

APRIL — JUNE 2026

# JEDDAH Q2 *Report*

183

ZONES SCORED & RANKED

5,768

SALES · Q2 2026

110

FULLY SCORED

5.7%

MEDIAN GROSS YIELD

Q2 2026 · 5,768 SALES · SAR 8.81B · TRAILING-3Q DEALS 17,142 · SOURCE — REOS INTELLIGENCE ENGINE · TAGGING V6.1

DATA THROUGH 30 JUN 2026 · PUBLISHED AUG 2026 · REOS.ALTCtrl.AI

JEDDAH · P.01

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FOREWORD · THE INTELLIGENCE ENGINE

# The Whole City, One Data Model

All **183 of Jeddah's districts** are scanned, scored, and ranked from a single district profile each. Q2 2026 recorded **5,768 sales** worth **SAR 8.81B** on the SREM deed register, alongside **116,374 rental contracts** in the zone rent slice. Four quarters of history carry **24,008** zone-level deals — enough depth to rank price, growth, stability, and yield with confidence.

|                   |                  |                         |                     |
|-------------------|------------------|-------------------------|---------------------|
| 183               | 5,768            | 110                     | 19                  |
| DISTRICT PROFILES | Q2 SALES PRICED  | ZONES FULLY SCORED      | HEADLINE INVESTABLE |
| one per area      | SAR 8.81B · SREM | 78 on watch · thin data | 15 BUY · 4 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 182 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

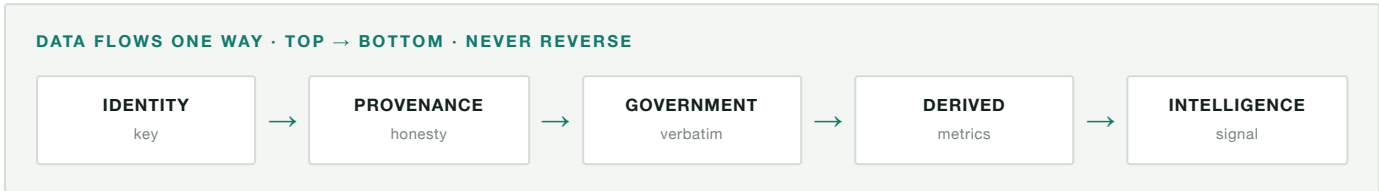
A disciplined read of Jeddah straight from the intelligence engine — actionable zones first, then the city base case.

- 01**     **The signal is conservative by rule.** Across 183 zones the split is **15 BUY / 4 BUILD / 86 HOLD / 78 WATCH**. BUY requires both pillars past the cutoff — never one.
- 02**     **Headline actionable basket is 19 zones** (BUY + BUILD with a sale price). Lead with (Al Ajaweed / الأجاويد, Al Manarat / المنارات, Al Mutanazahat / المنتزهات, Al Wadi / الوادي...). Engine tags still count 19 — capped / rental-only shells are gated from the marquee list. Do not lead with the 86 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 5.7%** on official rent/sqm (print-safe; † when sale basis remapped). Median sale price **2,923 SAR/sqm**.
- 05**     **SREM deeds 5,768** · value **SAR 8.81B**. Zone-slice Q2 deals 5,082; trailing-3Q 17,142.
- 06**     **Zone movement:** 10 zones newly BUY/BUILD vs Q1; 9 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 Jeddah 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.



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

183

**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**

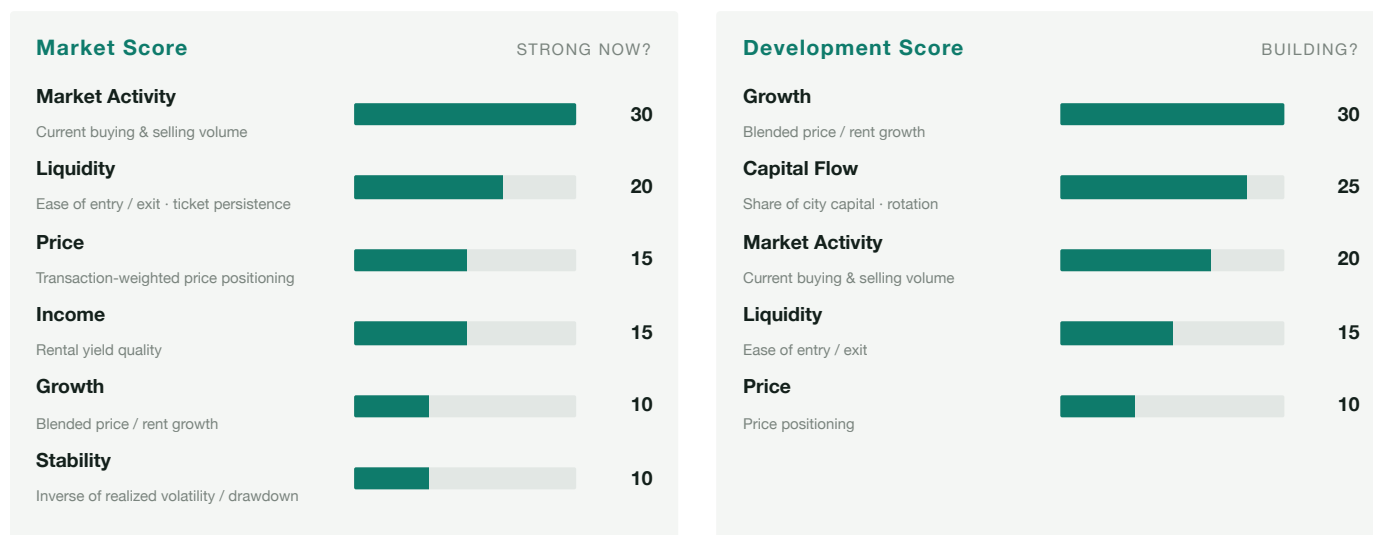
Every profile carries its own data-shape and methodology version — recomputable bit-for-bit from its own government layer. The renderer only reads; it never re-derives.

*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 Jeddah**. 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.



