



Noko Retreats
Ringsfield, Beccles, Norfolk

10% Fixed-income Secured Loan Notes

A Premier Wellness Destination of 10 Luxury Lakeside Lodges
in the Heart of the Waveney Valley



NOKO RETREATS

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Beccles & Ringsfield: A Prime Location for Tourism Investment

Nestled on the southern fringe of the Norfolk Broads National Park, the historic market town of Beccles—and its neighbouring rural parish of Ringsfield—offers an exceptional setting for tourism-led investment. With a rich heritage, thriving visitor economy, and outstanding natural surroundings, the area is ideally positioned to meet the growing demand for high-quality short breaks and nature-based experiences.

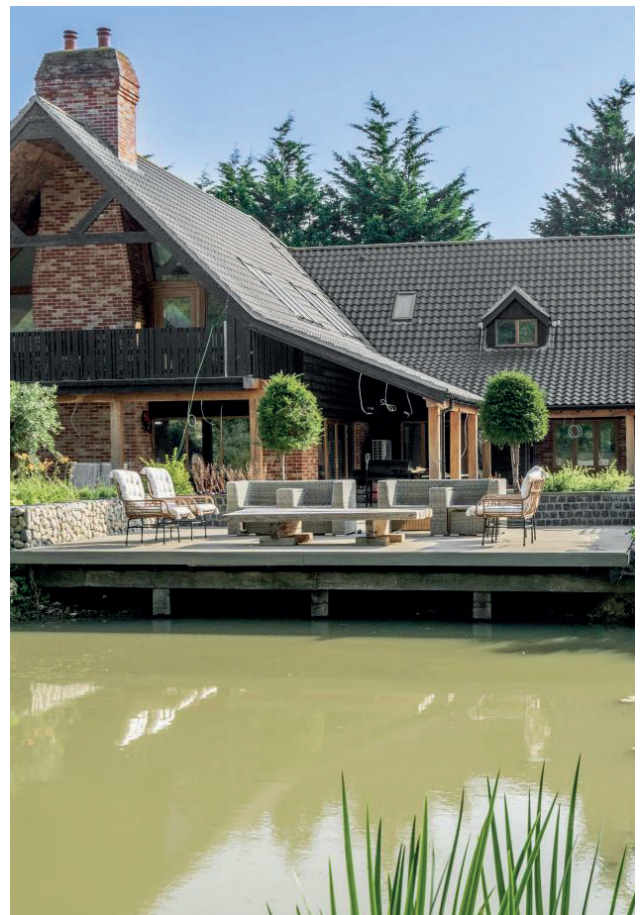
Beccles is a well-connected town just 16 miles from Norwich and within easy reach of Suffolk's celebrated coastline. Its station on the East Suffolk Line provides direct rail links to Lowestoft and Ipswich, with onward services to London Liverpool Street, ensuring year-round accessibility for domestic and international visitors alike.

The town's attractive setting on the River Waveney, coupled with its proximity to the Broads, makes it a major draw for boating holidays, riverside recreation, and outdoor pursuits. Its characterful Georgian streets, independent shops, and vibrant events calendar—including the annual Beccles Carnival and Duck Race—further enhance its appeal to tourists seeking authentic, small-town charm.

The surrounding countryside, including Ringsfield, offers peaceful rural landscapes, walking routes, and a sense of seclusion that aligns with current trends in eco- and wellness tourism. Visitors are increasingly seeking destinations that combine tranquillity with easy access to amenities—a balance that Beccles and its environs provide in abundance.

Situated along the strategic A146 corridor between Norwich and Lowestoft—with close connections to the A143 and A12—Beccles serves as a gateway to both the Broads and the Suffolk Heritage Coast. As tourism continues to grow across East Anglia, the town's strong infrastructure and natural assets make it a standout location for sustainable, experience-led investment.

With its riverside setting, high visitor footfall, and enduring popularity as a regional holiday destination, Beccles (and Ringsfield) offers a rare opportunity to capitalise on the region's buoyant tourism sector and changing holiday preferences.



Noko Retreats: A Premier Destination for Wellness Tourism Investment

Positioned in the heart of the picturesque Waveney Valley, the Ringsfield area near Beccles presents a compelling opportunity for investment in the flourishing wellness tourism sector. Surrounded by ancient woodland and just a short distance from the celebrated Suffolk coastline, this location offers an exceptional setting for a high-end retreat experience rooted in tranquillity, sustainability, and natural beauty.

