



Stolen Land



Settler Violence

More



Booking.com: experience Israel's illegal occupation

How Booking.com Profits from Illegal Israeli
Settlements in the Occupied West Bank



Illegal Israeli Settlements



Verified 2026

[Browse 41 Listings](#)

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“I used to go with my grandfather and my father to grow wheat,” he says. “We made bread from that land. The settlements nearby grew slowly, slowly, until they reached us.”

Mohammed Al-Sbeih on the outskirts of Al-Khader looking towards the illegal settlement of Neve Daniel.




INTRODUCTION

Three generations of the Al-Sbeih family farmed more than 50 dunums (12 acres) of land on a hillside outside Al-Khader, in the hills outside of Bethlehem. Mohammad Al-Sbeih, who inherited the land from his father. Today it sits inside the illegal Israeli settlement of Neve Daniel – multiple homes for Israeli settlers have been built on top of the land. Mohammad Al-Sbeih has not set foot on it in years.

“I used to go with my grandfather and my father to grow wheat,” he says. “We made bread from that land. The settlements nearby grew slowly, slowly, until they reached us.”

The land was seized in the early 1980s for military purposes. Soon after the illegal settlement of Neve Daniel was built on it. Mohammad’s family challenged the seizure in court and lost. Since then the land has stayed out of reach – fenced off by the settlement, guarded by the Israeli military and settlers who patrol its perimeter. He cannot approach it. His children have never seen it.

In April 2026, Mohammad learned something new about his land. An Ekō researcher showed him a photograph of a listing on Booking.com for a property inside Neve Daniel, at the coordinates that match his family’s plot. It was marketed as a tranquil mountain retreat in the hills. Available for around \$170 a night.



“When I saw the photograph for the first time, the house looked beautiful.” He paused. “It burns my heart”, Mohammad says. “I wished it was mine. A settler is sitting on my land, making a beautiful home, renting it to tourists. This is supposed to be my land.”

Mohammad is not alone. He is one of at least twenty family members holding a legal claim to that plot – and one of many Palestinians across the occupied West Bank whose confiscated land is now part of Israel’s settlement tourism economy.

This is how Israel’s settlement enterprise works. Land is taken through military seizure, retroactive “state land” declarations, or the violent expulsion of Palestinian communities – and then it is converted, systematically, into something else. Into tourism infrastructure. Into beach resorts on the Dead Sea shore, glamping compounds on Palestinian hilltops, boutique hotels in the heart of Jerusalem’s annexed Old City. The occupation is being repackaged as a destination. And for years, Booking.com has been one of the primary platforms fueling Israel’s illegal occupation. Ekō researchers identified 41 listings on Booking.com operating inside illegal Israeli settlements. They include luxury retreats outside Jerusalem, glamping resorts on the Dead Sea shoreline, and private apartments in communities whose Palestinian residents were driven out, cannot return, and – in many cases – have no idea that a global travel platform is collecting a commission from guests sleeping on their land.

Booking.com has known about this for years. The evidence has been put in front of the company repeatedly – by human rights organisations, by UN investigators, by shareholders, by journalists, and by the lawyers now pursuing a criminal complaint against it in the Netherlands, where Booking.com is registered and headquartered. The complaint

argues that the revenue the company collects from settlement properties constitutes money laundering under Dutch law, on the basis that the underlying activity is connected to war crimes. Each time new evidence of its illegal settlement listings has been presented to Booking.com, the company has failed to act.

This report adds new evidence to an already substantial record. Ekō researchers mapped specific Booking.com listings to the Palestinian land records that show exactly whose land was taken. In Mohammad's case, they located the original ownership documents, traced them through the Al-Khader municipality, and confirmed that he holds formal legal title to the plot on which a Booking.com listing now stands. Researchers also documented the settler violence occurring in the communities surrounding these listings, at a moment when that violence has reached its highest recorded level—an average of five attacks every single day, according to the United Nations Office for the Coordination of Humanitarian Affairs (OCHA).

Inside the company, investors are asking questions the board has not answered. A shareholder resolution filed ahead of the June 2026 Annual General Meeting calls on Booking Holdings' board to report on its oversight of human rights risks in conflict-affected and high-risk areas — how those risks are identified, how they reach the board, and whether any gaps have been found. It is the clearest signal yet from within the investor community that continued inaction has become a governance problem, not just a reputational one.

Mohammad has a message for the company.

“The issue is not the money they make – whether ten shekels or five hundred thousand dollars. The issue is that it is on stolen land. This land is my grandfather's. I worked on it. My father worked on it. My grandfather worked on it. With sweat and blood.” He wants the company, its investors, and customers to know: “I want Booking.com to get off my land.”

The board has told investors to vote the Ekō shareholder proposal down, claiming the company is already doing enough. The evidence in this report tells a different story.



BOOKING.COM LISTINGS IN ILLEGAL SETTLEMENTS

Overview

Ekō researchers identified **41 listings across 14 illegal Israeli settlements in the occupied West Bank** – including the annexed Old City of East Jerusalem. They fall into two main clusters: the Jordan Valley and Dead Sea area – including Kibbutz Kalia, Kalia Beach, Kibbutz Almog, Ovnat, Mitzpe Shalem, and Vered Yericho – and the settlement ring around East Jerusalem, including the Old City, Psgat Ze’ev, French Hill, Ma’ale Adumim, Neve Daniel, and Kfar Adumim.

They range from private rooms to luxury apartments listed at over \$7,165 a night. Across the listings Ekō researchers identified, guests have left at least 3,800 reviews – a conservative measure of the volume of bookings that have flowed through these properties. Many are marketed as premium experiences – glamping on the Dead Sea, “desert hospitality” in the West Bank hills, and “luxury havens”. What none of them disclose is that the land on which they sit was taken from Palestinian communities whose connection to it Israel severed through an illegal military occupation, land confiscation, and ongoing settler violence.

The settlement economy does not sustain itself by military force alone. It depends on Israel’s ability to make occupation look normal – and tourism is one of the primary mechanisms for doing that. The Israeli government has actively subsidized settlement tourism infrastructure, allocating millions in grants for hotels, B&Bs, and guest rooms across the West Bank. Tourism generates the economic activity that sustains settlements and projects an image of normalcy that obscures the dispossession, violence, and war crimes that made them possible. When Booking.com lists a glamping site on the Dead Sea or a luxury villa in annexed Jerusalem, it gives that normalcy global reach – presenting illegally occupied land as an open, welcoming destination to over one hundred million active users, and helping make permanent what international law defines as a war crime.

A criminal complaint filed with Dutch prosecutors argues that the revenue Booking.com collects from properties in Israeli settlements constitutes as money laundering under Dutch anti-money laundering legislation.

Stolen Palestinian Land

Many of the settlements listed on Booking.com sit on land that was confiscated from Palestinian communities – through military seizure, retroactive “state land” declarations, or the forced displacement of communities that once farmed and lived there.

The evidence against Booking.com has been building for years. As early as 2018, Palestinian human rights organizations, as well as Human Rights Watch and Amnesty International all documented that Booking.com was listing properties in settlements built on privately-owned Palestinian land. In doing so, the platform was contributing to and profiting from a system that denies Palestinians access to land they legally own. The UN Human Rights Council’s Database of Business Enterprises Pursuant to Human Rights Council Resolutions 31/36 and 53/25 has named Booking.com in every update since 2020, including its most recent September 2025 update listing 158 companies with settlement-linked activity. In June 2025, UN Special Rapporteur Francesca Albanese went further – documenting in her report to the Human Rights Council that Booking.com had more than doubled its West Bank listings since 2018 and tripled its East Jerusalem listings in the single year following October 2023.