EIGHT MODELS



TWO PILLARS



ZONE RATING



BUY / BUILD / HOLD / WATCH

## EXHIBIT — TOP SIX BY REOS SCORE

| AREA                               | MARKET | DEVELOP. | REOS | SIGNAL |
|------------------------------------|--------|----------|------|--------|
| An Nuzhah / النزهة                 | 81.1   | 90.4     | 85.8 | HOLD   |
| Ash Shati / الشاطئ                 | 80.9   | 82.6     | 81.8 | HOLD   |
| Ar Rawdah / الروضة                 | 79.8   | 83.3     | 81.6 | HOLD   |
| As Safa / الصفاء                   | 78.2   | 83.4     | 80.8 | HOLD   |
| Abhur Al Janubiyah / أبحر الجنوبية | 75.9   | 84.7     | 80.3 | HOLD   |
| Ash Sharafiyah / الشرفية           | 76.0   | 83.5     | 79.8 | 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.

15

**BUY**  
accumulate

4

**BUILD**  
Model 8 supply gate cleared

86

**HOLD**  
city base case

78

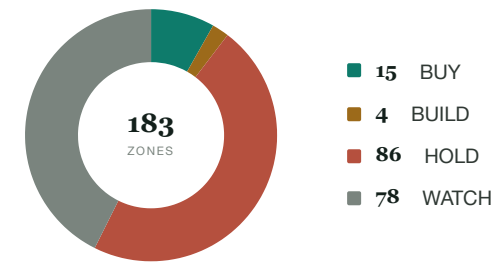
**WATCH**  
thin-data gate

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 15+4; capped / rental-only shells are footnoted, not headlined.

SIGNAL DISTRIBUTION



TOP BUY MODEL FINGERPRINT

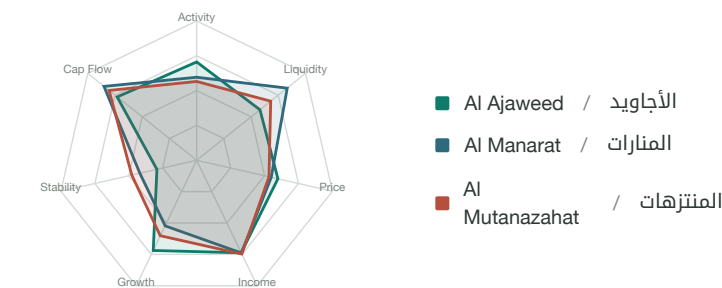


EXHIBIT — HEADLINE ACTIONABLE (19 · BUY + BUILD)

| AREA                                          | SIGNAL | REOS | SAR/SQM | YIELD  |
|-----------------------------------------------|--------|------|---------|--------|
| Al Ajaweed / الأجاويد                         | BUY    | 65.8 | 2,172   | 8.3%   |
| Al Manarat / المنارات                         | BUY    | 65.0 | 1,704   | 10.4%† |
| Al Mutanazahat / المنتزهات                    | BUY    | 62.8 | 1,460   | 11.5%† |
| Al Wadi / الوادي                              | BUY    | 58.5 | 720     | —      |
| As safwa / الصفوة                             | BUY    | 58.4 | 775     | —      |
| As Sarawat / السروات                          | BUY    | 58.3 | 818     | —      |
| Umm Asalam / أم السلم                         | BUY    | 56.9 | 1,980   | —      |
| Al Hada / الهدا                               | BUY    | 53.0 | 2,081   | 9.0%   |
| Al Zuhur / الزهور                             | BUY    | 52.0 | 745     | —      |
| Al Jazirah / الجزيرة                          | BUY    | 49.9 | 773     | —      |
| Al Furqan / الفرقان                           | BUY    | 48.8 | 669     | —      |
| Prince Fawaz Al Janoubi / الأمير فواز الجنوبي | BUY    | 48.7 | 1,750   | —      |
| Al Yusr / اليسر                               | BUY    | 48.2 | 720     | —      |
| Al Adel / العدل                               | BUY    | 43.9 | 1,714   | 8.8%   |
| Quba / قباء                                   | BUY    | 41.7 | 1,583   | 10.3%† |
| Al Sawari / الصواري                           | BUILD  | 70.9 | 2,974   | 7.0%†  |
| As Sanabel / السنبال                          | BUILD  | 62.7 | 3,312   | 5.8%   |
| Umm Hablain Al Gharbia / أم حبلين الغربية     | BUILD  | 60.2 | 2,742   | 5.8%   |
| Bryman / بريمان                               | BUILD  | 50.4 | 420     | —†     |

† 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. **10** zones newly BUY/BUILD; **9** 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.

10

NEW BUY / BUILD

became active this quarter

9

FELL OFF

lost BUY/BUILD → HOLD/WATCH

15

BUY NOW

8 carried from Q1

183

PRIOR QUARTER

2026-Q1 index

NEW THIS QUARTER (HEADLINE)

| AREA                       | NOW   | REOS |
|----------------------------|-------|------|
| Al Adel / العدل            | BUY   | 43.9 |
| Al Ajaweed / الأجاويد      | BUY   | 65.8 |
| Al Manarat / المنارات      | BUY   | 65.0 |
| Al Mutanazahat / المنتزهات | BUY   | 62.8 |
| Al Sawari / الصواري        | BUILD | 70.9 |
| As Sanabel / السنابل       | BUILD | 62.7 |
| As Sarawat / السروات       | BUY   | 58.3 |
| Bryman / بريمان            | BUILD | 50.4 |

MOMENTUM LEADERS (Δ REOS)

| AREA                                            | Δ     | NOW   |
|-------------------------------------------------|-------|-------|
| Al Baghdadiyah Al Sharqiyah / البغدادية الشرقية | +43.8 | HOLD  |
| Al Balad / البلد                                | +43.4 | WATCH |
| An Nazlah Al Yamaniyah / النزلة اليمنية         | +36.5 | HOLD  |
| At Taawun / التعاون                             | +31.4 | WATCH |
| Ar Rabiyyah / الرابية                           | +30.1 | WATCH |
| Al Jawharah / الجوهرة                           | +29.5 | WATCH |
| Ash Sharafiyah / الشرفية                        | +24.8 | HOLD  |
| Ghulail / غليل                                  | +23.1 | HOLD  |

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

15 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).

