

December 12, 2025

To the media and press

Tokyu Land Corporation
Pacific Islands Development Corporation

“Luuk Nature Center” to open on December 12 at “Palau Pacific Resort” which marked its 42nd year of operation

-Will embody nature positive strategy and elevate stay experience to "activities that regenerate nature"-

Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo, President and CEO: Hiroaki Hoshino, “Tokyu Land” below) and its subsidiary Pacific Islands Development Corporation (Headquarters: Republic of Palau; President: Shinya Tange; “PIDC” below; collectively “Tokyu Land Group” with Tokyu Land below) announced that it opened the Luuk Nature Center on December 12, 2025 at the Palau Pacific Resort (“the Resort” below), a resort facility operated by the Tokyu Land Group in the Republic of Palau. This center will serve as a new hub for sustainable tourism.



Luuk Nature Center

The Luuk Nature Center is a facility equipped with the ability to deepen understanding of the beautiful nature of Palau and nurture environmental awareness. It achieves this through exhibits on nature in the Republic, explorations of the beaches and forests that are the pride of the Resort, programs such as workshops on the environment and nature, and more.

Having positioned “environmental management” as a core business strategy in its “GROUP VISION 2030” long-term vision, the Tokyu Land Group has pledged to pass on a beautiful planet to future generations. The new facility at the Resort, which has grown alongside the Republic of Palau since before its independence, is a flagship project in the Group’s resort business that is aimed at “realizing nature positive,” a commitment made in GROUP VISION 2030.

With the relationship of trust with Palau that it has built over nearly half a century as the foundation, the Resort will further refine its accumulated efforts as an environmentally conscious resort as it aims to become a model for sustainable tourism in which guests take center stage and experience the wisdom of coexistence that comes from the nature of Palau and its people.

■ Half a Century of Coexisting with the nature of Palau: On to a new stage of sustainable tourism

The Resort has practiced sustainability, a global trend now more than ever, since half a century ago before the term became widespread.

"Do not build anything taller than the palm trees."

As symbolized by this statement from Noboru Goto, Tokyu Land's first president, the Resort's development concept has been "balancing the protection of nature and development" and "a business that contributes to the local community and is accepted by the local people " from the very start.

Over the half-century since then, Tokyu Land has contributed to Palau's economy, starting with employing and training Palauan human resources, and has also led the tourism industry in the Republic through environmentally conscious operation. In doing so, the company has built deep bonds of trust with the local community while elevating worldwide recognition of Palau.

The new "Luuk Nature Center" represents the culmination of this long-standing partnership between the Republic of Palau and Tokyu Land, and is a sign of the latter's firm resolve to jointly pass on to future generations the world-class nature that the Republic has continued to protect over time.

■ Concept of the new "Luuk Nature Center" facility: Learning about nature's connections through "Ridge to Reef"

The sentiments encompassed in the name

"Luuk," which means "nest" in the Palauan language, embody the hope that the Resort will serve as a "nest" for diverse living creatures, and that the "Luuk Nature Center" becomes a "base (nest)" where visitors' intellectual curiosity is nurtured and new relationships with nature are born.

The "Ridge to Reef" concept: From jungle "Satoyama" to coral reef coastal waters"

The Resort's private beach is home to over 591 species of marine life. In 2002, it was designated as a Marine Protected Area by Koror State in the Republic of Palau, an unprecedented designation for a private beach. Tokyu Land views this marine area as a precious global asset, and as such has managed it responsibly. Through such efforts, the company believes this marine area is truly deserving of being called a "Satoumi," or coastal sea area where humans and nature coexist.

Spreading out behind this beach is a tropical rainforest that is moderately managed by humans. This forest can also be called a "Satoyama," or countryside area where humans and nature coexist, and is home to seven species of birds endemic to Palau and 83 species of native plants. It prevents soil erosion caused by the likes of rainwater and protects the quality of the ocean water while simultaneously playing the role of feeding the blessings of the land in the form of nutrients into the sea. As a result, seagrass beds spread across the beach's shallow waters and coral reefs develop offshore, creating a cradle for diverse creatures of the sea

As this shows, in the Resort, an "ecotone," or transitional zone where land and sea meet and a vital environment that nurtures a rich ecosystem, has expanded.

The Resort enables visitors to observe "Ridge to Reef," meaning the connection from the mountains to the sea that the people of Palau have sustained over time, up close. As such, Tokyu Land named new facility there "Luuk," meaning a "nest" for all living things. Here, diverse exhibits and nature guides with a wealth of knowledge introduce the charm and significance of Palau's nature, numerous ancient legends passed down through generations, and more, inviting guests into the unique world of nature cultivated by the people of Palau.



The rainforest and private beach that are the pride of the Resort and the ecosystem that thrives there

■ Programs for Learning with All Five Senses: One-of-a-Kind Experiences that Satisfy Intellectual Curiosity

The Luuk Nature Center will offer programs filled with learning and excitement. Guests will experience moments through which they will become familiar with nature's mysteries, the fascination of biodiversity, and its importance, prompting them to develop awareness of protecting nature and reflect on environmental conservation.

