

APRIL — JUNE 2026

EASTERN PROVINCE

Q2 Report

306

ZONES SCORED & RANKED

2,568

SALES · Q2 2026

151

FULLY SCORED

6.7%

MEDIAN GROSS YIELD

Q2 2026 · 2,568 SALES · SAR 4.19B · TRAILING-3Q DEALS 6,953 · SOURCE — REOS INTELLIGENCE ENGINE · TAGGING V6.1

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FOREWORD · THE INTELLIGENCE ENGINE

The Whole City, One Data Model

All **306 of Eastern's districts** are scanned, scored, and ranked from a single district profile each. Q2 2026 recorded **2,568 sales** worth **SAR 4.19B** on the SREM deed register, alongside **118,225 rental contracts** in the zone rent slice. Four quarters of history carry **9,904** zone-level deals; the trailing three-quarter window used for the current signal contains **6,953** deals.

306	2,568	151	17
DISTRICT PROFILES	Q2 SALES PRICED	ZONES FULLY SCORED	HEADLINE INVESTABLE
one per area	SAR 4.19B · SREM	179 on watch · thin data	12 BUY · 5 BUILD

THE ENGINE

One profile per district. One signal per profile.

Every metric traces to government transaction data, derived by fixed rules and ranked against the other 305 zones. Scores are frozen once written — no recomputation, no drift, no interpretation between the record and the page.

Zones below the data threshold are held on WATCH rather than scored. Coverage expands as deed volume accumulates.

EXECUTIVE SUMMARY

Seven Things That Define Q2 2026

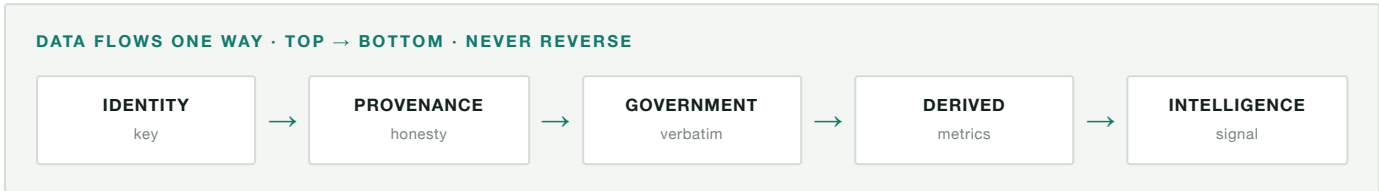
A disciplined read of Eastern straight from the intelligence engine — actionable zones first, then the city base case.

- 01** **The signal is conservative by rule.** Across 306 zones the split is **12 BUY / 5 BUILD / 110 HOLD / 179 WATCH**. BUY requires both pillars past the cutoff — never one.
- 02** **Headline actionable basket is 17 zones** (BUY + BUILD with a sale price). Lead with An Noor / النور, Al Nakhil / النخيل, Prince Muhammad bin Saud / الأمير محمد بن سعود, and Al Hizam Al Akhdar / الحزام الأخضر. Engine tags still count 17 — capped / rental-only shells are gated from the marquee list. Do not lead with the 110 HOLD base case.
- 03** **External market is cooling; BUY is contrarian.** National residential values -26.9% YoY (CBRE) while REOS BUY means accumulate — priced low, momentum not yet arrived.
- 04** **Median yield 6.7%** on official rent/sqm (print-safe; † when sale basis remapped). Median sale price **2,374 SAR/sqm**.
- 05** **SREM deeds 2,568** · value **SAR 4.19B**. Zone-slice Q2 deals 1,976; trailing-3Q 6,953.
- 06** **Zone movement:** 13 zones newly BUY/BUILD vs Q1; 16 fell off an active signal. Tag turnover is high because the gate re-reads a trailing window each quarter — the 2-3 yr BUY horizon is the holding thesis, not a lock on the label.
- 07** **Forward returns** use the ±39% base-case band — FULL-tier only; otherwise projection withheld with reason.

03 · THE DISTRICT PROFILE

Five Layers, One Truth

Every Eastern district carries one complete profile. Five layers, strictly separated, data flowing one way — from raw government record to final signal. Nothing below ever rewrites what sits above.



● identity	Permanent REOS key: country, city, zone, currency, unit. Never a government ID.
● provenance	The honesty layer: sources, coverage gates, quality flags, quarantined quarters.
● government	Verbatim registry: sales, rents, type profiles. Never edited, renamed, or recomputed.
● derived	Deterministic metrics: growth, volatility, drawdown, yield, velocity. Flagged when estimated.
● intelligence	Peer-ranked signal: eight models, two pillars, one BUY / BUILD / HOLD / WATCH call.

306

DISTRICT PROFILES
one per area

8

INTERNAL MODELS
shared into 2 pillars

4

SIGNALS
BUY · BUILD · HOLD · WATCH

v6.1

TAGGING RULES
after round 2dp

VERSIONED AND REPRODUCIBLE

Every profile carries its own data-shape and methodology version — recomputable bit-for-bit from its own government layer. The renderer only reads; it never re-derives.

