	1.6	–
29001	GE	Meyrin	Route du Nant d'Avril 150, Hive I	Office	38.1	2.3	1.5	68%	7,681	1981	2018	–	3.8	Building right	100%	–	–	–	100%	–	–	–	–	8,699	–	2.3	–	–	–	–	2.3	–	
29002	GE	Meyrin	Route du Nant d'Avril 150, Hive II	Office	62.0	2.5	2.5	99%	6,821	2017	–	–	3.2	Building right	100%	–	–	–	–	81%	–	19%	–	8,015	–	2.1	–	–	0.0	0.4	2.5	–	
30001	ZH	Aathal	Zürichstrasse 66–80	Residential	4.6	0.3	0.3	90%	7,861	1870	1915	1988	3.8	Sole ownership	100%	–	–	–	100%	–	–	–	–	2,139	0.3	–	–	–	0.0	0.0	0.3	–	–
30002	ZH	Aathal	Zürichstrasse 50–62/192	Res. mixed	1.8	0.2	0.2	100%	6,639	1849	1880	1985	4.2	Sole ownership	100%	–	–	–	100%	–	–	–	–	1,096	0.2	–	–	–	–	0.0	0.2	–	–
30401	ZH	Aathal	Zürichstrasse 13–25	Retail	35.5	2.4	1.9	78%	16,597	1862	2014	–	4.4	Sole ownership	100%	–	–	–	2%	29%	36%	3%	18%	11%	13,757	0.0	0.5	0.8	0.3	0.4	0.4	2.4	–
30402	ZH	Aathal	Gstaldenstrasse 5	Industrial	5.2	0.5	0.4	92%	16,250	1960	1964	–	4.8	Sole ownership	100%	–	–	–	–	–	–	100%	–	4,753	–	–	–	–	0.3	0.1	0.4	–	–
30404	ZH	Aathal	Zürichstrasse 1–7	Residential	1.5	0.1	0.1	81%	4,343	1900	–	1995	3.5	Sole ownership	100%	–	–	–	100%	–	–	–	–	729	0.1	–	–	–	–	0.0	0.1	–	–
30501	ZH	Aathal/Wetzikon	Agricultural land/land without use	Others	1.6	0.0	0.0	–	196	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
30601	ZH	Aathal	Zürichstrasse 34	Res. mixed	0.2	0.0	0.0	100%	257	1860	–	1990	3.7	Sole ownership	100%	–	–	–	66%	–	–	34%	–	94	0.0	–	–	0.0	–	–	0.0	–	–
30802	ZH	Wetzikon	Zürcherstrasse 130–132/131–133	Residential	0.8	0.1	0.1	98%	–	1839	–	2003	3.9	Sole ownership	100%	–	–	–	100%	–	–	–	–	551	0.1	–	–	–	–	0.0	0.1	–	–
30901	ZH	Wetzikon	Grundstrasse 6–10	Residential	1.3	0.1	0.0	82%	1,745	1895	–	1990	3.0	Sole ownership	100%	–	–	–	100%	–	–	–	–	433	0.3	0.3	–	–	–	0.0	0.1	–	–
30902	ZH	Wetzikon	Schulhausstrasse 42–44	Residential	3.2	0.1	0.1	90%	2,076	1840	–	1982	3.0	Sole ownership	100%	–	–	–	100%	–	–	–	–	500	0.1	–	–	–	–	0.0	0.1	–	870
30904	ZH	Wetzikon	Usterstrasse 128	Residential	5.1	0.2	0.2	100%	1,569	1870	2007	–	3.0	Sole ownership	100%	–	–	–	98%	–	–	–	2%	1,065	0.2	–	–	–	–	0.0	0.2	–	–
30905	ZH	Wetzikon	Haldenstrasse 20	Residential	6.9	0.3	0.3	86%	1,741	1971	–	1991	3.0	Sole ownership	100%	–	–	–	100%	–	–	–	–	904	0.3	–	–	–	–	–	0.3	–	–
30909	ZH	Wetzikon	Florastrasse 9	Residential	6.4	0.3	0.3	94%	1,899	1990	2018	–	3.0	Sole ownership	100%	–	–	–	100%	–	–	–	–	1,347	0.3	–	–	–	–	0.0	0.3	–	–
30910	ZH	Wetzikon	Usterstrasse 88–104	Residential	5.8	0.2	0.2	100%	2,073	1791	2018	1990	3.1	Sole ownership	100%	–	–	–	–	–	–	–	–	–	–	0.2	–	–	–	–	0.2	–	–
31401	SG	Goldach	Langrütstrasse 19	Industrial	55.8	2.1	2.1	100%	63,811	1973/1995	2019	–	3.8	Sole ownership	100%	–	–	–	–	–	100%	–	–	46,324	–	–	–	2.1	–	–	2.1	4,424	–
31501	TG	Frauenfeld	Walzmühlestrasse 47	Res. mixed	3.6	0.2	0.2	85%	2,189	1926	2017	–	3.9	Sole ownership	100%	–	–	–	–	58%	–	21%	21%	–	1,021	–	0.1	–	0.1	0.0	–	0.2	–
31502	TG	Frauenfeld	Walzmühlestrasse 49	Res. mixed	14.4	0.7	0.5	74%	2,043	1922	2017	–	3.8	Sole ownership	100%	–	–	–	45%	44%	–	–	11%	3,451	0.3	0.3	–	–	–	0.1	0.7	–	–

