

An aerial photograph of a city skyline, likely Dubai, at sunset. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon. The city features numerous skyscrapers, some with unique architectural designs like the Burj Khalifa. The water in the foreground is dark blue, reflecting the city lights and the sunset. The overall mood is serene and modern.

REOS

Qatar · Saudi Arabia · UAE

Real Estate Intelligence at Zone Level

Identifying opportunity beyond city-wide averages.

Developed by

altctrl
intelligence

Identifying opportunity beyond city-wide averages

Real estate markets are rarely uniform. REOS assesses them zone by zone.

Within the same city, individual zones can differ significantly in transaction activity, rental performance, development supply and investment potential.

REOS is a real estate intelligence platform built to assess these differences at the zone level. It helps investors, developers and institutions evaluate where opportunities may exist using structured market evidence rather than relying solely on city-wide averages or fragmented market reports.

What makes REOS different

From city-level market data to zone-level investment signals, measured against subsequent market outcomes.

Zone-level assessment across multiple markets

Structured BUY, BUILD, HOLD and WATCH classifications

Historical evaluation against city benchmarks

An explicit process for examining unsuccessful calls

How REOS works

Evidence

Government-verified transactions

Market activity

Rental yields

Development pipeline

Geospatial context

Classification

BUY BUILD
HOLD WATCH

A structured framework for evaluating investment opportunities and development potential.

Evaluation

Subsequent market performance

Compared with the city benchmark

Performance measured

Misses identified

Methodology strengthened as additional evidence becomes available

Historical performance: BUY and BUILD

Where calls outperformed. And where they did not.

REOS signals are evaluated against the markets they are intended to outperform.

13

market cohorts assessed
7 BUY, 6 BUILD

13 of 13

cohorts whose median zone change
beat the city median

10 of 13

cohorts with a positive
median zone change

Counted per cohort, each against its own city benchmark and measurement period; zones are not pooled across cohorts. Q1 2026 classifications, measured to Q3 2026; Riyadh measured to Q2 2026.

TABLE A BUY performance

MARKET	ZONES	ROSE	BEAT CITY	MEDIAN CHANGE	CITY MEDIAN
Qatar	10	9	10	+38.4%	-7.0%
Dubai	6	2	4	-1.9%	-7.2%
Riyadh* to Q2	8	5	5	+12.9%	-0.7%
Jeddah	16	5	9	-0.8%	-6.0%
Makkah†	2	2	2	+21.1%	-0.3%
Madinah†	4	3	4	+55.4%	-5.5%
Eastern Province	14	7	7	+48.3%	-0.1%

TABLE B BUILD performance

MARKET	ZONES	ROSE	BEAT CITY	MEDIAN CHANGE	CITY MEDIAN
Dubai	8	2	7	-1.8%	-7.2%
Riyadh* to Q2	9	7	7	+16.3%	-0.7%
Jeddah†	2	1	1	+7.7%	-6.0%
Makkah†	3	2	2	+16.2%	-0.3%
Madinah†	4	2	2	+13.6%	-5.5%
Eastern Province	6	3	3	+9.4%	-0.1%

Zones number of zones in the source cohort · **Rose** number of zones with an observed price increase · **Beat city** number that outperformed the respective city benchmark · **Median change** median observed zone-level price change · **City median** the relevant city benchmark

*Riyadh: Q1 2026 classifications measured to Q2 2026; no Q3 2026 transactions were recorded. † Small sample: four or fewer zones in the cohort.

Price observations are not available for every zone in every cohort. Cohort sizes and observation depth vary by market.

Results reflect historical zone-level price movements and comparisons with the respective city benchmarks. 'Rose' and 'Beat city' are separate measures. Some cohorts contain few zones, and certain zones have insufficient pricing observations. Results should be interpreted cautiously and do not represent guaranteed or investor-specific returns. BUY and BUILD classifications have different investment horizons.

Qatar case study

REOS Qatar Q1 2026 Calls: +40.2% in Two Quarters

12 Q1 2026 calls: 11 BUY and one BUILD. Average zone-price change: +40.2% by Q3 2026. Ten of 12 zones recorded price increases.

Each zone is measured from its average registered sale price in Q1 2026 to the corresponding measure in Q2 and Q3 2026.