|                                                                                                                      |                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Al Ajaweed / الأجاويد</b> <b>BUY</b> <b>65.8</b><br>SAR / SQM<br>2,172<br>YIELD<br>8.3%<br>GROWTH<br>-12.0%       | <b>Al Manarat / المنارات</b> <b>BUY</b> <b>65.0</b><br>SAR / SQM<br>1,704<br>YIELD<br>10.4%†<br>GROWTH<br>-9.0%                     |
| <b>Al Mutanazahat / المنتزهات</b> <b>BUY</b> <b>62.8</b><br>SAR / SQM<br>1,460<br>YIELD<br>11.5%†<br>GROWTH<br>-6.1% | <b>Al Wadi / الوادي</b> <b>BUY</b> <b>58.5</b><br>SAR / SQM<br>720<br>YIELD<br>—<br>GROWTH<br>-19.5%                                |
| <b>As safwa / الصفوة</b> <b>BUY</b> <b>58.4</b><br>SAR / SQM<br>775<br>YIELD<br>—<br>GROWTH<br>-5.5%                 | <b>As Sarawat / السروات</b> <b>BUY</b> <b>58.3</b><br>SAR / SQM<br>818<br>YIELD<br>—<br>GROWTH<br>-27.4%                            |
| <b>Umm Asalam / أم السلم</b> <b>BUY</b> <b>56.9</b><br>SAR / SQM<br>1,980<br>YIELD<br>—<br>GROWTH<br>-6.2%           | <b>Al Hada / الهدا</b> <b>BUY</b> <b>53.0</b><br>SAR / SQM<br>2,081<br>YIELD<br>9.0%<br>GROWTH<br>-4.2%                             |
| <b>Al Zuhur / الزهور</b> <b>BUY</b> <b>52.0</b><br>SAR / SQM<br>745<br>YIELD<br>—<br>GROWTH<br>-5.7%                 | <b>Al Jazirah / الجزيرة</b> <b>BUY</b> <b>49.9</b><br>SAR / SQM<br>773<br>YIELD<br>—<br>GROWTH<br>-11.2%                            |
| <b>Al Furqan / الفرقان</b> <b>BUY</b> <b>48.8</b><br>SAR / SQM<br>669<br>YIELD<br>—<br>GROWTH<br>-7.0%               | <b>Prince Fawaz Al Janoubi / الأمير فواز الجنوبي</b> <b>BUY</b> <b>48.7</b><br>SAR / SQM<br>1,750<br>YIELD<br>—<br>GROWTH<br>-15.5% |
| <b>Al Yusr / اليسر</b> <b>BUY</b> <b>48.2</b><br>SAR / SQM<br>720<br>YIELD<br>—<br>GROWTH<br>-4.9%                   | <b>Al Adel / العدل</b> <b>BUY</b> <b>43.9</b><br>SAR / SQM<br>1,714<br>YIELD<br>8.8%<br>GROWTH<br>-7.9%                             |
| <b>Quba / قباء</b> <b>BUY</b> <b>41.7</b><br>SAR / SQM<br>1,583<br>YIELD<br>10.3%†<br>GROWTH<br>-6.2%                |                                                                                                                                     |

## 09 · BUILD ZONES, DETAILED

# Supply Gate, Zone by Zone

4 headline **BUILD** zones with a sale price — Model 8 earns the tag (**S** ≥ 55 with soft price/growth caps). Engine BUILD count is still 4 .

Al Sawari / الصواري

70.9

BUILD

Model 8 supply gate cleared — read the zone line (9–15mo)

|           |          |        |            |
|-----------|----------|--------|------------|
| SAR / SQM | SUPPLY S | ACTIVE | OVERSUPPLY |
| 2,974     | 70.2     | 7      | 0.05x      |

Early-stage book (100% early) — Model 8 rewards pipeline timing ahead of delivery (S 70.2).

As Sanabel / السنابل

62.7

BUILD

Model 8 supply gate cleared — read the zone line (9–15mo)

|           |          |        |            |
|-----------|----------|--------|------------|
| SAR / SQM | SUPPLY S | ACTIVE | OVERSUPPLY |
| 3,312     | 63.2     | 2      | 0.00x      |

No disclosed unit pipeline (oversupply 0.0) — BUILD from active-project peer rank + soft price/growth gates (S 63.2), not a glut signal.

Umm Hablain Al Gharbia / أم حبلين الغربية

60.2

BUILD

Model 8 supply gate cleared — read the zone line (9–15mo)

|           |          |        |            |
|-----------|----------|--------|------------|
| SAR / SQM | SUPPLY S | ACTIVE | OVERSUPPLY |
| 2,742     | 63.8     | 3      | 2.80x      |

Elevated oversupply (2.8x) — S 63.8 still clears via active/early mix; watch absorption vs the pipeline.

Bryman / بريمان

50.4

BUILD

Model 8 supply gate cleared — read the zone line (9–15mo)

|           |          |        |            |
|-----------|----------|--------|------------|
| SAR / SQM | SUPPLY S | ACTIVE | OVERSUPPLY |
| 420       | 57.7     | 1      | 0.00x      |

No disclosed unit pipeline (oversupply 0.0) — BUILD from active-project peer rank + soft price/growth gates (S 57.7), not a glut signal.

## 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.

## 03

## THE MARKET

# Market Depth

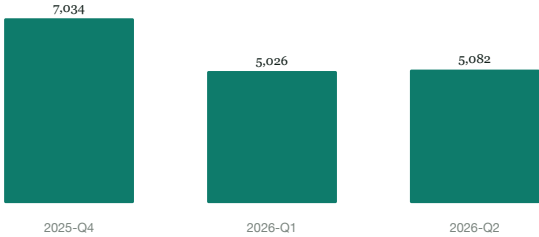
Beneath the scores, the registered market itself — deal direction, macro context, the top ranked zones, off-plan developers and REGA non-Saudi ownership zones.

10 · MARKET DIRECTION

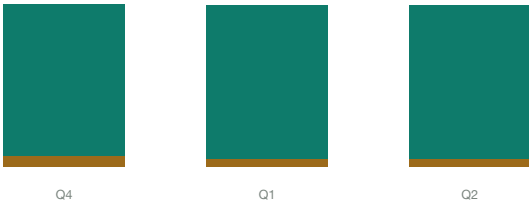
# Which Way the Market Turned

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



■ Residential ■ Commercial

17,142

TRAILING 3Q DEALS  
res 16,021 · com 927 · other 194

5,768

SREM Q2 DEEDS  
SAR 8.81B

5,082

ZONE-SLICE Q2  
sale transactions

5.7%

MEDIAN YIELD  
print-safe · † remapped

DIRECTION CALL

External market is **cooling** while REOS **BUY** zones are **contrarian accumulate** — priced low, momentum not yet arrived.