In November 2023, Dutch non-profit Centre for Research on Multinational Corporations (SOMO), together with Al-Haq, the European Legal Support Centre, and The Rights Forum, filed a criminal complaint with Dutch prosecutors arguing that the revenue Booking.com collects from properties in Israeli settlements – established through war crimes under international law – constitutes money laundering under Dutch anti-money laundering legislation. Booking.com has not only continued its operations in these settlements – it has significantly expanded them according to the complaint. The coalition filed supplementary evidence in December 2024.

Neve Daniel

Two Booking.com listings are located in Neve Daniel, a settlement of approximately 2,000 settlers in the Gush Etzion bloc, south of Jerusalem and west of Bethlehem.

Neve Daniel was established in 1982 on land belonging to the Palestinian villages of Al-Khader. Since its founding, it has expanded continuously at the expense of those communities – with land confiscated on the surrounding hilltops.



Neve Daniel, 2014. Credit: Wikimedia Commons

Al-Khader, situated three kilometres south of Bethlehem, has lost 55% of its original land area since 1967 to Israeli settlements – including Neve Daniel – built on a combined 2,791 dunums of its agricultural land. In 2002, the settlement spawned an outpost called “Sde Boaz” illegally established on Al-Khader land 1.5 kilometres from the mother settlement, after a Neve Daniel settler occupied a Palestinian hilltop and received army protection. Israeli forces and settlers routinely block Palestinian farmers from Al-Khader from accessing their own land. Residents of Al-Khader told Eko researchers that Palestinians lost access to whatever land remained due to settler violence.

A 2014 military order issued by the Israeli Civil Administration seized a further 984 dunums of Palestinian land from Al-Khader and Beit Ummar, declaring it “state land” to consolidate the Gush Etzion bloc between the settlements of Ele’azar, Rosh Tzurim, Neve Daniel, and Alon Shevut.

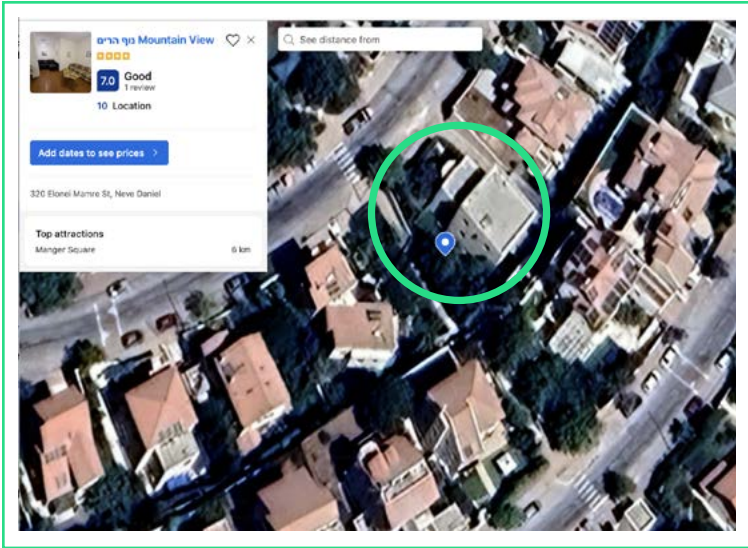
Wadi Fukin, a farming village to the northwest of Neve Daniel, illustrates the devastating consequences of the settlement expansion and its costs to Palestinian communities. The cumulative effect of the confiscation orders has stripped the village of 84% of its original land area, reducing agricultural and housing land from 3,954 acres to just 642 acres. Wadi Fukin now faces the threat of becoming a Palestinian enclave, squeezed between the Green Line and a network of illegal settlements. Most of the village's remaining land is classified as Area C, under full Israeli military control. Obtaining building permits is all but impossible for the Palestinian residents.



Mohammad Al-Sbeih and his family hold formal legal title to the plot of land on which the Neve Daniel Booking.com listing stands.

Mohammad Al-Sbeih, a grandchild who holds formal legal title to the plot, cannot access it, build on it, or farm it. Instead, an Israeli settler is renting it out on Booking.com.

Using geospatial tools, Ekō researchers traced the coordinates of one of the Neve Daniel listings to available land records, then cross-referenced those records with the land registry held by the Al-Khader village municipality. The records showed the land had been registered to a Palestinian family from Al-Khader – Abdel Qader Ibrahim Al-Sbeih and Khadr Ismail Al-Sbeih, listed as original owners. Ekō researchers located their living descendant: Mohammad Al-Sbeih, a grandchild who holds formal legal title to the plot, cannot access it, build on it, or farm it. Instead, an Israeli settler is renting it out on Booking.com.



Listing: [Mountain View \(מירה פונג\)](#)

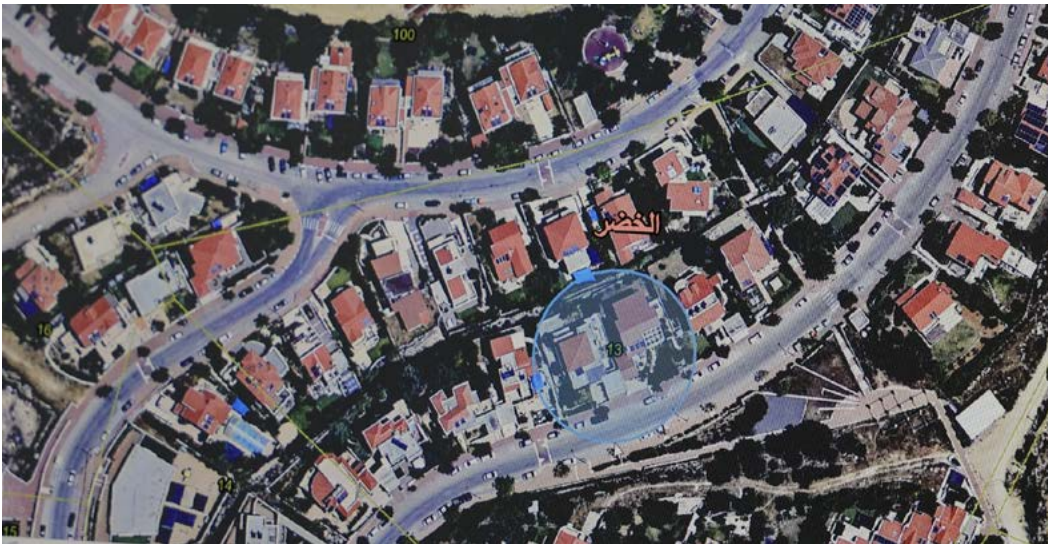
Settlement: Neve Daniel

Type: Suite / B&B

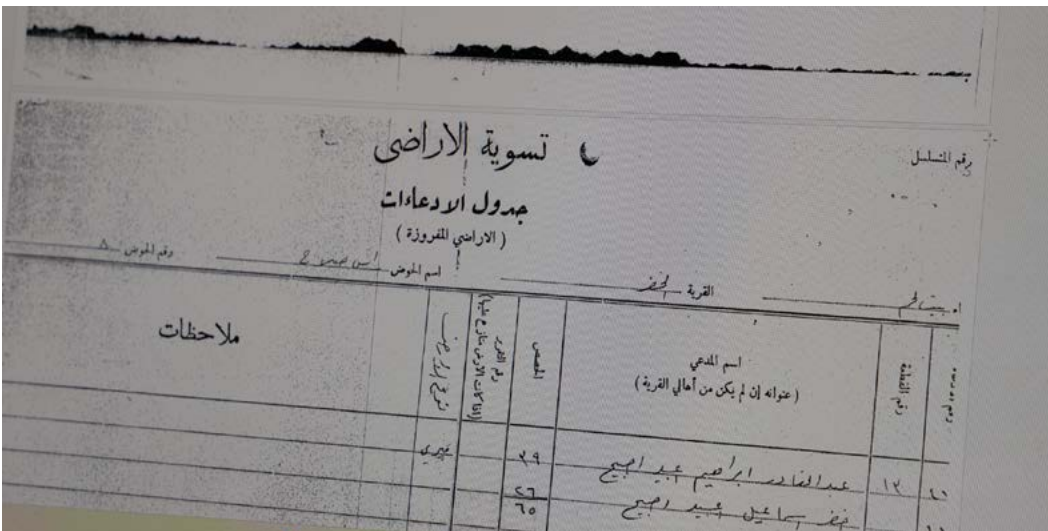
Available for around \$170 USD per night.