Below are examples of programs at the Resort, which will successively add to and update them going forward.

[Learning about the richness of the sea] Snorkeling Eco-Tour

Observe marine life inhabiting coral reefs alongside guides with expertise in oceanography. Learn how sea creatures live while supporting and connecting with each other as well as the about the roles and wonders of the coral reefs and seagrass beds where those creatures live.



Image representation of Snorkeling Eco-tour

[Getting a real feel of the connection between the forest and the sea] Trail Eco-Tour

Stroll through the tropical rainforest spreading across the hills behind the Resort. Listen for the songs of wild birds and see plants endemic to Palau as you experience with all five senses the mysterious mechanism of how the forest soil nurtures the rich ocean.



Image representation of Trail Eco-Tour

[Contributing to environmental issues with creativity] Marine debris upcycling workshop

Transform plastic washed ashore into beautiful accessories and keychains. This creative, sustainable experience will turn memories that guests make on their trip into an opportunity for raising their awareness about the problem of marine pollution.

*Scheduled to be offered starting around Spring 2026



Image representation of Marine Debris Upcycling Workshop

■ Investing in the Future: An Advanced Project Promoted across the Entire Resort

The Luuk Nature Center also serves as a command center for sustainability activities promoted across the entire Resort. Tokyu Land collaborates with a variety of partners to invest in natural capital.



Coral Reef Restoration Project



Glass Recycling Project

(From left: PIDC President Shinya Tange, Koror State Governor Eyos Rudimch, and Koror State Government Solid Waste Management Office Consultant Katsuo Fuji)

- **[Biodiversity] Large-scale Coral Reef Restoration Project with the Asian Development Bank (2025–2027):** A three-year international project using "Mineral Addition Technology (MAT)," which stimulates the growth of coral using electricity, to restore coral coverage in front of the Resort. Future plans call for programs that will allow guests to participate in coral planting, symbolizing the transition from "consumption-based tourism" to "regenerative tourism."
- **[Circular Economy] Aquaponics Project for Circular Food Production in collaboration with the University of the Ryukyus:** Tokyu Land launched a collaborative project with the University of the Ryukyus COI-NEXT that introduced a semi-closed recirculating system efficiently utilizing water and resources to grow vegetables using fish waste as nutrients. Future plans call for the utilization of the harvested food within the Resort's hotel component.
- **[Resource Circulation] Realizing a circular economy in partnership with the community:** In collaboration with the Koror State Recycling Center, Tokyu Land will aim to build a resource-circulating society through **glass recycling** efforts that involve transforming glass bottle waste generated at the Resort into beer mugs and the like for use in the facility.
- **[Decarbonization] Introduction of renewable energy in collaboration with the Okinawa Electric Power Company Group:** Through the introduction of solar power generation facilities (that supply approx. 20% of the facility's energy) as a joint endeavor with the Okinawa Electric Power Company Group, Tokyu Land will realize a model case for sustainable renewable energy systems in island regions as well as do its part to achieve the carbon neutrality goals of the Republic of Palau government*.

*The Republic of Palau currently supplies the majority of its electricity via diesel power. In order to achieve the targets of 45% renewable energy by 2025 and 100% by 2050 set forth by the government of the Republic (Source: "Republic of Palau: Renewable Energy Roadmap 2022-2050," International Renewable Energy Agency (IRENA)), accelerating renewable energy adoption is considered to be essential.

With the Luuk Nature Center serving as a base, the Resort will continue to safeguard the rich nature and culture of Palau while simultaneously providing visitors with unforgettable excitement and learning opportunities. Moreover, the Resort will keep up its challenge to become a "sustainable destination" where the very act of staying there leads to a richer future for this beautiful island.

■ Release of "TCFD/TNFD Report (Integrated Version, 2nd Edition)" for Tokyu Land's Resort Business

Today, Tokyu Land released a report ("this Report" below) summarizing the impacts, dependencies, and risks/opportunities related to the natural capital of the Resort in line with the framework presented by the Taskforce on Nature-related Financial Disclosures ("TNFD" below). In this Report, based on an analysis incorporating an evaluation by Think Nature Inc., a startup that engages in quantitative biodiversity analysis, the development and operation of the Resort was recognized as contributing to nature positive. Please go to the below link to view the Report.

URL for disclosures based on TNFD Recommendations: [7fe0b48bddaada180138ffa7ba0db4fee857bc2a.pdf](https://www.tokyu-land.co.jp/ir/eng/2023/03/23/7fe0b48bddaada180138ffa7ba0db4fee857bc2a.pdf)

■ About Palau Pacific Resort

The Republic of Palau is made up of a group of islands numbering over 200 that is located 650 km southeast of the Philippines. Teeming with a diverse array of marine life, Palau is famous as one of the world's leading diving spots. Numerous ruins that tell the tales of historic sites and former battlegrounds can be found in various locations on the islands, making it a popular destination among tourists seeking to reflect on history. Palau is expected to demonstrate further growth in its tourism market in the future.