## 11 · MACRO &amp; 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                                                                   |
| Foreign ownership (national) | Non-Saudi law live 22 Jan 2026; zones + regulations approved by Cabinet 23 Jun 2026                                                                                                          | REGA / Bird & Bird                                                     |
| Foreign ownership (Jeddah)   | Jeddah designated list = city centre + ~55 numbered development zones across the governorate (one guide cites 57); zones are mapped parcels, verify each address via REGA "Saudi Properties" | REGA (authoritative); Bird & Bird, Omnia Capital, Saudi Property Guide |

## Q2 2026 MARKET NEWS

- National residential transaction values **-26.9% YoY** to SAR 37.67B; deal counts **-14.2%** — CBRE (Saudi Real Estate Market Review, Q2 2026)
- National capital-value divergence: land plots **+6.3%**, apartments **+1.1%**, villas **-9.7%** as demand shifts to smaller/affordable units — CBRE (Q2 2026)
- Jeddah **Grade A office occupancy ~92%**, tenants favouring modern stock along primary commercial corridors — CBRE (Q2 2026)
- Jeddah office supply: a development in final fit-out to add **>30,000 sqm** of corporate space by **Q4 2026** — CBRE (Q2 2026)
- **Jeddah Central** waterfront giga-project laying out ~9.5 km of new public seafront (marina, stadium, opera house); first phase due from **late 2027** — Omnia Capital (Jul 2026)

12 · RANKED INDEX · 1-30 OF 80

# Top 80 by REOS Score

Top 80 of 183 · ~30/page · off-plan & REGA pages cover the rest. † = yield at listed SAR/sqm.

| #  | AREA                                 | REOS | SIGNAL | SAR/SQM | YIELD |
|----|--------------------------------------|------|--------|---------|-------|
| 1  | An Nuzhah / النهضة                   | 85.8 | HOLD   | 7,347   | 2.9%† |
| 2  | Ash Shati / الشاطئ                   | 81.8 | HOLD   | 7,539   | 6.8%  |
| 3  | Ar Rawdah / الروضة                   | 81.6 | HOLD   | 6,199   | 4.9%  |
| 4  | As Safa / الصفاء                     | 80.8 | HOLD   | 4,158   | 5.0%  |
| 5  | Abhur Al Janubiyah / أبهر الجنوبية   | 80.3 | HOLD   | 12,339  | 2.6%† |
| 6  | Ash Sharafiyah / الشرفية             | 79.8 | HOLD   | 4,985   | 4.5%† |
| 7  | Al Khalidiyah / الخالدية             | 78.3 | HOLD   | 9,137   | 4.5%  |
| 8  | Abhur Ash Shamaliyah / أبهر الشمالية | 78.1 | HOLD   | 4,116   | 9.6%  |
| 9  | Mraykh / مريخ                        | 78.0 | HOLD   | 2,795   | 6.8%  |
| 10 | An Nahdah / النهضة                   | 76.8 | HOLD   | 6,309   | 4.8%  |
| 11 | Al Bawadi / البوادي                  | 76.7 | HOLD   | 6,154   | 3.7%  |
| 12 | Al Qryniah / القرينية                | 76.1 | HOLD   | 1,978   | 8.9%† |
| 13 | Al Falah / الفلاح                    | 75.4 | HOLD   | 3,468   | 5.3%  |
| 14 | Taibah / طيبة                        | 75.2 | HOLD   | 2,364   | 7.0%  |
| 15 | Ar Rehab / الرحاب                    | 74.6 | HOLD   | 3,782   | 5.9%† |
| 16 | Al Hamadaniyah / الحمدانية           | 74.0 | HOLD   | 3,216   | 5.3%  |
| 17 | Bani Malik / بني مالك                | 73.5 | HOLD   | 4,030   | 5.3%  |
| 18 | Al Loaloa / اللؤلؤ                   | 72.8 | HOLD   | 3,153   | 6.8%  |
| 19 | Az Zahra / الزهراء                   | 72.6 | HOLD   | 6,233   | 4.5%  |
| 20 | Al Aziziyah / العزيزية               | 72.4 | HOLD   | 4,878   | 4.6%† |
| 21 | Al Marwah / المروة                   | 72.3 | HOLD   | 3,991   | 5.5%  |
| 22 | Al Fayha / الفيحاء                   | 71.3 | HOLD   | 4,635   | 5.2%  |
| 23 | An Naim / النعيم                     | 71.2 | HOLD   | 5,103   | 4.5%  |
| 24 | Ar Rahmanyah / الرحمانية             | 71.1 | HOLD   | 2,460   | 6.1%  |
| 25 | Al Sawari / الصواري                  | 70.9 | BUILD  | 2,974   | 7.0%† |
| 26 | Ar Riyadh / الرياض                   | 70.8 | HOLD   | 1,389   | 10.4% |
| 27 | Al Yaqoot / الياقوت                  | 70.7 | HOLD   | 2,835   | 7.2%  |
| 28 | Mishrifah / مشرفة                    | 70.6 | HOLD   | 4,080   | 5.0%  |
| 29 | As Salamah / السلامة                 | 69.0 | HOLD   | 5,533   | 4.1%  |
| 30 | As Samir / السامر                    | 68.7 | HOLD   | 3,312   | 4.3%  |

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## Ranked Index (cont.)