The listing markets itself as a tranquil mountain-view retreat in the Gush Etzion hills, with no indication that the land on which it sits is the subject of a formal Palestinian land claim. It has at least one confirmed guest review from July 2024.

A screenshot of the exact location of the Mountain View listing on Booking.com's website.



A screenshot of the geospatial tool, Geomolg, used by Ekō researchers. The tool overlays multiple map layers, including those from archival land records. By plotting the exact GPS coordinates of the Booking.com listing against these layers, researchers identified the plot as parcel number 13 – a designation that corresponds directly to the land registry held by the municipality, which records the Al-Sbeih family as the registered owners.



Archival land records showing the owners of parcel number 13. The document shows the plot of land belonging to the Al-Sbeih family.



The Dead Sea cluster

The Dead Sea is one of the world’s most ecologically and economically significant natural sites. Under international law, its resources – the minerals in the water, the therapeutic mud, and the shoreline – belong to the Palestinian people as part of the natural wealth of occupied territory. Israel has systematically done the opposite. Since 1967, Israel has privatized access to the Dead Sea for the benefit of Israeli settlements, denying Palestinians the economic benefit of their own land and resources. UN experts have confirmed that this exploitation is a direct violation of Israel’s legal responsibilities as an occupying power.

Today there are six settlements in the Dead Sea area—Mitzpe Shalem, Vered Jericho, Avnat, Beit Ha’arava, Almog, and Kalia. The six settlements have built their economies on Palestinian natural resources – including through the extraction of raw materials, agriculture, and tourism.

These Israeli settlements operate profitable beach resorts and extraction industries on the same shore. The World Bank estimated in 2013 that Palestinian access to Dead Sea tourism alone could add \$126 million annually to the Palestinian economy – wealth that is currently captured by Israeli settlements. Meanwhile, Palestinians have been physically barred from accessing the Dead Sea altogether.

Ekō researchers identified at least 19 Booking.com listings across this cluster – concentrated around Kalia, Beach, Kibbutz Kalia, Kibbutz Almog, Mitzpe Shalem, Vered, Yeriho, and the settlement of Ovnat. According to the Geomolg geospatial tool, these listings all sit on land belonging to the Palestinian communities of Nabi Musa, Al-Ubeidiya, and Arab al-Rashayda.

כפר נופש קלי"ה ים המלח
 Kibbutz Kalia, Kalia, 90666, Palestinian Territory, Israeli Settlement – [Great location - show map](#)

Reserve We Price Match

Very Good 8.5
 721 reviews

Guests who stayed here loved
 "The beautiful gardens are so relaxing. Amazing staff especially at the reception and at the dining room, always friendly and helpful. I love to..."

Staff 9.1

+40 photos

Listing: [Kalia Holiday Village \(חלמה פי"ה"ילק שפונ רפכ\)](#)

Settlement: Kibbutz Kalia

Type: Holiday village / Resort

With 720 reviews, Kalia Holiday Village is the most visited listing in this entire dataset. Kibbutz Kalia operates a commercial beach resort on the northern Dead Sea shoreline, on land traceable to the Palestinian communities of Nabi Musa. The resort is one of the main tourist destinations on the Dead Sea. There are rooms for \$283 USD/night.

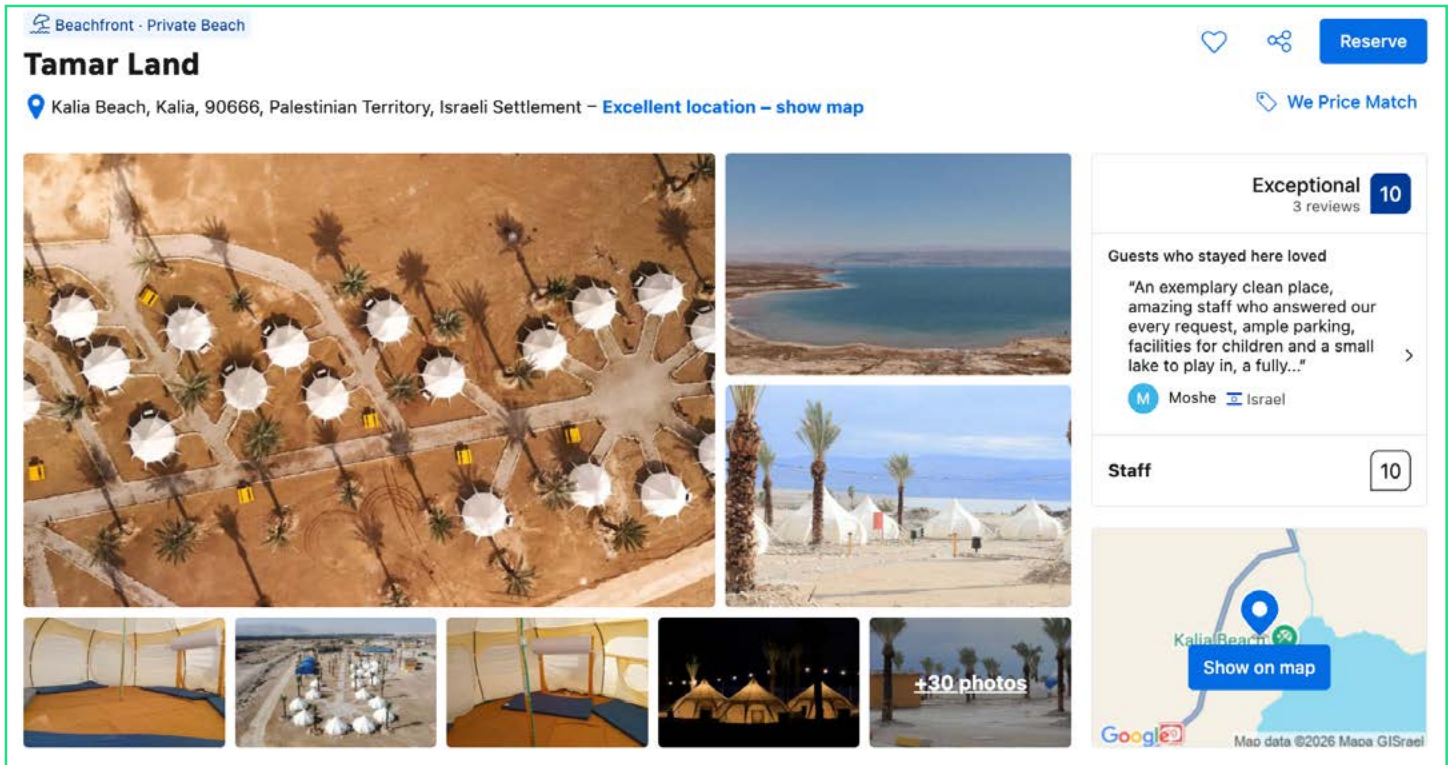
Identify Results (3)

- رقم التفتيش: 1
- رقم الحوزة: 2
- اسم التجمع: النبي موسى
- المساحة: 4197694.02
- موقع الأراضي شديدة المنحدرة: منطقة الأراضي
- Kalia | كاليا
- Colonies Border | سياج المستوطنات
- Kalia | كاليا
- مستعمرة

Displaying 1 - 3 (Total: 3)

Page 1 of 1

A screenshot of the land showing Block 1 and Parcel 2, belonging to the Nabi Musa community, on the Geomolg geospatial tool.