General Property Details

Redevelopment Portfolio

Property ID	Canton	Municipality	Property	Main use ¹	Market value ⁴ (CHFm)	Full occupancy property rent (CHFm)	Annualised property rent (CHFm)	Occupancy rate (%)	Net site area ² (m ²)	Year of construction	Year of construction 2 ³	Partial renovation	Discount factor (%)	Ownership (%)	Compulsory surveillance	Obligatory remediation	Effective area to be developed (m ²)									
																	Residential	Residential & Commercial	Industry	Commercial	Office	Total				
10208	AG	Kleindöttingen	Plot no. 420	Others	14.0	0.0	0.0	–	43,400	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	31,046	31,046				
10303	ZH	Niederhasli	Stationstrasse 27–32, Parzelle 3131	Industrial	33.3	1.0	0.9	95%	28,122	1955	2019	–	3.8	Sole ownership	100%	–	–	–	–	–	–	7,050	7,050			
10501	TG	Ermatingen	Hauptstrasse 181/185	Logistics	4.9	0.5	0.4	74%	12,125	1968	1997	–	5.1	Sole ownership	100%	–	–	–	–	–	–	6,975	6,975			
10901	ZH	Altstetten	Freihofstrasse 25	Industrial	42.0	0.6	0.6	100%	7,807	1953/1962	–	–	2.8	Sole ownership	100%	–	–	–	–	–	–	11,966	11,966			
13408	AG	Klingnau	Weierstrasse 8	Others	0.9	0.0	0.0	–	2,144	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	–	920	920			
18103	ZG	Cham	Plot no. 3165	Others	61.1	0.1	0.1	97%	26,231	–	–	–	3.4	Sole ownership	100%	–	–	–	–	–	–	30,137	30,137			
20101	VS	St-Maurice	Bois-Noir	Industrial	2.0	0.3	0.3	100%	33,281	1960	1970	–	3.0	Sole ownership	100%	–	–	–	–	–	–	22,500	22,500			
22101	VD	Aigle	Route Industrielle 18	Industrial	2.5	0.2	0.0	0%	11,410	1991	–	2014	5.2	Sole ownership	100%	–	–	–	–	–	–	2,298	2,298			
22201	GE	Vernier	Chemin de la Verseuse 1–3	Industrial	5.0	0.0	0.0	–	4,507	1964	–	–	4.3	Sole ownership	100%	–	–	–	–	–	–	8,254	8,254			
22301	GE	Lancy	Route des Jeunes 20–26	Industrial	49.4	0.7	0.7	91%	13,362	1960	–	–	3.9	Building right	100%	–	–	–	–	–	–	60,312	60,312			
29003	GE	Meyrin	Route du Nant d'Avril 150	Others	21.2	0.0	0.0	–	21,972	–	–	–	2.0	Building right	100%	–	–	–	–	–	–	25,779	25,779			
29004	GE	Meyrin	Route du Nant d'Avril 150, Pavillon	Others	2.2	0.0	0.0	–	952	2019	–	–	3.4	Building right	100%	–	–	–	–	–	–	688	688			
29005	GE	Meyrin	Route du Nant d'Avril 150, LEM	Others	13.1	0.0	0.0	–	5,540	2019	–	–	3.2	Building right	100%	–	–	–	–	–	–	7,345	7,345			
29101	GE	Meyrin	Chemin du Grand-Puits 28	Industrial	17.0	0.1	0.1	100%	10,383	1965	–	–	3.9	Sole ownership	100%	–	–	–	–	–	–	15,592	15,592			