| #  | AREA                                            | REOS | SIGNAL | SAR/SQM | YIELD  |
|----|-------------------------------------------------|------|--------|---------|--------|
| 31 | Al Frosyah / الفروسية                           | 68.6 | HOLD   | 2,411   | 6.9%†  |
| 32 | Al Naseem / النسيم                              | 67.7 | HOLD   | 4,153   | 4.2%   |
| 33 | Ar Rayaan / الريان                              | 67.5 | HOLD   | 3,275   | 6.0%   |
| 34 | Madain Al Fahd / مدائن الفهد                    | 66.9 | HOLD   | 4,666   | 4.6%   |
| 35 | An Noor / النور                                 | 66.6 | HOLD   | 2,007   | 9.0%   |
| 36 | Al Khomrah / الخمرة                             | 66.4 | HOLD   | 2,343   | 6.9%   |
| 37 | Al Manar / المنار                               | 65.9 | HOLD   | 3,078   | 5.7%   |
| 38 | An Nazlah Ash Sharqiyah / النزلة الشرقية        | 65.8 | HOLD   | 5,251   | 3.9%†  |
| 39 | Al Ajaweed / الأجاويد                           | 65.8 | BUY    | 2,172   | 8.3%   |
| 40 | Prince Abdulmajeed / الأمير عبدالمجيد           | 65.5 | HOLD   | 2,835   | 5.1%   |
| 41 | Az Zomrod / الزمرد                              | 65.2 | HOLD   | 2,932   | 5.6%†  |
| 42 | Al Manarat / المنارات                           | 65.0 | BUY    | 1,704   | 10.4%† |
| 43 | Ar Rabwah / الربوة                              | 65.0 | HOLD   | 4,278   | 4.6%   |
| 44 | Al Hamra / الحمراء                              | 65.0 | HOLD   | 5,817   | 3.8%   |
| 45 | Al Wahah / الواحة                               | 65.0 | HOLD   | 3,364   | 5.9%   |
| 46 | Al Fadeylah / الفضيلة                           | 64.6 | HOLD   | 2,208   | 8.0%†  |
| 47 | Al Faisaliyah / الفيصلية                        | 64.2 | HOLD   | 4,566   | 4.2%   |
| 48 | Al Amwaj / الأمواج                              | 63.9 | HOLD   | 3,344   | 7.5%   |
| 49 | Al Baghdadiyah Al Gharbiyah / البغدادية الغربية | 63.5 | HOLD   | 5,531   | 5.6%   |
| 50 | Ar Rughamah / الرغامة                           | 63.3 | HOLD   | 2,760   | 6.9%   |
| 51 | Al Ferdous / الفردوس                            | 63.2 | HOLD   | 5,811   | 4.8%   |
| 52 | Ghulail / غليل                                  | 63.2 | HOLD   | 3,270   | —      |
| 53 | Al Murjan / المرجان                             | 62.9 | HOLD   | 5,178   | 3.8%   |
| 54 | Al Mutanazahat / المنتزهات                      | 62.8 | BUY    | 1,460   | 11.5%† |
| 55 | Al Buhayrat / البحيرات                          | 62.7 | HOLD   | 1,722   | —      |
| 56 | As Sanabel / السنابل                            | 62.7 | BUILD  | 3,312   | 5.8%   |
| 57 | Al Nakhil / النخيل                              | 62.6 | HOLD   | 2,629   | 7.7%   |
| 58 | As Salhiyah / الصالحية                          | 62.0 | HOLD   | 2,427   | 6.4%   |
| 59 | Al Fanar / الفنار                               | 61.9 | HOLD   | 1,715   | —      |
| 60 | Al Basatin / البساتين                           | 60.9 | HOLD   | 4,842   | 5.2%†  |

12 · RANKED INDEX · 61-80 OF 80

## Ranked Index (cont.)

| #  | AREA                                           | REOS | SIGNAL | SAR/SQM | YIELD |
|----|------------------------------------------------|------|--------|---------|-------|
| 61 | Ash Sheraa / الشراع                            | 60.6 | HOLD   | 3,869   | 5.9%  |
| 62 | Ar Ruwais / الرويس                             | 60.6 | HOLD   | 3,561   | 6.0%† |
| 63 | Al Bashaer / البشائر                           | 60.2 | HOLD   | 2,479   | 6.8%† |
| 64 | Umm Hablain Al Gharbia / أم حبلين الغربية      | 60.2 | BUILD  | 2,742   | 5.8%  |
| 65 | Al Hindawiyah / الهنداوية                      | 59.2 | WATCH  | 7,478   | —     |
| 66 | Al Wafa / الوفاء                               | 59.2 | HOLD   | 1,335   | 10.4% |
| 67 | Al Baghdadiyah Al Sharqiyah / البغددية الشرقية | 58.8 | HOLD   | 7,514   | —     |
| 68 | Al Wadi / الوادي                               | 58.5 | BUY    | 720     | —     |
| 69 | As Sahil / الساحل                              | 58.5 | HOLD   | 1,298   | —     |
| 70 | Al Muruj / المروج                              | 58.5 | HOLD   | 1,108   | —     |
| 71 | Al Balad / البلد                               | 58.4 | WATCH  | 9,958   | —     |
| 72 | As safwa / الصفوة                              | 58.4 | BUY    | 775     | —     |
| 73 | As Sarawat / السروات                           | 58.3 | BUY    | 818     | —     |
| 74 | Al Muhammadiyah / المحمدية                     | 57.4 | HOLD   | 5,932   | 3.0%  |
| 75 | Umm Asalam / أم السلم                          | 56.9 | BUY    | 1,980   | —     |
| 76 | Al Najma / النجمة                              | 56.6 | HOLD   | 1,076   | —     |
| 77 | Al Kawthar / الكوثر                            | 56.4 | HOLD   | 2,649   | 6.2%† |
| 78 | Al Andalus / الأندلس                           | 56.1 | HOLD   | 6,877   | —     |
| 79 | Al Wurud / الورود                              | 55.9 | HOLD   | 3,968   | 5.9%  |
| 80 | Al Durra / الدرة                               | 54.3 | HOLD   | 918     | —     |

# REGA Designated Areas for Foreign Investment

Official zones where non-Saudis may own in **Jeddah**. Source: [saudiproperties.rega.gov.sa](https://saudiproperties.rega.gov.sa) — 23 June 2026. These **58** are the Jeddah designated areas on that portal — not the national ~170-area footprint cited in Macro (law effective **22 Jan 2026**). Named sites (Jeddah Central, ALAROUS) sit with numbered Development Zones. Wafi off-plan is listed separately this edition — **no parcel match** to REGA zone boundaries. Names below are **REGA's official English / Arabic** (not re-translated). **Context only — never scored.**