The Resort, which just celebrated its 42nd anniversary, contains mountain forests and tropical gardens inhabited by a variety of plants and animals as well as a private beach that is home to colorful marine life, making it a facility where guests can get a feel for the nature and culture of Palau. The Resort added five water bungalows, the first of their kind in Micronesia, in 2015, followed by the opening of "The Pristine Villas and Bungalows at Palau Pacific Resort," a new area whose offerings include seven of Palau's first stand-alone pool villas. Today, the facility is well-known as the resort hotel with the largest number of guest rooms in Palau.

■ Environmental Initiatives Continuing at Palau Pacific Resort Since Its Opening

Since its opening to the present, the Resort has implemented initiatives to safeguard the environment with its adopted goal of "striking a balance between protecting the natural environment and developing the tourism industry." In constructing the hotel component, trees on the property site were left in place as much as possible, and the roof was designed to be lower than the palm trees in order to facilitate harmony with the surrounding natural environment. In addition, the sea in front of the site, whose environment made it difficult for corals to grow due to mud runoff caused by rainwater, has regenerated corals that had been on the verge of dying by improving water channels and ocean currents. Today, the site has been designated as a marine life sanctuary by the State of Koror in the Republic of Palau. Additionally, the Resort endeavors to practice environmentally-friendly hotel operation through means such as securing safe drinking water and safeguarding water resources with the use of onsite water sources and introducing a waste heat exchange system.



<Overview of Palau Pacific Resort Facility>

Site Area: 275,382 m²

Total Area: 19,226 m²

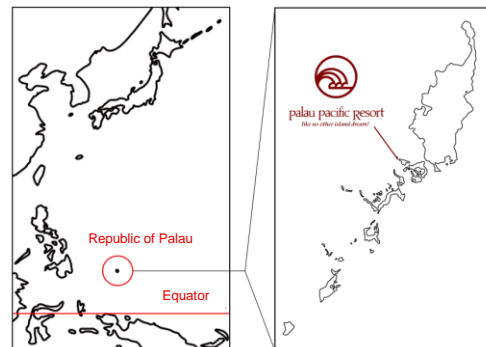
Number of Guest Rooms: 172

Location: Koror, Republic of Palau 96940

Opened: December 10, 1984

URL: <https://www.palauppr.com/en>

*The above information also includes "The Pristine Villas and Bungalows at Palau Pacific Resort."



■ Initiatives for Biodiversity that Tokyu Fudosan Holdings is Striving for under Its GROUP VISION 2030 Long-term Vision

Tokyu Fudosan Holdings Corporation announced its long-term vision, GROUP VISION 2030, in 2021. With “WE ARE GREEN,” an expression of its aim to realize its ideal shape by the year 2030 through diverse green power, as its slogan, the company continues to tackle environmental management and DX as its basic policies.

As the Tokyu Fudosan Holdings Group’s core enterprise, Tokyu Land Corporation has set forth Decarbonized society, Recycling-oriented society and Biodiversity as its three main environmental challenges and is actively pursuing a myriad of initiatives through its businesses with the aim of becoming an environmentally advanced company. With respect to biodiversity in particular, as the Group’s businesses are founded on the premise of depending on and impacting nature in a variety of aspects that include the utilization of land and a myriad of resources, nature-based recreation, the enhancement of relaxation/comfort and productivity, and the improvement of asset value, the Group recognizes biodiversity as a priority challenge, and has continuously implemented initiatives to coexist with nature from an early stage. One of those initiatives is the formulation of its Biodiversity Policy in 2011.

Additionally, having adopted the goal of “contributing to nature positive based on regional characteristics,” the Group is currently developing, operating, and managing real estate with the objectives of promoting people- and nature-conscious greening that connects the green dotting the cities in urban areas and coexisting with ecosystem services in countryside areas.

Going forward, the Tokyu Fudosan Holdings Group will continue to use its initiatives targeting priority challenges as a vehicle for providing environmental value to its customers as it aims to realize a recycling- oriented society through its businesses.

Tokyu Fudosan Holdings’ “GROUP VISION 2030”

<https://www.tokyu-fudosan-hd.co.jp/english/group-vision-2030/>

Tokyu Fudosan Holdings’ “Medium-Term Management Plan 2030”

<https://www.tokyu-fudosan-hd.co.jp/english/ir/mgtpolicy/mid-term-plan/>

■ "Experiential Sustainable Resorts" Provided by Tokyu Land

Tokyu Land, Tokyu Resorts & Stays, and Tokyu Resort will provide visitors of its facilities and stakeholders with sustainable spaces, experiences, and activities through which they can both enjoy themselves and be kind to the planet and environment. Provided as part of Tokyu Land's "Experiential Sustainable Resorts," these offerings will be based on the three themes of "Experience," "Community," and "Environment."

For information on the concept of "Experiential Sustainable Resorts" and the environmental experiences offered at Tokyu Land resort facilities, please see the below website.

ENJOY ! GREEN GUIDE

URL | <https://www.tokyu-green-resort.com/>

