

# CALL FOR EXPRESSION OF INTEREST (EOI)

## DEVELOPMENT, REPURPOSING & OPERATION OF THE KIGALI CULTURAL VILLAGE (KCV)

Issued by: **Rwanda Development Board (RDB)**

Project Location: **UPI:1/03/02/04/3996 on Rebero Hill, Kicukiro District, City of Kigali, Rwanda**

Site Area: **Approximately 24.7 hectares**

Issue Date: **8 June, 2026**

Submission Deadline: **15 July, 2026**

### 1. Background

The Government of Rwanda, through the Rwanda Development Board (RDB), invites qualified local, regional, and international investors, developers, operators, and consortia to submit Expressions of Interest (EOIs) for the development, repurposing, financing, operation, and management of the Kigali Cultural Village (KCV).

The Kigali Cultural Village is a strategic public asset conceived as a landmark project to diversify Rwanda's tourism offering, promote cultural and creative industries, and enhance Kigali's positioning as a regional hub for tourism, culture, leisure, and events.

The site has benefited from significant public investment in core infrastructure but has experienced limited private sector uptake under previous development models. RDB is therefore seeking innovative, financially viable, and market-responsive development concepts that will ensure optimal utilization of the site and long-term sustainability.

### 2. Site Description and Existing Infrastructure

The original KCV site covers approximately 30.2 hectares fully owned by the Government of Rwanda. However, the net area available under this EOI is approximately 24.7 hectares. The site is serviced with basic infrastructure, including:

- Internal access roads, pedestrian pathways, fencing, landscaping, and lighting;
  - Parking facilities with a capacity of approximately 300 vehicles;
  - An open-air auditorium with a capacity of approximately 15,000 people;
  - Water, electricity, fire detection, and firefighting systems
- The site is located on UPI:1/03/02/04/3996, Rebero Hill, offering panoramic views of the City of Kigali and proximity to key urban, tourism, and transport nodes.

### 3. Proposed Development Scope

Interested proponents are invited to submit EOIs for one or a combination of the following development options, or other well-justified concepts aligned with Rwanda's development priorities:

#### 3.1 Integrated Theme & Adventure Park

A destination-oriented development focused on tourism, leisure, and family entertainment, potentially incorporating:

- Outdoor adventure and experiential attractions
- Family recreation and interactive zones
- Nature, wellness, and relaxation areas
- Educational and cultural interpretation spaces
- Event, festival, and performance areas
- Dining, retail, and lifestyle experiences

#### 3.2 High-End Eco-Lodge Development

A sustainable, low-impact hospitality offering aligned with the original master plan, potentially including:

- Eco-luxury accommodation units (lodges, pavilions, or villas)
- Integrated wellness and nature-based experiences
- Conference and retreat facilities
- Environmentally responsible and climate-resilient design
- Strong integration with the surrounding landscape and cultural offering

#### 3.3 Creative and Cultural Economy Developments

Concepts that support the growth of cultural and creative industries, including:

- Creative studios, laboratories, and production facilities
- Cultural marketplaces and exhibition spaces
- Training, incubation, and youth empowerment initiatives
- Integration with events, festivals, and digital platforms

### 4. Development and Partnership Models

RDB is open to considering various partnership and implementation models, including but not limited to:

- Long-term lease or concession arrangements
- Phased master development by a single developer

- Phased or clustered development involving multiple investors under a coordinated framework

Proponents are encouraged to outline their preferred model and rationale.

### 5. Eligibility and Minimum Requirements

Interested parties should demonstrate:

- 5 - 10 years of experience in the development, financing, and/or operation of theme parks, adventure parks, or comparable large-scale leisure or tourism destinations;
- Technical and managerial capacity to deliver and operate complex projects;
- Successful delivery and/or operation of at least two (2) projects of a similar nature;
- Financial capability and access to funding;
- Experience in public-private partnership or similar arrangements (preferred).

Consortia are eligible to this EOI, provided that their respective roles and responsibilities are explicitly defined.

### 6. Contents of the Expression of Interest

The EOI submission should include, at a minimum:

- **Profile of the Applicant / Consortium**  
Legal status, ownership, and organizational structure
- **Relevant Experience**  
Description of similar projects developed and/or operated
- **Preliminary Development Concept**  
Proposed use(s), scale, and key components
- **Indicative Investment and Financing Approach**  
High-level capital investment estimates and funding sources
- **Proposed Development and Partnership Model**
- **Implementation Approach and Phasing**
- **Indicative Economic and Social Impact**  
Employment, tourism impact, skills transfer, SME participation
- **Expression of Interest in Interim Site Utilization (if applicable)**

The submissions shall be concise and clearly structured.

### 7. Submission Guidelines

- EOIs must be submitted in English
- Submissions may be made in electronic format and/or hard copy, as specified by RDB
- EOIs must be received no later than the submission deadline indicated above

#### Submission Address and Contact Details:

Rwanda Development Board (RDB)  
RDB Building, 1 KG 9 Avenue in Kigali  
Submit via email: [invest@rdb.rw](mailto:invest@rdb.rw)

### 8. Evaluation and Next Steps

EOIs will be evaluated based on, among others:

- Relevance and quality of the proposed concept
- Technical and financial capacity of the proponent
- Alignment with national development priorities
- Potential economic, social, and tourism impact

Shortlisted proponents may be invited to participate in subsequent stages, including feasibility studies, detailed proposals, or negotiations.

### 9. Reservation of Rights

RDB reserves the right to:

- Amend or cancel this Call for EOI at any time
- Accept or reject any or all EOIs
- Request additional information or clarification from any proponent

The issuance of this Call for EOI does not imply any obligation to award a contract or enter into an agreement.