Listing: [Kalia Holiday Village – Tamar Land](#)

Settlement: Kalia Beach (Dead Sea)

Type: Glamping

This listing in the Kalia Beach settlement, added more recently and marketed at \$265 a night, as a glamping experience on the Dead Sea shore. The land is traceable to the Nabi Musa community.



A screenshot from the Geomolg geospatial tool showing the exact coordinates of the “Kalia Holiday Village – Tamar Land” listing, identifying the land as Block 3, Parcel 3, belonging to the Nabi Musa community.

TRANQUILO - Dead Sea Glamping

kibbutz mitzpe shalem, Metsoke Dragot, 8698300, Palestinian Territory, Israeli Settlement – [Excellent location – show map](#)

[Reserve](#)

[We Price Match](#)

Excellent 316 reviews **8.6**

Guests who stayed here loved

"Was so majestic and bliss and not in a populated area"

Miller United States

Excellent location! **9.0**

Mitspe Shalem
[Show on map](#)

+47 photos

Listing: [TRANQUILO – Dead Sea Glamping](#)

Settlement: Kibbutz Mitzpe Shalem

Type: Glamping

This listing is located in the illegal settlement of Mitzpe Shalem. The settlement was once home to the Ahava cosmetics main production facility, the cosmetics company whose extraction and commercial use of Dead Sea minerals from occupied territory has been the subject of legal challenge and international campaigns for years. The settlement currently hosts the Ahava visitor center and showroom, where Dead Sea minerals are sold to tourists. The listing markets itself as a glamping eco-resort, with 345 reviews. The land is traceable to Arab al-Rashayda community in the Bethlehem governorate.



Ovnat — nine listings on one community’s land

At Ovnat, a small settlement in the southern Jordan Valley, Ekō researchers found nine separate Booking.com listings — every one of them on land traceable to the Palestinian community of Al-Ubeidiya. They carry names like “Beautiful home on the dead sea!”, “Dead Sea Rooftop,” and “Magnificent dead-sea view.” Together they constitute a micro-economy of settlement tourism.

A screenshot showing nine listings in the settlement of Ovnat.

East Jerusalem

Israel occupied East Jerusalem in 1967 and formally annexed it in 1980, in violation of international law. It has since weaponised tourism as a tool of that project. The Israeli government has poured hundreds of millions of dollars into developing settlement-linked tourist infrastructure across occupied East Jerusalem, including \$13 million for excavations at the City of David — a settler-managed archaeological site in Silwan, a Palestinian neighbourhood whose residents face systematic home demolitions and forced displacement. Israel uses tourism and national park designations across populated parts of East Jerusalem to restrict Palestinian construction, justify demolitions, and expel communities — while opening the same land to tourists. According to Israeli authorities, the most visited sites for foreign tourists are in Jerusalem’s Old City.



Old City of Jerusalem. Credit: Mohannad Khatib

East Jerusalem is the single largest cluster of listings in this dataset – at least 15 properties concentrated in and around the Old City and extending into the annexed settlement neighbourhoods of Psagot Ze'ev and French Hill. Booking has expanded the number of listings in East Jerusalem even as the company has been under legal scrutiny. When a criminal complaint was filed against Booking.com in November 2023, the company had 13 listings in occupied East Jerusalem. By November 2024 – one year later, with the complaint active – that number had risen to 39. Guests arriving through these listings are not told they are staying in occupied territory, steps away from Palestinian families facing eviction.

The screenshot shows a Booking.com listing for 'Western Wall View - Lev Simcha' in Jerusalem, Israel. The listing is marked as 'Exceptional 10' with 3 external reviews. The main image shows a dining area with a large window overlooking the city. Other images show a bedroom and a bathroom. A map shows the location in the Old City of Jerusalem, near the Western Wall and the Dome of the Rock. The listing is titled 'Western Wall View - Lev Simcha' and is located at '6 התמיד, Yerushalayim, Israel'. The listing is marked as 'Exceptional 10' with 3 external reviews. A map shows the location in the Old City of Jerusalem, near the Western Wall and the Dome of the Rock. The listing is titled 'Western Wall View - Lev Simcha' and is located at '6 התמיד, Yerushalayim, Israel'. The listing is marked as 'Exceptional 10' with 3 external reviews. A map shows the location in the Old City of Jerusalem, near the Western Wall and the Dome of the Rock.

Listing: [Western Wall View – Lev Simcha](#)

Settlement: East Jerusalem – Old City (Occupied)

Type: Private villa / Large let

These listings are also some of the most expensive in this entire dataset. The listings include large hotels, guesthouses, and high-end private lets. At \$7,165 per night, this is the most expensive listing in this entire dataset. The property markets itself around its proximity to the Western Wall and the Dome of the Rock.

Israel's E1 expansion — Ma'ale Adumim and Kfar Adumim




Booking.com also has at least three listings in the Ma'ale Adumim/Kfar Adumim settlement bloc. The settlement bloc has a population of more than 40,000 settlers and is among the largest Israeli settlements in the West Bank. The Israeli authorities planned E1 expansion — which would sever geographic continuity between the northern and southern West Bank — has for decades been part of Israel's plans to massively expand and entrench its illegal settlements around occupied East Jerusalem. Booking.com lists two properties in Ma'ale Adumim, both in use for years, on land traceable to Palestinian communities.



The illegal Israeli settlement of Ma'ale Adumim. Credit: Michiel Vaartjes

Dawar Canaan Paradise - Luxury Haven Check available dates

Israel Street קדר חווה צאן ירושלים State Zip 821032, Ma'ale Adumim, 821032, Palestinian Territory, Israeli Settlement – [Excellent location – show map](#) We Price Match

Exceptional 9.6
9 reviews

Guests who stayed here loved

"Stunning location, biblical view, magical sunset and sunrise. A beautifully designed unit brings the colors of the outside inside, and the jacuzzi..."

Ela Israel

Staff 9.5

Map showing location near Cedar South and Al Ma'ale.




Listing: [Dawar Canaan Paradise – Luxury Haven](#)

Settlement: Ma'ale Adumim

Type: Private apartment / villa

דירת גן מרווחת במיקום מעולה עם נטפליקס חינמי Check available dates

3 101 פרי מגדים Ma'ale Adumim, Palestinian Territory, Israeli Settlement – [Good location – show map](#) We Price Match

Good 7.0
8 reviews

Staff 8.5

Map showing location near Mitspe Nevo, Caftit, Hametsadim, Ma'ale Adumim, and Kurash Youth.

Listing: [Spacious Garden Apartment – Ma'ale Adumim \(Netflix\)](#)


Settlement: Ma'ale Adumim

Type: Apartment

According to geospatial tools, the coordinates of the two listings fall within the villages of al-Azariya and Sawalha al-Sharqiya. One of the listings markets itself as a "luxury haven" while the other mentions that it has a "spacious garden apartment in excellent location with free Netflix."