Raw record in. Ranked signal out. Every step on the page.

04 · HOW WE SCORE

Eight Models, Two Pillars

Every input is **percentile-ranked within Eastern**. Eight models feed two pillars. The **REOS Score** is the mean of Market Score and Development Score. **Model 8 (Supply)** gates the BUILD tag — it is not weighted into either pillar.

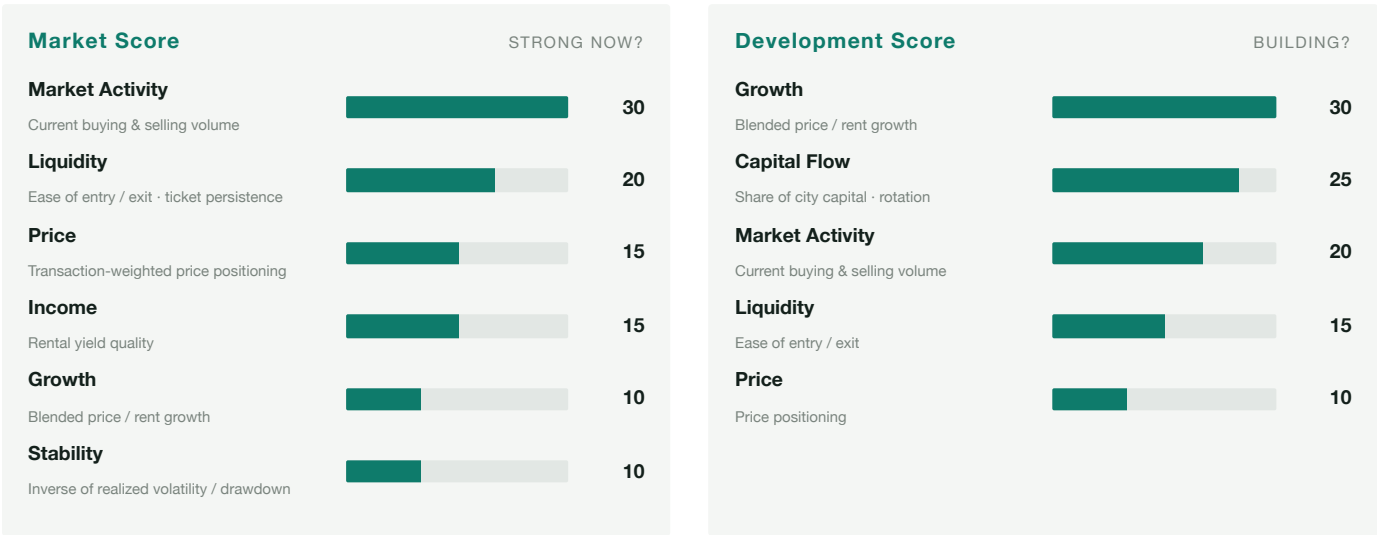


EXHIBIT — TOP SIX BY REOS SCORE

AREA	MARKET	DEVELOP.	REOS	SIGNAL
Al Khabra Ash Shamalia / الخبر الشمالية	81.5	86.2	83.8	HOLD
Taibah / طيبة	82.4	84.1	83.2	HOLD
Al Jawharah / الجوهرة	74.9	91.3	83.1	HOLD
Al Kurnaish / الكورنيش	78.0	88.0	83.0	HOLD
Al Sholah / الشعلة	85.7	79.5	82.6	HOLD
Al Hamra / الحمراء	81.6	81.8	81.7	HOLD

FROM SCORES TO A SIGNAL

BUY needs both pillars past the cutoff. BUILD is the Model 8 supply gate (oversupply inverted inside the score). Else HOLD if scoreable, WATCH if not.

05 · TAG REFERENCE

Print the Gloss Wherever a Tag Appears

Tag meaning is v6.1. **BUY** = cheap + quiet (accumulate), not “strong now.” Misreading the gloss is the most common error.

TAG	RULE (V6.1, AFTER ROUND 2DP)	GLOSS TO DISPLAY	HORIZON
BUY	Price < 40 AND Growth < 30	accumulate — priced low, momentum not yet arrived (2–3yr)	2–3 yr
BUILD	Supply ≥ 55 AND Price < 50 AND Growth < 40	Model 8 supply gate cleared — read the zone line (9–15mo)	9–15 mo
HOLD	Scoreable, neither BUY nor BUILD	strong now, flat — no active call	—
WATCH	Not scoreable (trailing deals < 5)	quiet market, thin data — monitor	—

EVALUATION ORDER

0) not scoreable → WATCH · 1) round P,G,S to 2dp · 2) BUILD · 3) BUY · 4) else HOLD. Read tag from **signal.signal** — never recompute.