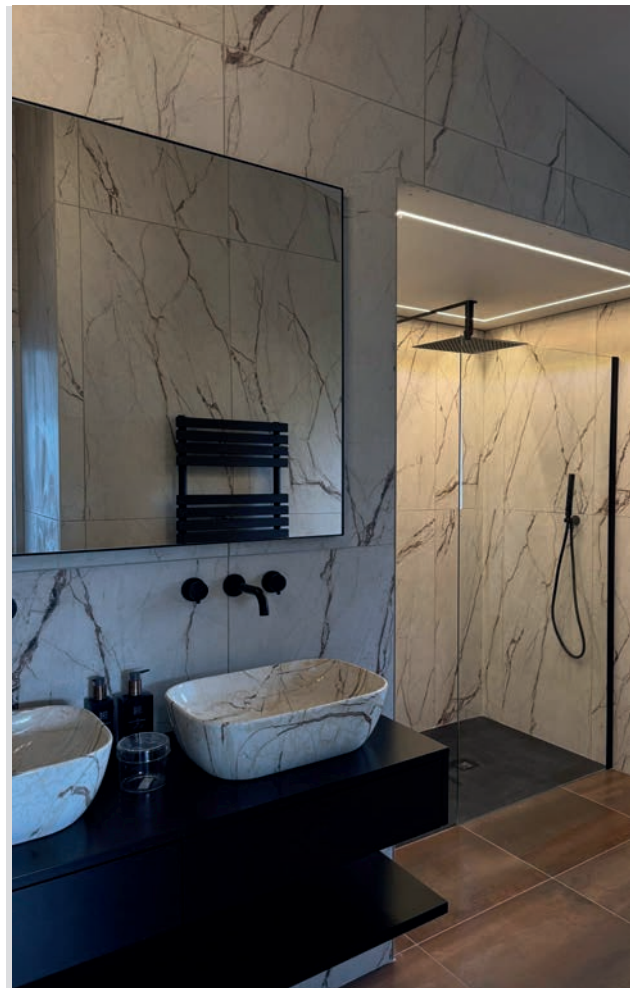
Once completed, the retreat will comprise 10 architecturally designed holiday lodges, housing a total of 25 spacious suites, complemented by a VIP three-bedroom apartment – all thoughtfully positioned around a natural swimming lake. Immersed in peaceful natural woodland and just moments from the Suffolk coast, the setting offers a perfect blend of seclusion and accessibility.

Guests will enjoy an elevated experience with on-site amenities including a gourmet restaurant, stylish café, relaxed bar, and an artisanal deli shop. The development emphasizes sustainability and holistic wellbeing, appealing to the growing market for luxury eco-tourism and wellness travel.

With its proximity to the market town of Beccles, the picturesque seaside of Southwold, and the

cultural hub of Norwich, Noko Retreats is ideally situated to benefit from strong year-round demand. The area's increasing popularity as a high-end holiday destination supports premium rental rates and high occupancy.

Noko Retreats presents an exceptional investment opportunity, combining lifestyle appeal, strong revenue potential, and long-term capital growth in a highly desirable location. Noko Retreats embodies the future of sustainable, high-value tourism—blending lifestyle appeal with robust commercial potential. For investors seeking long-term capital growth in a resilient and evolving sector, this represents a rare and highly attractive proposition.



Loan Note Summary

In partnership with Noko Retreats, Property Investor Partnership ("PIP") is offering investors a senior secured loan note targeting a fixed annual return of 10.0% over a 30-month term, with an optional 6-month extension at PIP's discretion.

PIP will act as Senior Lender, providing up to £2.9 million in development funding (excluding interest and fees), secured against a projected £5.0M-£5.5M asset value upon completion—representing a conservative 58% net loan-to-value (LTV) position.

Strong Refinance Fundamentals

Forecast cashflows have been independently reviewed and indicate a strong trading position by Month 24, with projected annualised EBITDA of approximately £900,000, increasing to £1.1 million by Year 3. This earnings profile supports a commercial valuation in the region of £5.0–£5.5 million, based on standard lending multiples of 5–6× EBITDA.

Such a valuation would support a refinance at 65%–70% LTV, sufficient to fully redeem the gross loan at maturity.



Resilience and Headroom

Even after accounting for the loan's amortised interest cost, the business is forecast to generate £600,000–£800,000 in free cash flow annually at stabilisation. This provides substantial headroom and enhances the project's credit profile and repayment options, offering investors a strong risk-adjusted return.

Given the underlying financial performance, conservative assumptions, elevated and unrivalled guest experience on offer, the exit strategy via refinance with a mainstream or specialist lender is well supported and highly credible.