30101	ZH	Aathal	Plot no. 3990	Others	1.3	0.1	0.1	100%	8,163	–	–	–	4.7	Sole ownership	100%	–	–	–	–	–	–	–	–			
30201	ZH	Aathal	Zürichstrasse 27/33–39, Gstalderstrasse 4	Residential	6.5	0.2	0.1	69%	23,938	1850	1870	1990	4.0	Sole ownership	100%	–	–	–	–	–	–	1,242	4,670	5,912		
30403	ZH	Aathal	Gstalderstrasse 3	Industrial	0.3	0.0	0.0	100%	1,067	1870	–	1993	2.0	Sole ownership	100%	–	–	–	–	–	–	–	–			
30602	ZH	Aathal	Chälenweg 1/11/164, Aretsh. 1–7/11–21/158	Residential	2.6	0.2	0.1	80%	10,069	1440	–	1988	4.0	Sole ownership	100%	–	–	–	–	–	–	–	–			
30603	ZH	Aathal	Zürichstrasse 22–24	Res. mixed	2.1	0.2	0.1	73%	3,567	1870	1860	1989	4.5	Sole ownership	100%	–	–	–	–	–	–	–	–			
30801	ZH	Wetzikon	Usterstr. 200–202/206, Zürichstr. 119–121	Industrial	5.9	0.4	0.3	75%	14,653	1872	1900	1993	5.3	Sole ownership	100%	–	–	–	–	–	–	–	8,695	8,695		
30906	ZH	Wetzikon	Schönaustrasse 5–13	Residential	10.4	0.2	0.2	86%	17,055	–	–	1943	2.8	Sole ownership	100%	–	–	–	–	–	–	–	7,510	7,510		
30907	ZH	Wetzikon	Schönaustrasse 9	Others	22.1	0.1	0.1	100%	8,267	–	–	–	3.0	Sole ownership	100%	–	–	–	–	–	–	–	7,500	7,500		
30908	ZH	Wetzikon	Weststrasse 26–28	Residential	8.0	0.0	0.0	100%	2,444	2019	–	–	3.0	Sole ownership	100%	–	–	–	–	–	–	–	1,508	1,508		
31501a	TG	Frauenfeld	Walzmühlestrasse 47 Promotion project	Residential	8.6	0.0	0.0	–	2,375	2019	–	–	–	Promotion project	100%	–	–	–	–	–	–	–	–			
31503	TG	Frauenfeld	Walzmühlestrasse 51	Res. mixed	10.0	0.0	0.0	–	10,863	1832	2017	–	3.2	Sole ownership	100%	–	–	–	–	–	–	–	4,417	4,417		
31504	TG	Frauenfeld	Walzmühlestrasse Parking	Others	1.8	0.0	0.0	49%	3,340	–	–	–	4.0	Sole ownership	100%	–	–	–	–	–	–	–	6,276	6,276		
31602	NE	Neuchâtel	Plot no. 10729	Others	4.4	0.0	0.0	–	3,419	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	–	–	3,960	3,960		
31701	SO	Dornach	Weidenstrasse 50	Industrial	39.9	0.8	0.8	95%	136,685	1895	–	–	4.4	Sole ownership	100%	–	–	–	–	–	–	–	97,051	97,051		
32105	AG	Windisch	Kunzareal – Zentrum West	Industrial	1.1	0.1	0.1	100%	2,481	1827	1890	–	3.9	Sole ownership	100%	–	–	–	–	–	–	–	2,308	2,308		
34001	AG	Brugg	Wildschachenstrasse 12–14	Office	4.6	0.6	0.5	95%	11,080	1960	–	–	4.7	Sole ownership	100%	–	–	–	–	–	–	–	–	–		
34002	AG	Brugg	Wildschachenstrasse 16	Industrial	16.7	1.4	1.1	79%	33,505	1960	–	–	4.9	Sole ownership	100%	–	–	–	–	–	–	–	24,154	24,154		