12

BUY
accumulate

5

BUILD
Model 8 supply gate cleared

110

HOLD
city base case

179

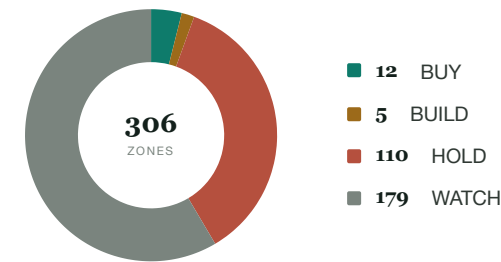
WATCH
thin-data gate

06 · THE VERDICT

Just Tell Me Where to Act

Headline actionable zones first (sale-priced BUY + BUILD) — then the distribution that proves the screen is conservative. Engine tag counts remain 12+5; capped / rental-only shells are footnoted, not headlined.

SIGNAL DISTRIBUTION



TOP BUY MODEL FINGERPRINT

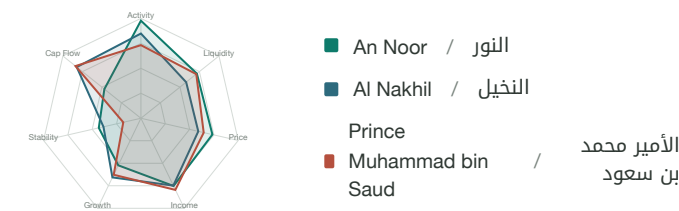


EXHIBIT — HEADLINE ACTIONABLE (17 · BUY + BUILD)

AREA	SIGNAL	REOS	SAR/SQM	YIELD
An Noor / النور	BUY	70.2	2,351	7.0%
Al Nakhil / النخيل	BUY	69.7	1,167	11.3%†
Prince Muhammad bin Saud / الأمير محمد بن سعود	BUY	68.7	1,682	10.4%†
Al Hizam Al Akhdar / الحزام الأخضر	BUY	68.3	4,000	6.2%†
Ar Rimal / الرمال	BUY	64.2	1,863	5.7%†
Al Arifi Industrial - Jubail / الصناعية العريفي - الجبيل	BUY	63.7	359	—
Jalmodah / جلمودة	BUY	62.2	699	—
Anak / عنك	BUY	60.9	992	14.8%†
Al Jish / الجش	BUY	59.5	1,383	7.6%†
An Nasriyah / الناصرية	BUY	57.8	3,448	4.2%†
At Tubayshi / الطبيشي	BUY	56.8	539	—†
Halat Mahish / حلة محيش	BUY	49.2	638	11.9%†
Ash Shifa / الشفاء	BUILD	73.8	1,130	13.0%
An Nawras / النورس	BUILD	73.5	2,270	7.9%†
At Tahliyah / التحلية	BUILD	69.2	1,340	11.3%
Ishbiliyah / إشبيلية	BUILD	67.7	1,649	—
An Nabiyah / النابية	BUILD	56.4	1,643	—

† Yield print uses official rent ÷ listed SAR/sqm when the engine yield's sale basis differs from the listed price (or fails price-band sanity). Tags/scores unchanged.

07 · ZONE MOVEMENT

What Changed Since Last Quarter

Turns a static score into a story. Q1 → Q2 transitions from the prior engine run. **13** zones newly BUY/BUILD; **16** lost an active signal — high quarterly turnover is expected: tags re-read a trailing price/growth window each quarter. The **2–3 yr BUY horizon is the holding thesis, not a lock on the label** — a zone can flip at the gate while the accumulate thesis still runs.

13

NEW BUY / BUILD

became active this quarter

16

FELL OFF

lost BUY/BUILD → HOLD/WATCH

12

BUY NOW

2 carried from Q1

306

PRIOR QUARTER

2026-Q1 index

NEW THIS QUARTER (HEADLINE)

AREA	NOW	REOS
An Nasriyah / الناصرية	BUY	57.8
An Nawras / النورس	BUILD	73.5
An Noor / النور	BUY	70.2
At Tubayshi / الطبيشي	BUY	56.8
Ishbiliyah / إشبيلية	BUILD	67.7
Jalmodah / جلمودة	BUY	62.2
Al Hizam Al Akhdar / الحزام الأخضر	BUY	68.3
Prince Muhammad bin Saud / الأمير محمد بن سعود	BUY	68.7

MOMENTUM LEADERS (Δ REOS)

AREA	Δ	NOW
Al Jawharah / الجوهرة	+68.1	HOLD
Al Yarmuk / اليرموك	+54.5	WATCH
Ar Rabie / الربيع	+53.6	HOLD
Al Khalidiyah Al Janubiyah / الخالدية الجنوبية	+50.7	WATCH
Al Hamra / الحمراء	+50.2	HOLD
Al Tawyah / الطوية	+48.4	HOLD
Ad Dawhah Al Janubiyah / الدوحة الجنوبية	+47.2	WATCH
Qurtubah / قرطبة	+43.2	WATCH

TURNOVER ≠ BROKEN HORIZON

BUY’s 2–3 year gloss is how long to hold the thesis once you enter. The quarterly tag is a fresh screen on trailing deals — border zones flip often. That is gate sensitivity, not evidence the engine forgot last quarter’s call.