58

JEDDAH DESIGNATED

REGA portal · 23 Jun 2026

169

WAFI IN CITY

not parcel-matched

~170

NATIONAL AREAS

law live 22 Jan 2026

1 / 3

THIS PAGE

designated list

## DESIGNATED AREAS · 18 OF 58

|      |                                                                                        |                                                                      |
|------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| L058 | Jeddah - Comprehensive development projects on lands located within the urban boundary | جدة - مشاريع التطوير الشامل على الأراضي الواقعة داخل النطاق العمراني |
| L061 | Jeddah Central                                                                         | وسط جدة                                                              |
| L067 | ALAROUS                                                                                | العروس                                                               |
| L005 | Development Zones (2)                                                                  | محافظة جدة - مناطق التطوير (2)                                       |
| L014 | Development Zones (3)                                                                  | محافظة جدة - مناطق التطوير (3)                                       |
| L016 | Development Zones (1)                                                                  | محافظة جدة - مناطق التطوير (1)                                       |
| L018 | Development Zones (6)                                                                  | محافظة جدة - مناطق التطوير (6)                                       |
| L025 | Development Zones (7)                                                                  | محافظة جدة - مناطق التطوير (7)                                       |
| L026 | Development Zones (8)                                                                  | محافظة جدة - مناطق التطوير (8)                                       |
| L028 | Development Zones (10)                                                                 | محافظة جدة - مناطق التطوير (10)                                      |
| L032 | Development Zones (13)                                                                 | محافظة جدة - مناطق التطوير (13)                                      |
| L033 | Development Zones (14)                                                                 | محافظة جدة - مناطق التطوير (14)                                      |
| L034 | Development Zones (27)                                                                 | محافظة جدة - مناطق التطوير (27)                                      |
| L035 | Development Zones (26)                                                                 | محافظة جدة - مناطق التطوير (26)                                      |
| L037 | Development Zones (5)                                                                  | محافظة جدة - مناطق التطوير (5)                                       |
| L049 | Development Zones (25)                                                                 | محافظة جدة - مناطق التطوير (25)                                      |
| L063 | Development Zones (9)                                                                  | محافظة جدة - مناطق التطوير (9)                                       |
| L203 | Development Zones (24)                                                                 | محافظة جدة - مناطق التطوير (24)                                      |

# REGA Zones — Designated Areas

Continuation of the Jeddah designated list. Official Arabic is taken verbatim from the REGA record. Plot-level eligibility is authoritative only on [saudiproperties.rega.gov.sa](https://saudiproperties.rega.gov.sa).

## DESIGNATED AREAS · 19–38 OF 58

|      |                        |                                 |
|------|------------------------|---------------------------------|
| L205 | Development Zones (15) | محافظة جدة - مناطق التطوير (15) |
| L209 | Development Zones (23) | محافظة جدة - مناطق التطوير (23) |
| L220 | Development Zones (22) | محافظة جدة - مناطق التطوير (22) |
| L221 | Development Zones (21) | محافظة جدة - مناطق التطوير (21) |
| L222 | Development Zones (20) | محافظة جدة - مناطق التطوير (20) |
| L223 | Development Zones (18) | محافظة جدة - مناطق التطوير (18) |
| L224 | Development Zones (19) | محافظة جدة - مناطق التطوير (19) |
| L225 | Development Zones (17) | محافظة جدة - مناطق التطوير (17) |
| L226 | Development Zones (16) | محافظة جدة - مناطق التطوير (16) |
| L227 | Development Zones (53) | محافظة جدة - مناطق التطوير (53) |
| L228 | Development Zones (28) | محافظة جدة - مناطق التطوير (28) |
| L229 | Development Zones (4)  | محافظة جدة - مناطق التطوير (4)  |
| L230 | Development Zones (54) | محافظة جدة - مناطق التطوير (54) |
| L231 | Development Zones (11) | محافظة جدة - مناطق التطوير (11) |
| L232 | Development Zones (29) | محافظة جدة - مناطق التطوير (29) |
| L233 | Development Zones (30) | محافظة جدة - مناطق التطوير (30) |
| L234 | Development Zones (31) | محافظة جدة - مناطق التطوير (31) |
| L235 | Development Zones (32) | محافظة جدة - مناطق التطوير (32) |
| L236 | Development Zones (34) | محافظة جدة - مناطق التطوير (34) |
| L237 | Development Zones (33) | محافظة جدة - مناطق التطوير (33) |

# REGA Zones — Remaining

Final designated areas on the Jeddah portal list.

DESIGNATED AREAS · 39–58 OF 58

|      |                        |                                 |
|------|------------------------|---------------------------------|
| L238 | Development Zones (35) | محافظة جدة - مناطق التطوير (35) |
| L239 | Development Zones (36) | محافظة جدة - مناطق التطوير (36) |
| L241 | Development Zones (37) | محافظة جدة - مناطق التطوير (37) |
| L242 | Development Zones (39) | محافظة جدة - مناطق التطوير (39) |
| L243 | Development Zones (38) | محافظة جدة - مناطق التطوير (38) |
| L244 | Development Zones (40) | محافظة جدة - مناطق التطوير (40) |
| L245 | Development Zones (41) | محافظة جدة - مناطق التطوير (41) |
| L246 | Development Zones (42) | محافظة جدة - مناطق التطوير (42) |
| L247 | Development Zones (43) | محافظة جدة - مناطق التطوير (43) |
| L248 | Development Zones (44) | محافظة جدة - مناطق التطوير (44) |
| L249 | Development Zones (45) | محافظة جدة - مناطق التطوير (45) |
| L250 | Development Zones (46) | محافظة جدة - مناطق التطوير (46) |
| L251 | Development Zones (47) | محافظة جدة - مناطق التطوير (47) |
| L252 | Development Zones (48) | محافظة جدة - مناطق التطوير (48) |
| L253 | Development Zones (55) | محافظة جدة - مناطق التطوير (55) |
| L254 | Development Zones (52) | محافظة جدة - مناطق التطوير (52) |
| L255 | Development Zones (51) | محافظة جدة - مناطق التطوير (51) |
| L256 | Development Zones (50) | محافظة جدة - مناطق التطوير (50) |
| L257 | Development Zones (49) | محافظة جدة - مناطق التطوير (49) |
| L258 | Development Zones (12) | محافظة جدة - مناطق التطوير (12) |

## HOW TO READ THIS

Arabic zone names are taken verbatim from the REGA designated-areas record. Plot-level eligibility is authoritative only on **saudiproperties.rega.gov.sa**. Macro's ~170 figure is the national designated footprint at law go-live; this chapter is the Jeddah subset only. Jeddah's 169 Wafi licences are the city off-plan book — they are **not parcel-matched** to these numbered development zones. This edition never scores these zones into BUY / BUILD / HOLD / WATCH.