Reasons to Invest

- Earn 10.0% per annum for 30-months (6-month extension option at PIP's discretion)
- Yield is paid as a single bullet payment upon repayment of capital
- Senior-ranking debenture over the borrower to include:
 - A fixed senior charge over the development asset.
 - Floating charges over all existing and future cashflows.
 - Floating charges over all other company assets and undertakings.
- Clear exit strategy, upon sale of the properties
- No upfront fees
- Minimum investment of £10K



Completed site plan projected mid 2026

The Noko Retreat Project Appraisal

	GBP (£)
Gross Development Value (GDV)	£5.0M-£5.5M
Net Cost-to-Value	58%
Gross Loan-to-Value (Inc Interest)	65%-70%
Development Profit (Inc Finance)	£1.5M
Profit on Cost	42.85%
Profit on GDV	30.00%



About the Developer

Suffolk Spa Retreats Ltd, the ultimate beneficial owner of the Noko Retreats development ("The Developer") is a specialist developer of high-end health and wellness destinations, founded by the experienced team behind Wensum Design and Build Ltd. With a proven track record across the residential, leisure, and commercial sectors, the team brings a depth of expertise in delivering architecturally-led, design-focused developments of exceptional quality.

The developer's portfolio includes the delivery of five bespoke holiday lodges and the complete refurbishment of the luxury spa at the award-winning five-star Congham Hall Hotel, located near Sandringham. The developer has also delivered premium leisure accommodation across the UK, including landmark schemes in the Lake District and Scotland.

With extensive experience spanning both construction and luxury hospitality, the developer is uniquely positioned to develop and operate its own flagship destination. Noko Retreats aims to become one of East Anglia's premier wellness and vacation experiences by integrating cutting-edge design, sustainability, and five-star service.

Website coming soon:

<https://www.nokoretreats.com/>







Transaction Counterparties

Developer

Suffolk Spa Retreats Ltd
<https://www.nokoretreats.com/>



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Security Trustee & Investment Servicer

Property Investor Partnership



Legal Counsel

Howes Percival
<https://www.howespercival.com/>





Key Investment Terms

Loan Note Issuer	Ringsfield Lodges Limited
Investment Type	Secured Loan Note
Investment Status	Senior-Secured Debt under English Law
Investor Yield	10.0% per annum (0.8333% per month) Paid as a single bullet payment on maturity
Investment Term	30 months or April 2028 whichever is sooner
Call Option	The Notes can be redeemed before the Repayment Date at the option of the Issuer. Interest shall accrue and be paid up to and including the date of repayment.
Transferability	Freely transferable
Minimum Investment	£10K (increments of £1K thereafter)
Purpose of Loan	Development Finance for the construction of a further 6 holiday lodges to complement 4 existing lodges, which completes the masterplan of a 10 luxury lodge wellness retreat, with a net GDV of £5.0M-£5.5M (as at Oct-2025)
Investor Security	A debenture is granted to the Security Trustee providing fixed and floating charges over the Loan Note Issuer. These charges capture all assets, cashflows and other undertakings of the borrower, including all legal rights to Secured Assets.
Exit Strategy	Between months 24-30, the borrower will arrange refinance via mainstream and/or specialist lenders to repay noteholders

FCA Risk Warnings

What are the risks?

1. You could lose all the money you invest

- If the business you are investing in fails, there is a high risk that you will lose your money. Most start up and early-stage businesses fail.
- Advertised rates of return aren't guaranteed. This is not a savings account. If the borrower doesn't pay you back as agreed, you could earn less money than expected. A higher advertised rate of return means a higher risk of losing your money. If it looks too good to be true, it probably is.
- These investments are sometimes held in an Innovative Finance ISA (IFISA). An IFISA does not reduce the risk of the investment or protect you from losses, so you can still lose all your money. It only means that any potential gains from your investment will be tax free.

2. You are unlikely to be protected if something goes wrong

- Protection from the Financial Services Compensation Scheme (FSCS), in relation to claims against failed regulated firms, does not cover poor investment performance. Try the FSCS investment protection checker here.

<https://www.fscs.org.uk/check-investmentprotection-checker>

- Protection from the Financial Ombudsman Service (FOS) does not cover poor investment performance. If you have a complaint against an FCA regulated firm, FOS may be able to consider it. Learn more about FOS protection here.

<https://www.financialombudsman.org.uk/consumers>

3. You are unlikely to get your money back quickly

- Many bonds last for several years, so you should be prepared to wait for your money to be returned even if the business you're investing in repays on time.
- You are unlikely to be able to cash in your investment early by selling your bond. You are usually locked in until the business has paid you back over the period agreed.

4. Don't put all your eggs in one basket

- Putting all your money into a single business or type of investment for example, is risky. Spreading your money across different investments makes you less dependent on any one to do well.
- A good rule of thumb is not to invest more than 10% of your money in high-risk investments.

<https://www.fca.org.uk/investsmart/5-questions-ask-you-invest>

- If you are interested in learning more about how to protect yourself, visit the FCA's website here.

<https://www.fca.org.uk/investsmart>



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