**REQUEST FOR EXPRESSIONS OF INTEREST**

**(CONSULTANT SERVICES – SELECTION OF FIRMS)**

**Country**: Kyrgyz Republic

**Name of Project**: The Shariah-compliant Affordable Housing Financing Project

**Name of Sector**: Housing and Urban Development

**Consulting services**: Project Management Consulting

**Mode of Financing**: Instalment Sale

**Project Code**: KGZ-1028

1. The Kyrgyz Republic has applied for financing from the Islamic Development Bank (IsDB) toward the cost of the Shariah-Compliant Affordable Housing Finance Project and intends to apply part of the proceeds for consulting services to engage a Project Management Consultant (PMC)
2. The services include project management support for the implementation of a large-scale affordable housing development, including coordination of construction and financing components, procurement support, safeguards compliance, stakeholder engagement, and capacity building. The project covers the construction of 1,425 housing units in Sokuluk District through a lease-to-own mechanism under Islamic financing. The PMC will support the State Mortgage Company (SMC) over the estimated 48-month duration of the assignment.
3. The consultant will support the client with implementation planning, procurement of works and goods, oversight of contractors in coordination with the Engineering Technical Consultant (ETC), quality assurance, environmental and social safeguards (in compliance with Kyrgyz national legislation and the IsDB Environmental and Social Framework), financial and technical reporting, and knowledge transfer. The consultant must propose a qualified team and deployment schedule that aligns with the phasing of construction and project milestones.
4. The consulting services will also include the development of a Contract Management Plan (CMP), a Project Implementation Manual (PIM), monitoring of affordability targets, support in the implementation of Shariah-compliant financial products, and submission of structured reports as per IsDB requirements. The assignment is expected to begin in Q4 2025. The assignment also includes preparation and submission of annual monitoring reports for a period of five years following project completion, in accordance with IsDB requirements.
5. The State Mortgage Company of the Kyrgyz Republic now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the services. Interested Consultants must provide information demonstrating that they are qualified to perform the services (brochures, description of similar assignments, experience in similar conditions, availability of appropriate skills among staff, etc.).
6. The shortlisting criteria are:

* Experience in project management and construction oversight for medium to large-scale residential or housing developments, defined as a minimum of three (3) completed projects over the past ten (10) years, each comprising at least 500 residential units.
* Proven track record in implementing projects financed by multilateral development banks (MDBs) or other international donors, including experience with housing finance institutions and public agencies.
* Experience in project implementation support and capacity building for public sector clients.
* Preferably, regional experience in Central Asia or countries with similar operating environments (refers to implementation in countries with transitional economies, comparable housing finance systems, or similar regulatory and institutional contexts).
* Preferably, demonstrated experience in projects involving Shariah-compliant financing instruments, supported by references such as signed contracts, advisory mandates, or project documentation confirming the integration of Shariah-compliant structures.

Consultants must substantiate their experience by submitting at least three (3) signed contract references and/or certificates of completion for each cited assignment. Only assignments of a similar nature, scale, and complexity will be considered as “similar assignments.

1. Key Experts will not be evaluated at the shortlisting stage.
2. The attention of interested Consultants is drawn to Paragraphs 1.12.1 and 1.12.2 of the Guidelines for Procurement of Consultancy Services under Islamic Development Bank Project Financing, April 2019, revised in February 2023 (the “Procurement Guidelines”), setting forth IsDB’s policy on conflict of interest, available at <https://www.isdb.org/project-procurement/documents>.
3. Consultants may associate with other firms to enhance their qualifications but should clearly indicate whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected. Sub-consultants’ experience may be referenced for informational purposes only, but shall not contribute to the evaluation at the shortlisting stage.
4. A consultant will be selected in accordance with the Quality and Cost-based Selection (QCBS) method through a shortlist of firms from IsDB Member Countries set out in the Procurement Guidelines.
5. Interested consultants may obtain further information and the detailed ToR by email at [info@gik.kg](mailto:info@gik.kg) or the address below during office hours 09:00 to 18:00 hours (Bishkek time).
6. Expressions of interest must be delivered (in person, courier, or e-mail) in English with the subject line: “EOI Project Management Consultant for The Shariah-compliant Affordable Housing Financing Project”

No later than 17:00 hours Bishkek time (GMT+6), on 10th of September 2025. Expressions of Interests received after the submission deadline shall not be evaluated.

**State Mortgage Company**

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