08 · BUY ZONES, DETAILED

The Opportunity List

12 BUY zones — accumulate signals. Priced low, momentum not yet arrived. Negative trailing growth is the signal, not a contradiction of it. † = yield at listed SAR/sqm (engine sale basis mismatched).

An Noor / النور BUY 70.2 SAR / SQM 2,351 YIELD 7.0% GROWTH -6.3%	Al Nakhil / النخيل BUY 69.7 SAR / SQM 1,167 YIELD 11.3%† GROWTH -27.6%
Prince Muhammad bin Saud / الأمير محمد بن سعود BUY 68.7 SAR / SQM 1,682 YIELD 10.4%† GROWTH -26.3%	Al Hizam Al Akhdar / الحزام الأخضر BUY 68.3 SAR / SQM 4,000 YIELD 6.2%† GROWTH -10.9%
Ar Rimal / الرمال BUY 64.2 SAR / SQM 1,863 YIELD 5.7%† GROWTH -6.9%	Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل BUY 63.7 SAR / SQM 359 YIELD — GROWTH -22.8%
Jalmodah / جلمودة BUY 62.2 SAR / SQM 699 YIELD — GROWTH -11.5%	Anak / عنك BUY 60.9 SAR / SQM 992 YIELD 14.8%† GROWTH -16.0%
Al Jish / الجش BUY 59.5 SAR / SQM 1,383 YIELD 7.6%† GROWTH -23.4%	An Nasriyah / الناصرية BUY 57.8 SAR / SQM 3,448 YIELD 4.2%† GROWTH -14.2%
At Tubayshi / الطبيشي BUY 56.8 SAR / SQM 539 YIELD —† GROWTH -23.8%	Halat Mahish / حلة محيش BUY 49.2 SAR / SQM 638 YIELD 11.9%† GROWTH -14.8%

09 · BUILD ZONES, DETAILED

Supply Gate, Zone by Zone

5 headline **BUILD** zones with a sale price — Model 8 earns the tag (**S ≥ 55** with soft price/growth caps). Engine BUILD count is still 5 .

<

HOW TO READ OVERSUPPLY

Oversupply = pipeline units ÷ trailing-4Q residential sales (years of stock). Model 8 **inverts** it — high oversupply **hurts** the supply score; active projects + early share can still clear S ≥ 55. So a high multiple is a glut risk inside a cleared gate; 0.0 is activity without a unit book; a one-project early book is concentration, not citywide momentum. Tags unchanged.



THE MARKET

03

Market Depth

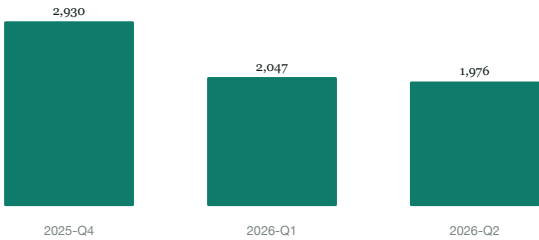
Beneath the scores, the registered market itself — deal direction, macro context, the top ranked zones, and off-plan developers.

10 · MARKET DIRECTION

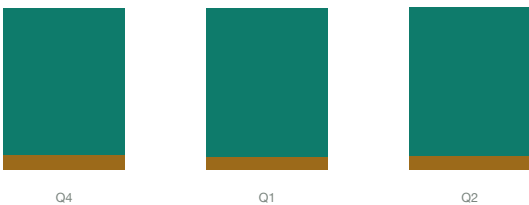
Which Way the Market Turned

From your data — citywide deals Q4 → Q1 → Q2, and the residential vs commercial split. Trailing total = res + com + other (untyped slice).

DEAL COUNTS BY QUARTER



RES VS COMMERCIAL MIX



6,953

TRAILING 3Q DEALS
res 6,308 · com 579 · other 66

2,568

SREM Q2 DEEDS
SAR 4.19B

Residential Commercial

1,976

ZONE-SLICE Q2
sale transactions

6.7%

MEDIAN YIELD
print-safe · † remapped

DIRECTION CALL

External market is **cooling** nationally while REOS **BUY** zones are **contrarian accumulate** — priced low, momentum not yet arrived. The Eastern Province runs against the national grain: an **industrial- and logistics-anchored** market (SPARK, ports, the Aramco corridor) with Dammam showing genuine price and deal momentum and affordability versus Khobar — exactly the earlier-cycle, cheap-and-calm profile where BUY zones surface.

11 · MACRO & REGULATORY · CONTEXT — NOT SCORED

The Backdrop, Never the Score

Kingdom macro + Q2 news. Real, attributed, and **never entered into any model, score or tag**.