36101	SO	Biberist	Fabrikstrasse 2–8	Others	4.4	0.3	0.0	16%	22,524	1937	–	–	5.2	Sole ownership	100%	–	–	–	–	–	–	–	11,392	13,280		
36102	SO	Biberist	Fabrikstrasse 14–34	Industrial	15.2	0.0	0.0	–	44,000	1972	1990	–	6.0	Sole ownership	100%	–	–	–	–	–	–	–	45,954	45,954		
36103	SO	Biberist	Fabrikstrasse 57–115	Industrial	7.6	0.7	0.7	100%	40,000	1946	1991	–	5.6	Sole ownership	100%	–	–	–	–	–	–	–	12,620	12,620		
36105	SO	Biberist	Fabrikstrasse 1–29	Industrial	5.3	0.3	0.3	100%	19,000	1932	1947	–	5.8	Sole ownership	100%	–	–	–	–	–	–	–	–	–		
36106	SO	Biberist	Fabrikstrasse 3–35	Industrial	0.6	0.0	0.0	–	28,869	1903	1939	–	5.9	Sole ownership	100%	–	–	–	–	–	–	–	42,120	42,120		
36107	SO	Biberist	Fabrikstrasse 31–85	Industrial	0.0	0.0	0.0	–	16,000	1946	–	–	6.0	Sole ownership	100%	–	–	–	–	–	–	–	–	22,610	22,610	
36108	SO	Biberist	Fabrikstrasse Insel	Industrial	3.2	0.5	0.5	100%	60,400	1991	–	–	5.5	Sole ownership	100%	–	–	–	–	–	–	–	–	17,700	17,700	
36109	SO	Biberist	Derendingerstrasse 27–29	Others	7.6	0.0	0.0	–	44,183	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	–	–	–	–		
36204	SO	Biberist	Derendingerstrasse 16 (Plot no. 944, 1172, 1179)	Others	0.4	0.0	0.0	–	–	–	–	–	2.0	Sole ownership	100%	–	–	–	–	–	–	–	–	–		
40101	AG	Menziken	Hauptstrasse 85	Others	–1.3	0.0	0.0	–	10,717	1911	–	–	3.4	Sole ownership	100%	–	–	–	–	–	–	–	–	9,600	9,600	
61101	BL	Aesch	Industriestrasse 45–61	Industrial	10.9	0.9	0.8	87%	35,932	1900	1940	–	4.7	Sole ownership	100%	–	–	–	–	–	–	–	–	9,180	9,180	
63001	BL	Pratteln	Güterstrasse 23–29, Gempenstrasse 6/6a	Others	27.6	0.0	0.0	–	31,585	1949	2002	–	2.0	Sole ownership	100%	–	–	–	–	–	–	–	–	46,650	46,650	
72001	AG	Hausen	Hauptstrasse 96	Others	6.9	0.0	0.0	100%	27,235	–	–	–	2.0	Sole ownership	100%	Yes	Yes	–	–	–	–	–	–	11,019	11,019	
72002	AG	Lupfig	Hauptstrasse 98–100	Others	15.0	0.0	0.0	–	37,023	–	–	–	2.0	Sole ownership	100%	Yes	Yes	–	–	–	–	–	–	21,154	21,154	
Total			Total		518.2	10.3	8.9	86.3%	931,675												44,330	254,182	7,050	313,354	33,124	652,040

1 Others refer to land, building rights, parking, official use, power plant, datacenter; Res. mixed refers to properties with residential and commercial use.

2 Net site area does not include agricultural land and land without utilisation (total approximately 1 million sqm).

3 Second building phase.

4 Except for promotion project that are recorded at cost. As at December 2019, only the property 31501a is recorded at cost.