# Deepest Pipelines

Zone pipeline from Model 8 supply inputs, plus the registered Wafi book (169 live off-plan projects in Jeddah). Oversupply = pipeline ÷ trailing residential sales (v6.1).

169

WAFI PROJECTS

REGA licensed off-plan

164

UNDER CONSTRUCTION

active book

6,230

UNITS DISCLOSED

where Wafi reports units

18

ZONES WITH PIPELINE

Model 8 inputs

| AREA                                      | PIPELINE UNITS | SIGNAL |
|-------------------------------------------|----------------|--------|
| As Safa / الصفاء                          | 898            | HOLD   |
| Al Ferdous / الفردوس                      | 755            | HOLD   |
| Ar Rawdah / الروضة                        | 700            | HOLD   |
| Umm Hablain Al Gharbia / أم حبلين الغربية | 616            | BUILD  |
| Al Fayha / الفيحاء                        | 284            | HOLD   |
| Abhur Al Janubiyah / أبهر الجنوبية        | 270            | HOLD   |
| Mraykh / مريخ                             | 144            | HOLD   |
| Al Khalidiyah / الخالدية                  | 102            | HOLD   |
| As Salamah / السلامة                      | 62             | HOLD   |
| Ar Rabwah / الربوة                        | 58             | HOLD   |
| Ar Riyadh / الرياض                        | 42             | HOLD   |
| Ar Rehab / الرحاب                         | 31             | HOLD   |
| Al Hamadaniyah / الحمدانية                | 28             | HOLD   |
| Al Hamra / الحمراء                        | 19             | HOLD   |
| Al Sawari / الصواري                       | 18             | BUILD  |
| An Nahdah / النهضة                        | 16             | 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 Jeddah 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                 |
|--------------------------------------------------------------|----------|-------|---------------------------------|
| Trans Kingdom Real Estate                                    | 2        | 950   | At Taawun, Dhahban Town         |
| شركة كادن للاستثمار                                          | 1        | 755   | Al Ferdous                      |
| شركة ساطعة التعمير للتطوير والاستثمار العقاري                | 1        | 616   | Umm Hablain Al Gharbia          |
| Maskan Industrial                                            | 1        | 494   | Industrial                      |
| شركة نواف جميل عبيدالله الفهمي للتطوير العقاري شركة شخص واحد | 1        | 491   | As Safa                         |
| Mohammed Al Habib Real Estate                                | 1        | 390   | Ad Dahiah                       |
| شركة سواعد الماسية للتطوير العقاري                           | 3        | 231   | Al Hamra, Ar Rawdah, As Salamah |
| Mossh Whb Alnkhbh                                            | 1        | 193   | As Safa                         |
| شركة المشاريع السكنية للتطوير العقاري                        | 1        | 190   | Industrial                      |
| شركة ايان الدولية العقارية شركة شخص واحد                     | 3        | 163   | Ar Rawdah, Az Zahra             |
| شركة ديار الاولى للعقارات شركة شخص واحد                      | 1        | 144   | Mraykh                          |
| شركة وهج المساكن العقارية                                    | 2        | 138   | Al Fayha, Ar Rawdah             |

## LARGEST PROJECTS BY UNITS

| PROJECT          | DEVELOPER                                                    | DISTRICT                                  | UNITS | % DONE | STATUS             |
|------------------|--------------------------------------------------------------|-------------------------------------------|-------|--------|--------------------|
| واجهة جدة 2      | شركة كادن للاستثمار                                          | Al Ferdous / الفردوس                      | 755   | —      | under construction |
| أكنان هابتس      | شركة ساطعة التعمير للتطوير والاستثمار العقاري                | Umm Hablain Al Gharbia / أم حبلين الغربية | 616   | 0      | under construction |
| مسكان السدن      | Maskan Industrial                                            | Industrial / الصناعية                     | 494   | 18     | under construction |
| الشاكرين 97      | شركة نواف جميل عبيدالله الفهمي للتطوير العقاري شركة شخص واحد | As Safa / الصفاء                          | 491   | 0      | under construction |
| جزلا             | Trans Kingdom Real Estate                                    | At Taawun / التعاون                       | 478   | 0      | under construction |
| المرسى           | Trans Kingdom Real Estate                                    | Dhahban Town / بلدة ذهبان                 | 472   | 15     | under construction |
| إيال سدايم       | Mohammed Al Habib Real Estate                                | Ad Dahiah / الضاحية                       | 390   | 0      | under construction |
| وهب الصفا        | Mossh Whb Alnkhbh                                            | As Safa / الصفاء                          | 193   | —      | under construction |
| الموسى سدن       | شركة المشاريع السكنية للتطوير العقاري                        | Industrial / الصناعية                     | 190   | 0      | under construction |
| سواعد 106 الروضة | شركة سواعد الماسية للتطوير العقاري                           | Ar Rawdah / الروضة                        | 176   | 0      | under construction |

## 18 · OFF-PLAN PROJECTS · CONTINUED

# Off-Plan Projects (cont.)

More of the Jeddah Wafi book by disclosed units — same ranking as the prior page.