MACRO DATA BLOCK

MACRO POINT	Q2 2026 VALUE	SOURCE
Vision 2030	Diversification programme	Gov / PIF
SAMA repo rate	5.25%	SAMA
SAMA reverse repo rate	4.75%	SAMA
RETT transaction tax	5%	ZATCA / MOJ
Saudi GDP (IMF)	1.7% (24) / 3.3% (25) / 4.1% (26 med-term)	IMF
Non-oil GDP growth	~4.5% annually	GASTAT
Homeownership rate	~63.7% (target 70% by 2030)	Gov
National population (2026E)	~35.3 million; non-Saudi ~15.7M (~44%)	GASTAT / Global Property Guide
CPI / Housing CPI	~1.9% / +3.2%	GASTAT
Real estate % of GDP	~5.8%	GASTAT
PIF AUM / giga-projects	>\$930B; NEOM \$500B, Diriyah, Metro	PIF
Sakani programme	500,000+ allocated units	Ministry of Housing
Mortgage market	>SAR 550B outstanding; 70% fixed-rate	SAMA
Saudi Real Estate Price Index (2026 fcst)	~107 pts (up from 104.9 in Q1 2025)	Sands of Wealth / REPI
Foreign ownership (national)	Non-Saudi law live 22 Jan 2026; 170 designated areas incl. Riyadh, Jeddah, Makkah, Madinah; zones + regulations approved by Cabinet 23 Jun 2026	REGA / Arab News
Foreign ownership (Eastern Province)	Dammam Metropolitan Area (Dammam · Al Khobar · Dhahran) open to non-Saudi ownership within REGA-designated zones; not a restricted holy-city — broader access than Makkah/Madinah; verify each address via REGA "Saudi Properties"	REGA (authoritative); Sands of Wealth (2026)

Q2 2026 MARKET NEWS

- **Eastern Province residential prices +2.1%** during 2025 (recovering from -5.8% in 2024); Q4 2025 flat q/q — Global Property Guide / GASTAT
- National residential transaction values **-26.9% YoY** to SAR 37.67B; deal counts **-14.2%** — CBRE (Q2 2026)
- **Dammam momentum:** apartment prices **~SAR 3,900/sqm (+5.8%)**; deals **+60% YoY**; sales **SAR 10.7B (+30% YoY)**; **~9,500 transactions (+18.7% YoY)** — Bayut (Jun 2026)
- **Dammam Metropolitan Area (DMA)** total residential stock **725,812 units** (428 completed Q3 2025, ~400 more in Q4); **~15,000-unit** 2026–27 pipeline — JLL (Q3 2025) / Bayut
- **King Salman Energy Park (SPARK)** — energy-industrial giga-city, three phases, full completion ~2035 — anchoring Eastern Province industrial demand — JLL / Global Property Guide

12 · RANKED INDEX · 1-30 OF 80

Top 80 by REOS Score

Top 80 of 306 · ~30/page · off-plan pages cover the rest. † = yield at listed SAR/sqm.

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
1	Al Khabra Ash Shamalia / الخبر الشمالية	83.8	HOLD	4,591	3.8%
2	Taibah / طيبة	83.2	HOLD	2,616	7.3%
3	Al Jawharah / الجوهرة	83.1	HOLD	5,357	—
4	Al Kurnaish / الكورنيش	83.0	HOLD	3,024	7.5%
5	Al Sholah / الشعلة	82.6	HOLD	2,559	7.6%†
6	Al Hamra / الحمراء	81.7	HOLD	1,900	10.1%
7	Al Merqab / المرقاب	80.9	HOLD	2,375	9.4%†
8	At Taawun / التعاون	80.8	HOLD	2,604	11.7%
9	Ohod / أحد	79.9	HOLD	2,408	7.0%
10	Al Qazaz / القزاز	79.1	HOLD	3,929	3.7%†
11	As Saif / السيف	78.7	HOLD	4,310	6.1%
12	Al Hamra / الحمراء	78.0	HOLD	3,455	6.8%
13	As Safa / الصفاء	78.0	HOLD	3,396	7.6%
14	Al Loaloa / اللؤلؤ	77.6	HOLD	1,383	12.8%
15	Al Muraikabat / المريكبات	77.6	HOLD	2,356	5.5%
16	Al Adamah / العدامة	77.5	HOLD	4,109	4.7%
17	Ash Sherah / الشراع	77.0	HOLD	2,450	6.8%†
18	Al Urubah / العروبة	77.0	HOLD	2,941	7.8%
19	Al Aziziyah / العزيزية	76.6	HOLD	1,454	12.2%
20	An Nada / الندى	75.8	HOLD	2,994	7.7%
21	Al Bandariyah / البندرية	75.6	HOLD	6,113	5.5%
22	As Suq / السوق	75.4	HOLD	14,967	—
23	Al Aziziyah / العزيزية	74.5	HOLD	3,025	5.5%†
24	Al Zuhur / الزهور	74.5	HOLD	3,298	4.7%†
25	Taibah / طيبة	74.3	HOLD	2,779	6.2%†
26	Hajr / هجر	74.3	HOLD	3,448	6.7%
27	Al Bahar / البحر	74.3	HOLD	5,634	7.4%
28	Al Khubar Al Janubiyah / الخبر الجنوبية	73.8	HOLD	3,534	5.1%†
29	Ash Shifa / الشفاء	73.8	BUILD	1,130	13.0%
30	An Nuzhah / النزهة	73.5	HOLD	2,461	7.5%†