Genesis Land Desert hospitality 📍 Alown, Kfar Adumim, 9061800, Palestinian Territory, Israeli Settlement – [Excellent location – show map](#) 📍 🔗 Check available dates

🏠 [We Price Match](#)



Wonderful 9.1
115 reviews

Guests who stayed here loved

"The staff was fantastic! it was a really amazing stay!!"

M Moshe 🇺🇸 United States

Excellent location! 9.7

[+47 photos](#)

[Show on map](#)

Listing: [Genesis Land Desert Hospitality](#)

Settlement: Kfar Adumim

Type: Desert hospitality / Glamping

This listing in the illegal settlement of Kfar Adumim is titled “Genesis Land Desert Hospitality” and sits adjacent to the Palestinian community of Khan al-Ahmar, a Bedouin community Israel has repeatedly threatened to demolish. The land is traceable to the Palestinian community of Anata.

Settler Violence

The listings above sit on stolen Palestinian land. The sections below document what is happening to the Palestinian communities living beside those same settlements. These are not separate stories – the land theft from Israeli authorities and the violence from Israeli settlers are part of the same process, and Booking.com is helping facilitate both.

The scale of settler violence in the West Bank has reached a historic peak. Israeli settlers attacked Palestinians 1,828 times in 2025 – an average of five attacks every single day, according to OCHA data. October 2025 alone recorded the highest monthly number of settler attacks since OCHA began documenting them in 2006, with more than 260 incidents in a single month. More than 1,000 Palestinians were injured in settler attacks in 2025 – more than the previous two years combined. And between January 2024 and September 2025, 690 Palestinians, including 131 children, were killed by Israeli forces or settlers in the West Bank – more than one person per day.



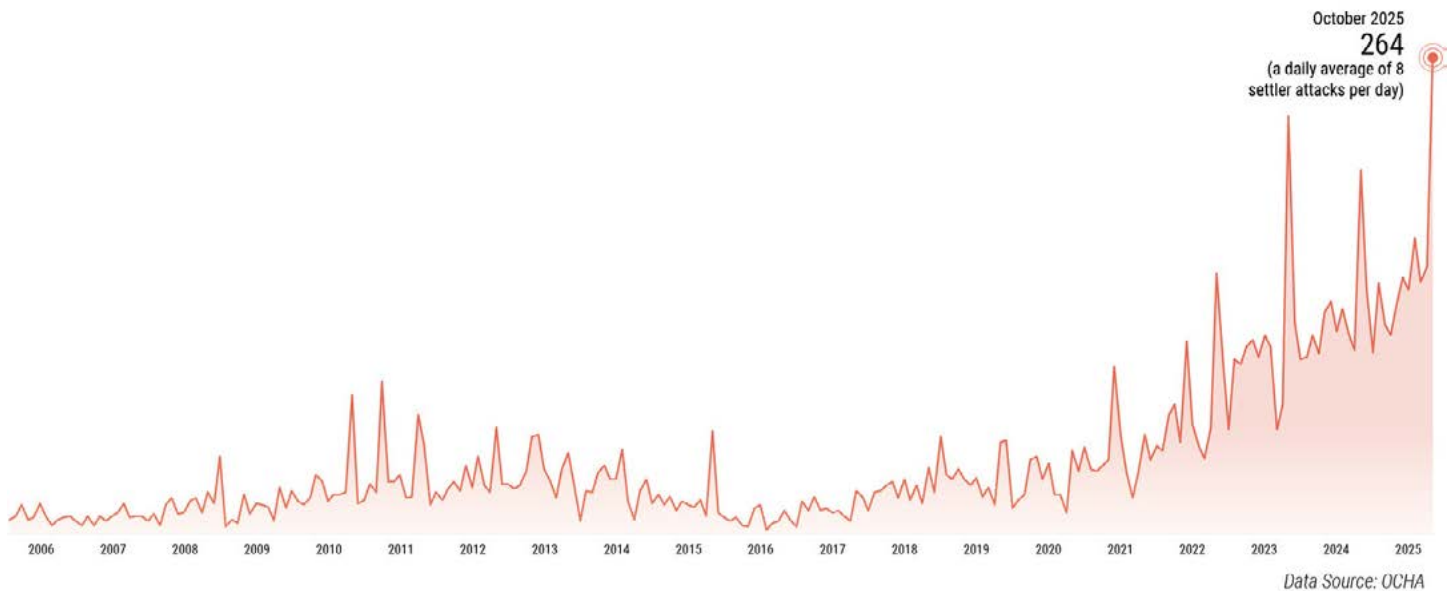
Credit: Yesh Din

Israeli authorities and settlers have spearheaded a massive displacement campaign. Since 2023, where thousands of Palestinians have been displaced due to settler attacks and access restrictions, across 85 communities – predominantly Bedouin and herding communities in Area C. Forty-two communities experienced displacement in 2025 alone. The pattern is consistent and well documented: a new illegal outpost is established, violence escalates against the nearest Palestinian communities, residents are forced to flee, and the land is absorbed into the settlement infrastructure. UN experts have described this as “IDF and State-backed settler terrorism” that is “ethnically cleansing the West Bank through daily attacks.”

Due to this intensifying violence, multiple UN Special Rapporteurs called on all states to impose targeted sanctions and diplomatic pressure, warning that “silence and inaction only embolden further violations.”

Against this backdrop, Booking.com has expanded its footprint in some of the very settlements driving this violence. The listings documented in this report include properties in settlements adjacent to communities that have been attacked and forcibly displaced. Meanwhile, Booking.com actively markets these settlements as destinations, processes their payments, and takes a commission from every booking. In turn, Booking.com is offering a financial endorsement of the settlement economy that makes ethnic cleansing viable.

ISRAELI SETTLER ATTACKS RESULTING IN CASUALTIES OR PROPERTY DAMAGE January 2006 – October 2025



Settler violence and the ethnic cleansing of the Jordan Valley

The Jordan Valley is one of the most acute fronts of Israel's campaign to empty the West Bank of its Palestinian population. According to the Palestinian Central Bureau of Statistics, 23 main Palestinian communities lived in the valley in 2024, with a combined population of approximately 65,000 – a figure that has been declining for decades under a combined policy of settlement expansion, land confiscation, military closures, and the near-total denial of building permits to Palestinians in Area C. Since October 2023, that pressure has become something more openly violent. The Jordan Valley now accounts for 35% of all Palestinians displaced by settler violence. Further, in June 2024, Israel declared approximately 3,000 acres of Jordan Valley land to be state property – the largest single land seizure since the Oslo Accords.