METRIC	BY Q2 2026	BY Q3 2026
BUY calls (11)	+28.4%	+41.1%
BUILD call (1)	-2.0%	+30.7%
Average gain, all 12 calls	+25.9%	+40.2%
Zones with price increases	8 of 12	10 of 12

ZONE	CALL	Q1 2026	Q2 2026	Q3 2026	GAIN Q1 TO Q3
BUY · 11 CALLS					
Bu Sidra	BUY	2,855	3,686	6,990	+144.8%
Lebday*	BUY	2,047	5,646	3,802	+85.7%
Al Waab	BUY	4,003	4,875	6,803	+69.9%
New Slata	BUY	3,820	5,230	5,959	+56.0%
Al Kharaitiyat	BUY	3,518	5,240	5,445	+54.8%
Umm Ebairiya	BUY	4,293	4,043	5,277	+22.9%
Muaither 55	BUY	3,460	3,570	4,237	+22.4%
Umm Slal Ali	BUY	3,916	4,223	4,757	+21.5%
Al Maamoura 56	BUY	4,130	5,195	4,890	+18.4%
Gharrafat Al Rayyan	BUY	5,025	4,415	4,616	-8.1%
Ain Khaled	BUY	5,273	4,265	3,360	-36.3%
BUILD · 1 CALL					
Al Khor	BUILD	3,842	3,763	5,021	+30.7%

*Lebday had only one to two deals per quarter. Excluding Lebday, the remaining 11 calls averaged +36.1%. All prices are in QAR per square metre.

A separate cohort and measure from Table A, whose Qatar row covers ten priced BUY zones measured against the city benchmark. The two are not combined. Figures describe zone-price movement, not benchmark outperformance or investment returns.

Reported changes measure movements in average registered sale prices, not realised investment returns. Figures exclude rental income, transaction costs, financing, taxes and the practical ability to acquire property at the reported zone-average price. Thinly traded zones may show volatile changes. BUY is designed around a 2–3 year thesis and BUILD around a 9–15 month thesis; the Q1-to-Q3 results are an early assessment. Historical performance does not guarantee future results.

Hypothetical illustration

What Could \$15 Million Have Looked Like?

A hypothetical capital-allocation illustration using REOS's Qatar Q1 2026 signals.

HYPOTHETICAL · PRICE-ONLY · NOT A REALISED RETURN

\$15,000,000

Illustrative starting capital

+\$6,030,000

Illustrative price appreciation
at the reported +40.2% average zone-price
change

\$21,030,000

Illustrative ending value

$\$15,000,000 \times 40.2\% = \$6,030,000$ · $\$15,000,000 + \$6,030,000 = \$21,030,000$

This illustration applies the reported +40.2% average zone-price change across REOS's 12 Qatar Q1 2026 calls to a hypothetical \$15 million starting allocation.

It demonstrates the potential financial scale of the reported price movement. It does not represent an actual portfolio, an executable investment strategy or an investor's realised return.

QATAR Q1 2026 COHORT · 12 CALLS

RESULT BY Q3 2026

Calls assessed	12
BUY calls	11
BUILD calls	1
Zones with price increases	10 of 12
Reported average zone-price change	+40.2%

12-call Qatar cohort: the zones tagged BUY or BUILD for Q1 2026 by REOS v6.1, as reported in "REOS Qatar Q1 2026 Calls" (13 October 2026). Not combined with the ten-zone Qatar BUY cohort in Table A.

Hypothetical price-only illustration based on the reported average zone-price change of +40.2% for 12 Qatar Q1 2026 calls through Q3 2026. It assumes this rate applies to the entire \$15 million allocation, which is not a tested portfolio result. Actual outcomes would depend on allocation across zones, acquisition prices, liquidity, execution, transaction costs, financing, taxes and other factors. Reported zone-average price changes are not equivalent to achievable investor returns. Historical performance does not guarantee future results.

Applications

Where REOS fits. Potential uses by audience.

Investors and family offices

Identify zones for further acquisition research and monitor existing exposure.

Banks and asset managers

Use zone-level intelligence as an additional screening layer for allocation and portfolio review.

Developers

Support site screening and development planning.

Real estate investment companies

Structure sourcing, portfolio construction and documented investment-committee review.

Qatar expansion

Altctrl Intelligence is expanding its presence in Qatar, building on REOS's existing coverage of 224 Qatar zones and its wider footprint across Saudi Arabia and Dubai.

The company aims to establish Qatar as a strategic base for further developing its real estate intelligence capabilities and supporting evidence-based investment and development decisions across the GCC.

Platform scale

1,237 zone profiles across Qatar, Saudi Arabia and Dubai.

Qatar

Saudi Arabia 901 zone profiles

UAE



224

Qatar

188

Riyadh

183

Jeddah

108

Makkah

116

Madinah

306

Eastern Province

112

Dubai

Each plate's width is its market's share of the 1,237 zone profiles. Plates show each covered city, not zone boundaries. Contains modified Copernicus Sentinel data 2025 and 2026.

13M+

Government-verified property transactions used in the platform's intelligence.

Quarterly

Market assessments and historical signal-performance reviews.

Next step

Explore the intelligence beneath the market.

Access REOS quarterly reports or connect with Altctrl Intelligence to discuss institutional applications, market coverage and potential strategic collaboration.



Scan for the REOS quarterly reports

REPORTS

reos.altctrl.ai/quarterly-reports

WEBSITE

altctrl.ai

CONTACT

hello@altctrl.ai


ABOUT ALTCTRL INTELLIGENCE

Altctrl Intelligence develops REOS, a zone-level real estate intelligence platform designed to support evidence-based property investment and development decisions across the GCC.