12 · RANKED INDEX · 31-60 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
31	An Nawras / النورس	73.5	BUILD	2,270	7.9%↑
32	Al Badi / البديع	73.4	HOLD	2,900	5.0%
33	Al Manar / المنار	73.3	HOLD	2,103	8.3%
34	Al Hizam Adh Dhahabi / الحزام الذهبي	73.2	HOLD	3,049	11.8%↑
35	Al Khalij / الخليج	73.2	HOLD	2,157	6.2%
36	Ad Danah / الدانة	73.1	HOLD	4,195	5.2%↑
37	Al Sawari / الصواري	72.7	HOLD	2,630	5.9%↑
38	Ghirnatah / غرناطة	72.6	HOLD	1,947	7.5%
39	Al Iskan Janubi / الإسكان الجنوبي	72.5	HOLD	2,552	6.6%
40	Al Safat / الصفاة	72.3	HOLD	3,271	6.5%↑
41	Al Athir / الأثير	72.1	HOLD	1,215	—
42	Al Dabab / الضباب	71.7	HOLD	2,690	6.6%
43	Tihamah / تهامة	71.7	WATCH	5,502	—
44	Al Faisaliyah / الفيصلية	71.6	HOLD	2,631	6.5%↑
45	Al Muhammadiyah / المحمدية	71.2	HOLD	2,772	5.7%↑
46	Madinat Al Ummal / مدينة العمال	70.8	HOLD	2,605	6.1%
47	Ar Rakah Al Janubiyah / الراكاة الجنوبية	70.7	HOLD	2,877	7.7%
48	An Noor / النور	70.2	BUY	2,351	7.0%
49	Ath Thuqbah / الثقبه	69.9	HOLD	3,905	3.5%
50	Madinat Al Ummal / مدينة العمال	69.8	HOLD	3,857	5.6%↑
51	Al Nakhil / النخيل	69.7	BUY	1,167	11.3%↑
52	Al Anud / العنود	69.7	HOLD	5,205	2.9%↑
53	Al Yarmuk / اليرموك	69.5	WATCH	2,946	—
54	Al Khawr / الخور	69.5	HOLD	4,417	8.5%
55	At Tahliyah / التحلية	69.2	BUILD	1,340	11.3%
56	Prince Muhammad bin Saud / الأمير محمد بن سعود	68.7	BUY	1,682	10.4%↑
57	Al Kuthriah / الخضرية	68.7	HOLD	3,750	4.7%↑
58	Ar Rabie / الربيع	68.6	HOLD	5,651	—
59	Ar Rawdah / الروضة	68.4	HOLD	3,271	4.5%↑
60	Al Kawthar / الكوثر	68.4	HOLD	1,175	—

12 · RANKED INDEX · 61-80 OF 80

Ranked Index (cont.)

#	AREA	REOS	SIGNAL	SAR/SQM	YIELD
61	Al Qusor / القصور	68.4	HOLD	3,420	—
62	Al Hizam Al Akhdar / الحزام الأخضر	68.3	BUY	4,000	6.2%↑
63	Ishbilyah / إشبيلية	67.7	BUILD	1,649	—
64	Badr / بدر	67.4	HOLD	2,149	6.3%
65	Al Jawharah / الجوهرة	67.1	HOLD	2,620	6.1%
66	Al Andalus / الأندلس	67.0	HOLD	3,830	8.6%
67	Al Amwaj / الأمواج	67.0	HOLD	1,520	9.4%
68	Al Jalawiyah / الجلوية	66.8	HOLD	2,920	6.1%
69	Al Khalidiyah Al Janubiyah / الخالدية الجنوبية	65.7	WATCH	2,100	—
70	Al Jamiah / الجامعة	65.6	HOLD	4,752	—
71	Al Muntazah / المنتزة	65.5	HOLD	4,962	5.2%
72	Ad Dawasir / الدواسر	65.4	HOLD	4,817	2.0%
73	Al Hamra / الحمراء	65.2	HOLD	2,411	6.8%↑
74	Al Wahah / الواحة	65.2	HOLD	3,335	5.5%↑
75	An Naqa / النقي	65.2	HOLD	3,008	4.0%
76	Al Jisr / الجسر	65.1	HOLD	3,043	5.7%
77	Al Khamisah / الخامسة	65.0	HOLD	1,220	—
78	Al Dabab / الضباب	64.9	HOLD	4,130	—
79	Half Moon Beach / شاطئ نصف القمر	64.7	WATCH	3,189	—
80	2nd Industrial / الصناعية الثانية	64.6	HOLD	744	—

Deepest Pipelines

Zone pipeline from Model 8 supply inputs, plus the registered Wafi book (107 live off-plan projects in Eastern). Oversupply = pipeline ÷ trailing residential sales (v6.1).