Khirbet Humsa

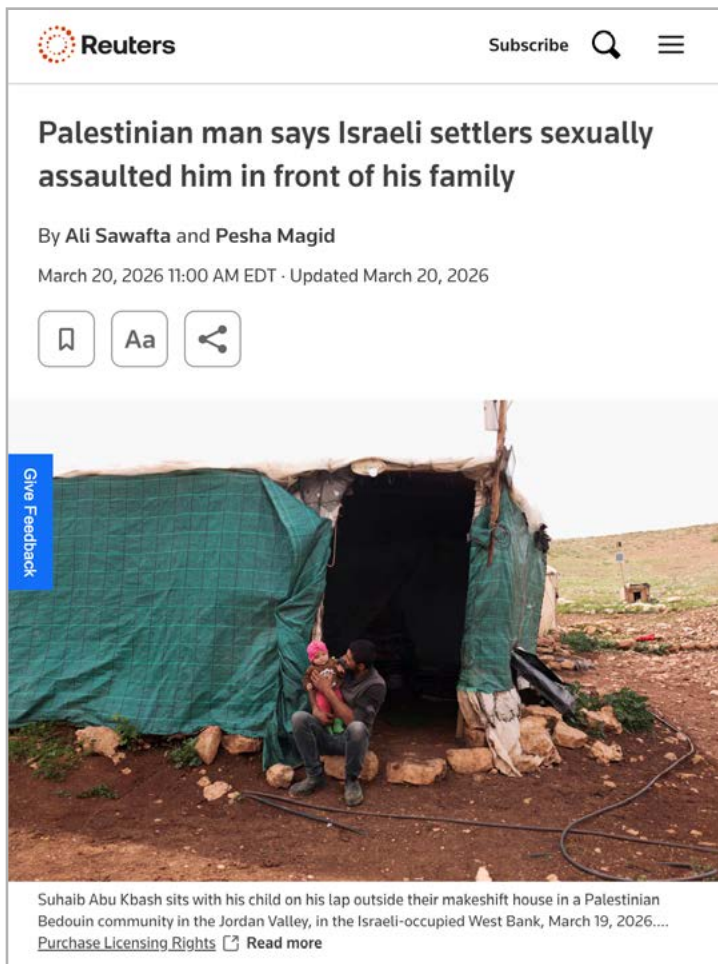


Khadijeh Bsharat and her daughters on the ruins of their home in Khirbet Humsa, 2015. Credit: 'Aref Daraghmeh, B'Tselem.

Khirbet Humsa is a small Bedouin herding community in the northern Jordan Valley. The community sits surrounded by Israeli settlements on multiple sides – including Hamdat, Beqa'ot, and Roi to the east. Five kilometers from the settlement of Hamdat, Booking.com lists a property.

The community has repeatedly faced demolitions by Israeli forces—seven times in a single year between 2020 and 2021 alone. The demolitions are not the only threat the community has faced. Khirbet Humsa has faced repeated settler attacks in recent years – raids on livestock, intimidation of families, and physical assaults that have intensified sharply since October 2023.

Hamdat is a small settlement of fewer than 400 people. The settlement is situated in one of the most volatile settler zones in the northern Jordan Valley – where extremist settlers operate with the full protection of the Israeli military. It is also home to a Booking.com listing. While Palestinian families in Khirbet Humsa and Al-Hadidiya are bound, beaten, and driven from their land, Booking.com markets the settlement next door as a “gem in the valley” and collects a commission from every guest who books a stay.



A screenshot of a Reuters report on a settler attack on the Humsa community in March 2026.

Qusai’s message to Booking.com: “We want Booking.com to stop allowing tourists from around the world to vacation in these settlements.”

In March 2026, dozens of masked settlers stormed the village of Khirbet Humsa in the middle of the night, and residents were attacked. And one resident, Qusai Abu al-Iqbash was sexually assaulted. The settlers also stole 400 of the family’s sheep which is how the community survives and makes a living. While the exact settlement the attackers came from remains unconfirmed, Hamdat is among the closest settlements to Khirbet Humsa. The community has faced repeated settler attacks and intimidation from settlers in Hamdat over recent years. A growing network of illegal outposts around Khirbet Humsa are also escalating this violence.

In an interview with Ekō, Qusai describes what these raids and violence cost his family. He said, “The settlers stole 400 sheep, gone just like that. That is 1.5M NIS (around 500K USD). This is a devastation and a catastrophe for us.” The March attack comes as a pattern he traces to the expansion of outposts around Khirbet Humsa over the last three years. “Previously the settlers would take one dunum of land. Now within weeks they can take 100.” He says, “as these settlements expand and outposts grow, the settlers arrive and within days they know everything – the family names, how many people live in the communi-

פנינה בבקעה - ביישוב חמדת בקרבת עמק המייענות, גן השלושה בקעת הירדן
Jordan valley israel

📍 חמדת 12 המיסדים, Bet She'an, 9069500, Israel – **Excellent location – show map**

Check available dates

We Price Match

Wonderful 9.0
2 reviews

Guests who stayed here loved

"Very clean, equipped with everything you need, unlike everywhere else, they take care of everything from sugar to coffee to dishes."

Elisheva Israel

Excellent location! 10

+3 photos

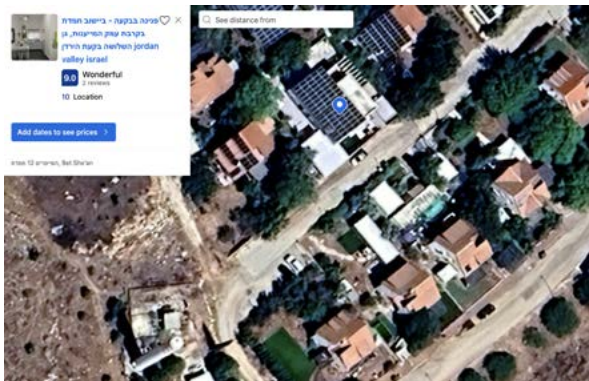
Show on map

Listing: [A gem in the valley](#)

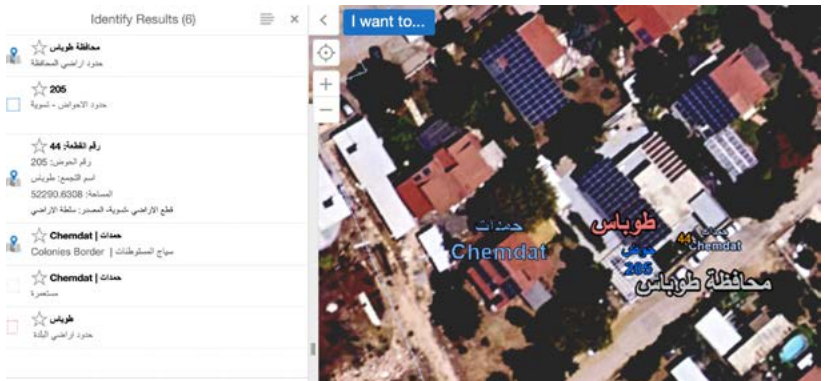
Settlement: Hamdat (Jordan Valley)

Type: Private house

The settlement sits adjacent to the Palestinian communities of Khirbet Humsa and al-Hadidiya. According to geospatial tools, the land is traceable to the Tubas governante and the exact parcel of land can be identified to block 205 and parcel 44. One review left says, "I experienced peace and beautiful views and a beautiful place."



A screenshot showing the Hemdat listing on Booking.com



A screenshot from the Geomolg geospatial tool of the listing showing Block 44, Parcel 205, belonging to the Tubas municipality.

Ma'ale Adumim bloc and Khan al-Ahmar

Khan al-Ahmar is a Bedouin village squeezed between Ma'ale Adumim and Kfar Adumim that Israel has attempted to forcibly displace for years. The community was first expelled from the Negev in 1951, relocated to land east of Jerusalem that Israel then expropriated to establish Kfar Adumim itself. Khan al-Ahmar now exists at the heart of the E1 corridor – the contested zone where Israel is constructing nearly 4,000 settlement housing units to connect Ma'ale Adumim to East Jerusalem, a plan that would lead to the expulsion of Khan al-Ahmar and dozens of surrounding Bedouin communities.