| PROJECT             | DEVELOPER                                  | DISTRICT                           | UNITS | % DONE | STATUS             |
|---------------------|--------------------------------------------|------------------------------------|-------|--------|--------------------|
| 119 ايان            | شركة ايان الدولية العقارية شركة شخص واحد   | Ar Rawdah / الروضة                 | 149   | —      | under construction |
| مشروع ركائز         | شركة ديار الاولى للعقارات شركة شخص واحد    | Mraykh / مريخ                      | 144   | 0      | under construction |
| الشعاع              | شركة معارج الماسية للتطوير العقاري         | As Safa / الصفاء                   | 138   | —      | under construction |
| وهج نيورا           | شركة وهج المساكن العقارية                  | Ar Rawdah / الروضة                 | 138   | —      | under construction |
| رواق                | شركة رسوخ العمرانية للخدمات العقارية       | Al Fayha / الفيحاء                 | 122   | —      | under construction |
| كلوفر               | شركة كيان الماسية العقارية                 | Al Khalidiyah / الخالدية           | 102   | —      | under construction |
| سدين لفينق 12       | شركة شهاد العالمية التجارية                | Abhur Al Janubiyah / أبهر الجنوبية | 99    | 6      | under construction |
| لافينيا             | مؤسسة روشم للتطوير العقاري                 | Ar Rawdah / الروضة                 | 99    | —      | under construction |
| مجمع اللؤلؤة السكني | مجموعة العطر العقارية                      | Abhur Al Janubiyah / أبهر الجنوبية | 86    | 42     | under construction |
| مصانعكم             | شركة الديار العربية للتطوير العقاري        | —                                  | 78    | 0      | under construction |
| ماسة الفيحاء        | مؤسسة علي عمر عقيل للنهدي للخدمات العقارية | Al Fayha / الفيحاء                 | 76    | 0      | under construction |
| سدنة فيدا           | شركة سدنة للتطوير والاستثمار العقاري       | As Safa / الصفاء                   | 76    | 0      | under construction |
| سدنة تاون هاوس      | شركة سدنة للتطوير والاستثمار العقاري       | Ar Rawdah / الروضة                 | 60    | 0      | under construction |
| هايل فيو            | Mossh Alghrbyh Aldhbyh Almdhdh Lmqawlat    | Ar Rabwah / الربوة                 | 58    | 0      | under construction |
| 115                 | شركة كفاءات الوطنية العقارية               | Al Fayha / الفيحاء                 | 47    | 0      | under construction |
| فلل أفيرا           | مؤسسة جسور المستقبل للتطوير العقاري        | Ar Riyadh / الرياض                 | 42    | 0      | under construction |
| لامير سيرين         | شركة لامير العقارية                        | Abhur Al Janubiyah / أبهر الجنوبية | 40    | 0      | under construction |
| أبراج المها         | مؤسسة روشم للتطوير العقاري                 | Al Fayha / الفيحاء                 | 39    | —      | under construction |
| سواعد 107 السلامة   | شركة سواعد الماسية للتطوير العقاري         | As Salamah / السلامة               | 36    | 0      | under construction |
| تاج الروضة          | مؤسسة علي عمر عقيل للنهدي للخدمات العقارية | Ar Rawdah / الروضة                 | 35    | 0      | under construction |
| إمينتا              | شركة سداسيات العقارية                      | Ar Rehab / الرحاب                  | 31    | 0      | under construction |
| برج أبهر            | شركة بنيانا العقارية شركة شخص واحد         | Abhur Al Janubiyah / أبهر الجنوبية | 29    | 0      | under construction |

19 · 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 (15/15 BUY cleared the gate this edition).

|                     |                |                   |                 |
|---------------------|----------------|-------------------|-----------------|
| <b>±39%</b>         | <b>15</b>      | <b>FULL</b>       | <b>110</b>      |
| BASE-CASE BAND      | BUY WITH BANDS | GETS 3/5/10 + IRR | FULL ZONES      |
| p75 back-test error | of 15 BUY      | zone_tier == full | of 183 citywide |

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

| AREA                                          | SIGNAL | TIER | 3-YR       | 5-YR        | 10-YR       | IRR 10Y |
|-----------------------------------------------|--------|------|------------|-------------|-------------|---------|
| Al Ajaweed / الأجاويد                         | BUY    | FULL | -51%...12% | -55%...2%   | -51%...13%  | -2.1%   |
| Al Manarat / المنارات                         | BUY    | FULL | -51%...12% | -58%...-3%  | -60%...-10% | -4.2%   |
| Al Mutanazahat / المنتزهات                    | BUY    | FULL | 7%...144%  | 56%...255%  | 297%...805% | 20.6%   |
| Al Wadi / الوادي                              | BUY    | FULL | -51%...12% | -58%...-3%  | -69%...-30% | -6.6%   |
| As safwa / الصفوة                             | BUY    | FULL | -50%...13% | -52%...9%   | -43%...30%  | -0.7%   |
| As Sarawat / السروات                          | BUY    | FULL | -51%...12% | -58%...-3%  | -67%...-26% | -6.1%   |
| Umm Asalam / أم السلم                         | BUY    | FULL | -49%...17% | -49%...15%  | -37%...44%  | 0.4%    |
| Al Hada / الهدا                               | BUY    | FULL | -51%...12% | -55%...2%   | -51%...12%  | -2.1%   |
| Al Zuhur / الزهور                             | BUY    | FULL | -51%...12% | -58%...-3%  | -63%...-15% | -4.8%   |
| Al Jazirah / الجزيرة                          | BUY    | FULL | 7%...144%  | 56%...255%  | 297%...805% | 20.6%   |
| Al Furqan / الفرقان                           | BUY    | FULL | -51%...12% | -56%...1%   | -52%...10%  | -2.3%   |
| Prince Fawaz Al Janoubi / الأمير فواز الجنوبي | BUY    | FULL | -51%...12% | -56%...1%   | -51%...11%  | -2.2%   |
| Al Yusr / اليسر                               | BUY    | FULL | -51%...12% | -55%...2%   | -50%...15%  | -1.9%   |
| Al Adel / العدل                               | BUY    | FULL | -29%...62% | -18%...86%  | 26%...186%  | 7.5%    |
| Quba / قباء                                   | BUY    | FULL | -51%...12% | -54%...5%   | -46%...22%  | -1.3%   |
| Al Sawari / الصواري                           | BUILD  | FULL | 7%...144%  | 56%...255%  | 297%...805% | 20.6%   |
| As Sanabel / السنابل                          | BUILD  | FULL | 1%...129%  | 35%...208%  | 160%...492% | 15.6%   |
| Umm Hablain Al Gharbia / أم حبلين الغربية     | BUILD  | FULL | -24%...74% | -10%...106% | 46%...232%  | 9.1%    |
| Bryman / بريمان                               | BUILD  | FULL | -51%...12% | -58%...-3%  | -70%...-31% | -6.8%   |

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  $(1+R) \times (1 \pm 39\%) - 1$ . 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, news, and REGA expat zones 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 & expat zones | Shown as context — never enters a score or tag                                                                                                                  |                                                   |
| Ranked index              | Top 80 of 183 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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JEDDAH · Q2 2026

# The Market Has More Than One Direction.

Jeddah is a city of distinct markets — shaped by different demand patterns, development cycles, supply pipelines and investment dynamics.

Across 183 districts, 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 Jeddah is stabilizing, where pressure is building, and where the next opportunity may be taking shape.

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**REOS — ALTCTRL INTELLIGENCE**

JEDDAH · Q2 2026

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