107

WAFI PROJECTS

REGA licensed off-plan

104

UNDER CONSTRUCTION

active book

12,962

UNITS DISCLOSED

where Wafi reports units

12

ZONES WITH PIPELINE

Model 8 inputs

AREA	PIPELINE UNITS	SIGNAL
As Saif / السيف	2,691	HOLD
Al Jisr / الجسر	2,576	HOLD
Al Sholah / الشعلة	1,283	HOLD
Ash Shifa / الشفاء	1,002	BUILD
Al Hamra / الحمراء	734	HOLD
Al Aziziyah / العزيزية	489	HOLD
Al Khawr / الخور	182	HOLD
Al Jawharah / الجوهرة	66	HOLD
An Nabiyah / النابية	56	BUILD
Al Loaloe / اللؤلؤ	30	HOLD
Badr / بدر	20	HOLD
Taibah / طيبة	18	HOLD

SOURCE

Zone units from **models.supply**. Project book from REGA Wafi detail pages (REGA Wafi Detail Pages (July 2026 refresh) · 2026-07-08).

Who Is Building

Active off-plan developers and largest disclosed projects in the Eastern Province Wafi book. Ranked by disclosed units, then project count — context for BUILD, not a score input rewrite.

TOP DEVELOPERS BY DISCLOSED PIPELINE UNITS

DEVELOPER	PROJECTS	UNITS	FOCUS DISTRICTS
Marfal Development	1	2,576	Al Jisir
Marafiq (Jubail & Yanbu)	2	2,008	—
شركة الصدفة للتطوير العقاري	3	1,419	Al Hamra, Al Sawari, Ash Shifa
شركة تزايد العقارية شركة شخص واحد	1	1,261	As Saif
Mossh Maalm Albany Alhdythh Limqawlat	1	1,234	Al Sholah
Dar & Emar Development	3	1,232	طريق الدمام الرياض السريع, Ash Shifa
شركة وقت الحزم للتطوير العقاري شركة شخص واحد	1	915	As Saif
شركة عمران العقارية	1	515	As Saif
شركة تحالف رؤى العقارية	1	478	Al Aziziyah

LARGEST PROJECTS BY UNITS

PROJECT	DEVELOPER	DISTRICT	UNITS	% DONE	STATUS
ويف تاور	Marfal Development	Al Jisir / الجسر	2,576	0	under construction
حياة فيلا ثروة	شركة تزايد العقارية شركة شخص واحد	As Saif / السيف	1,261	75	under construction
معالم ليورا هومز	Mossh Maalm Albany Alhdythh Limqawlat	Al Sholah / الشعلة	1,234	80	under construction
الجبيل 1	Marafiq (Jubail & Yanbu)	—	1,004	0	under construction
الجبيل 2	Marafiq (Jubail & Yanbu)	—	1,004	0	under construction
الصدفة ريزيدنس 35	شركة الصدفة للتطوير العقاري	Ash Shifa / الشفاء	947	0	under construction
الحزم 1	شركة وقت الحزم للتطوير العقاري شركة شخص واحد	As Saif / السيف	915	100	under construction
سرايا الشرق	Dar & Emar Development	طريق الدمام الرياض السريع	616	0	under construction
سرايا الشرق	Dar & Emar Development	طريق الدمام الرياض السريع	616	9	under construction
في ريزدنس	شركة عمران العقارية	As Saif / السيف	515	0	under construction
روئ الخبر	شركة تحالف رؤى العقارية	Al Aziziyah / العزيزية	478	51	under construction
برج الصدفة ٣	شركة الصدفة للتطوير العقاري	Al Hamra / الحمراء	472	27	under construction
اليم ريزيدنس 3	شركة اليم للتطوير العقاري	Al Hamra / الحمراء	109	0	under construction
مدايا فيوز	شركة مدايا فيوز للتطوير والاستثمار العقاري	Al Khawr / الخور	102	0	not started
سما الورود 2	شركة مايا للتطوير والاستثمار العقاري	Al Iskan / الإسكان	99	2	under construction
جنان القديح	Jinan Fadak Development	Al Mashtal / المشتل	92	0	under construction

15 · FORWARD OUTLOOK & CONFIDENCE

The Reading,
and How Firm

What happens next — and how sure REOS is. Every figure below is a **range**, not a point: base path from Forward-Metrics v3 (momentum → 11.4% reversion, decay 0.85), then a **±39%** back-test band on the cumulative multiple. Shown for actionable FULL-tier zones (12/12 BUY cleared the gate this edition).