The violence in this corridor is documented and ongoing. In November 2025, settlers attacked the Bedouin community of Arab al-Ara'ara— one of the communities within the same settlement corridor – setting fire to olive groves. Settlers stormed Khan al-Ahmar repeatedly in recent months under military protection, attempting to assault and harass residents. These attacks are part of a systematic policy to displace Palestinian communities and make way for settlement expansion. Booking.com markets the settlements next to these communities as a “desert hospitality” experience.



LEGAL OBLIGATIONS, CHALLENGES, AND SHAREHOLDER ACTION

Across the West Bank, nearly 100 Palestinian communities have been displaced since 2023 – including communities adjacent to settlements where Booking.com has active listings. Their land is listed on a global booking platform. Their ancestral homes are marketed as holiday destinations.

Booking.com's own human rights commitments require it to act – and international law leaves no room for ambiguity on what action is required. For years, the company has deflected responsibility. That is becoming harder to do.

A criminal case is now pending in its home jurisdiction, where Dutch prosecutors are weighing charges that could expose the company and its leadership to personal criminal liability.

Major institutional investors have also taken action. Dutch pension funds PFZW and PME divested from Booking.com after engagement with the company due to its listings in illegal Israeli settlements. ABP – the largest pension fund in the Netherlands – also divested in April 2025. Danish pension fund Pædagogernes Pension also divested, citing Booking.com's activities in illegal settlements and a Danish parliamentary decision discouraging economic engagement with those settlements.

Shareholders at Booking Holdings, which owns and operates Booking.com, have joined the chorus – filing a resolution that goes to a vote at the June 2026 AGM. The board has told investors to vote it down, claiming it is already doing enough. The evidence in this report tells a different story.

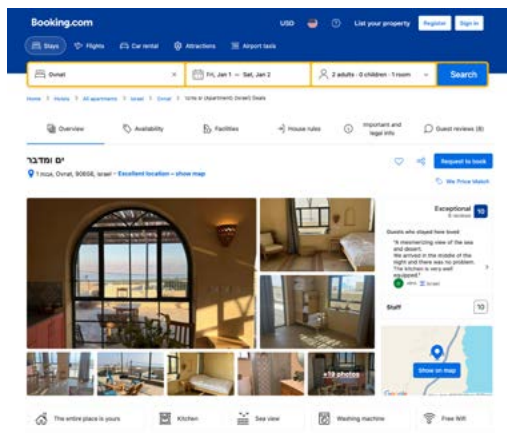
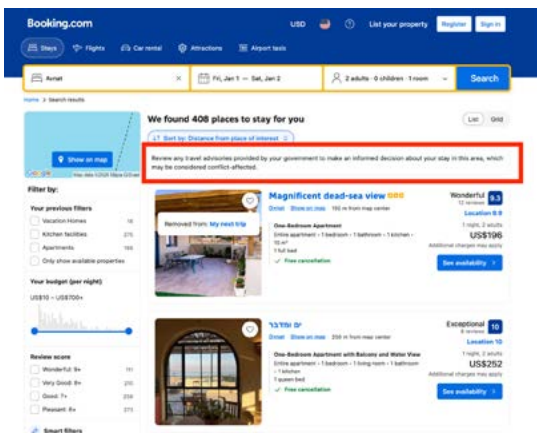
Human rights obligations

Booking Holdings publicly states that its human rights approach aligns with the UN Guiding Principles on Business and Human Rights and the OECD Guidelines for Multinational Enterprises. In its own 2026 proxy statement, the company commits to conducting “enhanced due diligence for listings in conflict-affected areas” and states it will “take appropriate action in accordance with the UNGPs” where it finds itself directly linked to negative human rights impacts. It acknowledges occupied territories explicitly.

The UN HRC database identifies Booking.com by name as a company active in settlements. The UN Special Rapporteur has referenced the company directly. Human rights organizations have for years documented Booking.com’s role in fueling the settlement economy. The company has had years of notice, but has continued listing of settlement properties – including new listings added as recently as 2025 and 2026.

According to the UNGPs a company cannot satisfy its responsibility to respect human rights by pointing to domestic legal frameworks that permit the conduct in question. The settlements are illegal under international law – including Article 49(6) of the Fourth Geneva Convention, which prohibits the transfer of civilian settlers into occupied territory, and Article 8(2)(b)(viii) of the Rome Statute, which classifies such transfers as a war crime. The July 2024 ICJ Advisory Opinion confirmed that states and organisations are obligated not to recognise the legality of Israel’s presence in occupied Palestinian territory. The ICJ opinion also ruled that states must take steps to prevent trade relations that support the unlawful situation in the OPT. Booking.com operates under Dutch law in a jurisdiction that recognises the occupation as illegal. Its argument that it “permits listings unless legally prohibited” is not a human rights policy. It is a decision to treat Israeli domestic law – the law of the occupying power – as the operative legal standard, while ignoring the international legal framework its own human rights commitments are built on.

In 2022, following years of pressure, Booking.com introduced a labelling scheme for properties in “conflict-affected” areas – a designation that notably avoids any reference to illegality, human rights, or occupation. The label does not appear on individual listing pages where guests actually make their booking decisions; it only appears when a user searches directly for a settlement by name in the platform’s search bar. The result is a disclosure mechanism designed to be invisible and insufficient for the customers it is meant to inform.



Screenshots showing Booking.com’s “conflict-affected area” warning label as it appears in search results only when a settlement is searched for – and its absence on the individual listing page.

The Dutch Criminal Complaint

Booking.com B.V., the company's primary operating subsidiary, is incorporated in the Netherlands and processes the platform's revenues there. A criminal complaint filed with Dutch authorities, prepared by the European Legal Support Center (ELSC) and supported by research from SOMO, alleges that revenue flowing through Booking.com B.V. from settlement-linked bookings may constitute money laundering under Dutch law, on the basis that the proceeds from Booking's activities in settlements are proceeds of crime.

Dutch prosecutors are reviewing the complaint. After more than two years of no decision from the Dutch prosecutor, the groups filed a procedural action in April 2026 which requires the Court of Appeal to decide on the merits of the criminal complaint.

Human rights shareholder proposal

Ahead of the June 2026 Annual General Meeting, a shareholder resolution was filed requesting that Booking Holdings' Board report on its oversight of human rights risks in conflict-affected and high-risk areas – specifically how such risks are identified, escalated to Board level, and addressed. The resolution asks the company to demonstrate that it has governance systems capable of acting on the commitments it already makes.

The Board voted to oppose the resolution. Its statement in opposition described the settlement listings as “financially immaterial,” characterised the evidence presented as “broad, unsubstantiated allegations.”

These arguments are insufficient. Financial immateriality does not determine the gravity of a human rights violation – it is precisely the kind of reasoning the UNGPs were designed to prevent companies from deploying. Secondly, the allegations are not unsubstantiated: they are sourced by the UN Human Rights Council, UN experts, Human Rights Watch, and Amnesty International, and now Ekō's own field research.

Further, Booking Holdings' own Human Rights Statement explicitly commits the company to prevention and remediation of human rights harms – not merely identification – of human rights harms, and states that where listings are found to be connected to human rights abuses, the company will act to “avoid being connected” to those abuses and “exacerbating the situation.”

On 2 June, shareholders will vote knowing that Booking.com is listing properties on stolen Palestinian land, where communities are facing historic levels of settler violence and devastation, and that criminal proceedings are active in its home jurisdiction. The Board's response to all of it has been to recommend voting the resolution down. A board that claims to take human rights seriously cannot simultaneously vote to suppress the evidence. Shareholders voting on 2 June can demand better governance – and send a clear signal that the company's current approach is not acceptable.