±39%	12	FULL	151
BASE-CASE BAND	BUY WITH BANDS	GETS 3/5/10 + IRR	FULL ZONES
p75 back-test error	of 12 BUY	zone_tier == full	of 306 citywide

EXHIBIT — FORWARD BANDS · BUY + BUILD (FULL GATE)

AREA	SIGNAL	TIER	3-YR	5-YR	10-YR	IRR 10Y
An Noor / النور	BUY	FULL	-32%...55%	-23%...76%	16%...164%	6.6%
Al Nakhil / النخيل	BUY	FULL	-51%...12%	-58%...-3%	-63%...-16%	-4.9%
Prince Muhammad bin Saud / الأمير محمد بن سعود	BUY	FULL	-51%...12%	-58%...-3%	-67%...-26%	-6.1%
Al Hizam Al Akhdar / الحزام الأخضر	BUY	FULL	-50%...13%	-52%...8%	-44%...29%	-0.8%
Ar Rimal / الرمال	BUY	FULL	6%...142%	48%...237%	201%...585%	17.3%
Al Arifi Industrial - Jubail / صناعية العريفي - الجبيل	BUY	FULL	-51%...12%	-58%...-3%	-70%...-32%	-6.9%
Jalmodah / جلمودة	BUY	FULL	-19%...86%	-0%...127%	67%...280%	10.6%
Anak / عنك	BUY	FULL	7%...144%	56%...255%	297%...805%	20.6%
Al Jish / الجيش	BUY	FULL	-51%...12%	-58%...-3%	-68%...-28%	-6.3%
An Nasriyah / الناصرية	BUY	FULL	7%...144%	56%...255%	297%...805%	20.6%
At Tubayshi / الطيبشي	BUY	FULL	-51%...12%	-58%...-3%	-70%...-33%	-7.0%
Halat Mahish / حلة محيش	BUY	FULL	-51%...12%	-58%...-3%	-65%...-20%	-5.4%
Ash Shifa / الشفاء	BUILD	FULL	-51%...12%	-58%...-3%	-66%...-23%	-5.7%
An Nawras / النورس	BUILD	FULL	7%...144%	56%...255%	292%...794%	20.5%
At Tahliyah / التحلية	BUILD	FULL	-51%...12%	-57%...-2%	-57%...-1%	-3.4%
Ishbiliyah / إشبيلية	BUILD	FULL	7%...144%	56%...255%	297%...805%	20.6%
An Nabiyah / النابية	BUILD	FULL	7%...144%	56%...255%	297%...805%	20.6%

HOW TO READ THE BAND

Price path from **validation_history** SAR/sqm → YoY momentum → v3 decay/reversion → cumulative return. Band is applied to the price multiple (1+R)×(1±39%)–1. IRR is capital-only (price path), not a yield blend. LOW / WATCH / SUSPECT stay withheld with the reason stated.

Built to Survive Due Diligence

WHAT THIS IS

Market intelligence, for information only — not a RICS / IVS Red Book valuation, not investment advice, not an offer.

WHAT FEEDS THE SCORE

Registered MOJ / SREM sales, Ejar-linked rents, and Wafi off-plan supply. Macro and news are context only — never scored.

THE RULES THIS EDITION FOLLOWS

RULE		HOW ENFORCED
Tags from engine only		Read from the signal — never re-derived at render
Yield	Official rent ÷ sale price; 15% hard cap. Print † when engine sale basis ≠ listed SAR/sqm (or price-band fail) — then show rent ÷ listed price. Tags untouched.	
Forward projections	Forward-Metrics v3 on validation_history prices; FULL-tier 3/5/10 + IRR; else withheld with reason	
Macro & news	Shown as context — never enters a score or tag	
Foreign-investment zones	No REGA designated-zones dataset for this edition — the foreign-ownership chapter is skipped; not implied to be absent nationally	
Ranked index	Top 80 of 306 printed; the full ranking is held in the underlying records	
District names	English from the REOS profile; Arabic from the MOJ sale register — printed as English / Arabic. Tags and scores untouched.	
Remote-sensing layer	Omitted entirely this edition	

CONTACT

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EASTERN PROVINCE · Q2 2026

The Market Has More Than One Direction.

The Eastern Province is a region of distinct markets — an industrial- and logistics-anchored economy shaped by SPARK, the ports, and the Aramco corridor, with development cycles, supply pipelines and investment dynamics found nowhere else in the Kingdom.

Across 306 districts spanning Dammam, Khobar, Jubail and Qatif, REOS brings government-registered transactions, rental behaviour, supply conditions and deterministic market intelligence into one consistent view of how each district is behaving.

The result is not another citywide average.

It is a clearer view of where the Eastern Province is stabilizing, where pressure is building, and where the next opportunity may be taking shape.

REOS — ALTCTRL INTELLIGENCE

EASTERN PROVINCE · Q2 2026

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