CONCLUSION

Booking.com is one of the main companies supporting the systematic dispossession of Palestinians. While Palestinian families cannot reach their land, or communities mourn those killed in record levels of settler violence, a tourist from anywhere in the world can book a stay on stolen Palestinian land. Across the listings in this report, guests have left thousands of reviews. They describe their stays as “beautiful” and “peaceful.” One reviewer at Hamdat – an illegal settlement adjacent to a Bedouin community stormed by masked settlers in the middle of the night – writes that they “experienced peace.” None of them were told whose land they were sleeping on. Booking.com has built a business model normalising a violent, deadly, and illegal occupation.

For almost a decade Booking.com has been under the spotlight for these listings, each time claiming it is doing enough and that the issue is financially immaterial. That position is no longer tenable. The International Court of Justice’s 2024 advisory opinion confirmed unequivocally that Israel’s presence in the occupied Palestinian territory is illegal under international law and that all states and organisations are obligated not to recognise or assist in maintaining it. In June 2025, UN Special Rapporteur Francesca Albanese named Booking.com directly in her report to the Human Rights Council. A criminal complaint is also active in the Netherlands.

Under the UN Guiding Principles on Business and Human Rights a company linked to serious human rights harm has a duty to act. Booking.com has had years of notice. Its continued inaction is a failure to meet obligations it has publicly claimed to uphold.

Investors are paying attention. The shareholder resolution filed for the June 2026 AGM asks the company to identify its human rights risks and act on them. The proposal calls on the board to produce a public report on how it identifies, escalates, and addresses human rights risks in conflict-affected areas – putting that evidence on the record inside the company, under shareholder scrutiny. The board has recommended voting no. Every day Booking.com fails to act is another day it profits from the theft of Palestinian land and props up a government implicated in atrocity crimes. This is the choice Booking.com has made repeatedly, in full view of the evidence.

Recommendations

- **To shareholders:** Vote yes on Proposal 6 at the June 2026 AGM.
- **To Booking.com:** Immediately delist all properties in illegal Israeli settlements in the occupied West Bank, including East Jerusalem. Conduct a comprehensive, independent human rights impact assessment of all settlement-linked listings and publish the findings in full. Where that review confirms that listings have contributed to and generated revenue from the illegal settlement economy, Booking.com must establish a formal remediation process that includes access to effective remedy and financial compensation commensurate with the harm caused.
- **To the Government of the Netherlands:** The Dutch government should ensure that the criminal complaint filed against Booking.com B.V. receives full and expeditious prosecutorial review. It should further ensure that any revenue found to derive from activities connected to war crimes is subject to appropriate legal remedy, including consideration of compensation mechanisms for affected Palestinian landowners and communities. The Netherlands must make clear that Dutch law does not provide a safe harbour for the proceeds of illegal occupation.

Furthermore, the Dutch government should remove Booking.com from receiving tax breaks worth hundreds of millions of dollars every year through its “Innovation Box” program, in light of the company’s profits from Israeli settlements which the Dutch government acknowledges as illegal.

The Dutch government should follow the clear ruling of the International Court of Justice, which explicitly called on third states to “take steps to prevent trade or investment relations that assist in the maintenance of the illegal situation created by Israel in the Occupied Palestinian Territory”. It must therefore take active steps to prevent - not discourage - businesses from maintaining and profiting from the unlawful situation created by Israel in the OPT.

- **To lawmakers in the Netherlands and the United States:** Parliamentary and congressional committees should open formal inquiries into whether Booking.com’s settlement listings are compatible with applicable domestic law, including anti-money laundering statutes, prohibitions on the financing of illegal activities, and obligations arising from international humanitarian law. Lawmakers should call on Booking.com to appear before relevant committees and provide a full public accounting of the revenue generated from settlement-linked properties. They should further consider legislative measures to establish clear liability for companies that operate commercially in illegally occupied territories. Lawmakers should also introduce legislation that would give full effect to the 2024 Advisory Opinion of the ICJ.

APPENDIX: FULL DATASET OF IDENTIFIED SETTLEMENT LISTINGS

The table below summarizes all 41 listings identified in this research.

LISTING NAME	SETTLEMENT	PRICE/NIGHT (USD)	TOTAL REVIEWS
Dan Jerusalem Hotel	East Jerusalem / Old City	\$276	625
The Sephardic House Hotel in The Jewish Quarter	East Jerusalem / Old City	\$895	560
Old City Boutique Hotel	East Jerusalem / Old City	\$639	176
Legatia	East Jerusalem / Old City	\$164	62
Western Wall Luxury House	East Jerusalem / Old City	\$1,682	15
KOTEL HOTEL	East Jerusalem / Old City	—	13
Western Wall View – Lev Simcha	East Jerusalem / Old City	\$7,165	3
The Maimon House – Old City Jerusalem	East Jerusalem / Old City	\$1,345	1
Michael House	East Jerusalem / Old City	\$505	0
Oded Inviting Housing	French Hill	\$101	21
Gem in the Valley – Gan Hashlosha	Hamdat	\$151	2
Tzimer Shaked (דקש רמיצ)	Hashmonaim	\$153	0
Glamping -420	Kalia Beach	\$466	581
Camp Sahara	Kalia Beach	\$594	152
The Dream Compound by Biankini	Kalia Beach	\$808	30
Genesis Land Desert Hospitality	Kfar Adumim	\$403	115

LISTING NAME	SETTLEMENT	PRICE/NIGHT (USD)	TOTAL REVIEWS
Almog Hotel	Kibbutz Almog	\$435	40
Chatzer HaChance – Inspiration Cabins	Kibbutz Almog	\$187	7
Kalia Holiday Village	Kibbutz Kalia	\$283	720
Kalia Holiday Village – Tamar Land	Kibbutz Kalia	\$265	4
Dawar Canaan Paradise – Luxury Haven	Ma’ale Adumim	–	9
Spacious Garden Apartment – Ma’ale Adumim (Netflix)	Ma’ale Adumim	\$138	8
TRANQUILO – Dead Sea Glamping	Mitzpe Shalem	\$314	209
Suite in the Village	Neve Daniel	\$91	16
Mountain View (מירה פיון)	Neve Daniel	\$174	1
Between Mountain and Sea (מיניבורה ויב)	Ovnat	\$323	59
Charming Unit in Dead Sea	Ovnat	\$231	53
Family Apartment Dead-Sea View	Ovnat	\$170	45
Beautiful Home on the Dead Sea!	Ovnat	\$286	42
Unique & Warmy Place in the Dead Sea	Ovnat	\$1,290	30
Dead Sea Rooftop (חלמה מיגג)	Ovnat	–	23
Magnificent Dead-Sea View	Ovnat	\$242	12
Sea and Desert (רבדמו מי)	Ovnat	\$248	8
Facing the Dead Sea (חלמה מי לומ)	Ovnat	\$168	4

LISTING NAME	SETTLEMENT	PRICE/NIGHT (USD)	TOTAL REVIEWS
Amazing Modern Room 4 Min From The Tram	Psgat Ze'ev	\$77	84
Charming Luxury Room 10 Min from the Old City	Psgat Ze'ev	\$85	49
Bright Renovated Room Close to Everything	Psgat Ze'ev	\$90	30
Pleasant Cozy Sunny Room with Garden	Psgat Ze'ev	\$66	16
Studio	Psgat Ze'ev	—	2
Desert (אתרבודם)	Vered Yeriho	\$258	—
Sinai 48 Boutique Apartment Hotel	Vered Yeriho	\$639	18