



环球教育城集团及子公司
国际教育城控股公司



TSX: GEC
OTCQX International: GECSF

Forward-Looking Statements & Disclaimer

This presentation includes statements that may constitute “forward-looking” statements, usually containing the word “believe,” “estimate,” “project,” “expect,” “plan,” “anticipate,” “project value,” or similar expressions.

Forward-looking statements inherently involve risks and uncertainties that could cause actual results to differ materially from the forward-looking statements. Factors that would cause or contribute to such differences include but are not limited to, continued acceptance of the product and services of Global Education Communities Corp. and Global Education City Holdings Inc. (collectively the “Company”) in the marketplace, competitive factors, changes in regulatory environments, and other risks detailed in the Company’s periodic report filings which can be found under the Company’s profile on the SEDAR website (www.sedar.com). In addition, there is no certainty that certain projections described in this presentation will be achieved according to plan. In making these forward-looking statements, the Company disclaims any obligation to update these statements for revisions or changes after the date of this presentation except as may be required by law.

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NON-IFRS FINANCIAL MEASURES

The Company has included certain non-IFRS financial measures throughout this document, including (a) Earnings before Interest, Taxes, Depreciation and Amortization (“EBITDA”); and (b) Adjusted EBITDA, which is EBITDA adjusted for the gain (loss) on change in fair value of the Company’s investment properties, the provision for expected credit losses on development and other assets, the impairment of development assets, and the gain (loss) on change in fair value of derivative instruments. These non-IFRS financial measurements do not have any standardized meaning as prescribed by IFRS and are, therefore, unlikely to be comparable to similar measures presented by other issuers. Accordingly, these performance measures are intended to provide additional information and should not be considered in isolation or as a substitute for measures of performance prepared in accordance with IFRS. Management uses EBITDA and Adjusted EBITDA metrics to measure the profit trends of the business units and segments in the consolidated group since it eliminates the effects of financing decisions. Certain investors, analysts and others utilize these non-IFRS financial metrics in assessing the Company’s financial performance. These non-IFRS financial measurements have not been presented as an alternative to net income (loss) or any other financial measure of performance prescribed by IFRS. Reconciliation of the non-IFRS measures has been provided in the Company’s MD&A, which was filed under the Company’s profile on SEDAR (www.SEDAR.com).

总览

1992年成立 (32年)
总部：加拿大温哥华
40 个运营点
670 名员工



年收入: \$7,900万年收入 *1
总资产: 4.98亿加币*1
学生人数: 11,077
租客人数: 3,800 *2

全资子公司:

房地产开发部门



- 10 个地点, 14 栋出租楼
- 8栋运营中, 6栋兴建/重新规划中
- 144万英尺建筑面积
- 3,876 个床位 (1,300 全面运营, 2,576 正不同阶段开发中)
- 温哥华超过60%的院校 (92 所学校) 与 GEC 合作作为其住房提供者
- 每年服务3,400余名学生, 生源来自71个国家
- \$13.4亿房地产投资组合(运营 & 开发成本)

全资子公司:

教育服务部门



- SSC成立于 1903年 (121年)
- SSLC,VIC-CC,GEA 及 CIBT
- 30 个校区及行政办事处
- 2023 年为 11,077 名学生提供教育服务
- 通过 SSC 招收4,900 名国内学生
- 通过 SSCi、SSLC、VIC、GEA、海外办事处招收 6,200 名国际学生



SPROTT
SHAW
LANGUAGE
COLLEGE



VANCOUVER
INTERNATIONAL
COLLEGE

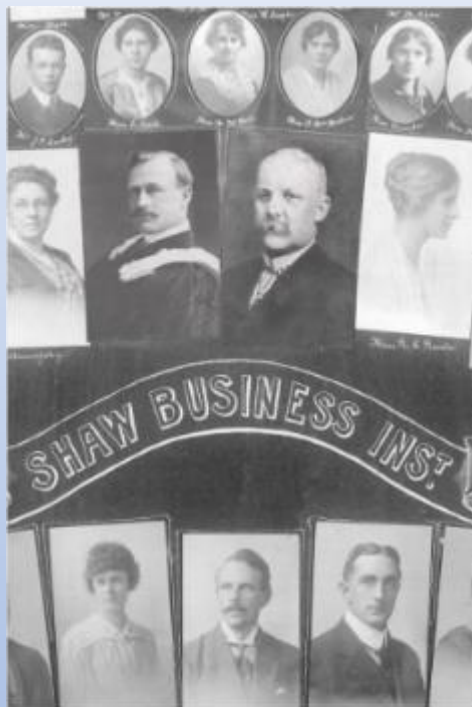
*1: F2023 经审计数据

*2: 截至2024年8月

■ 为什么投资学生公寓? [点击观看视频](#)



加拿大博学学院(成立于1903年), 博学(语言)学院, & 温哥华国际学院



1903



1920's



1950's



2000's



NOW

Nursing
Program

Business
Program

HCA
Program

ECE
Program

WWW.SPROTTSHAW.COM

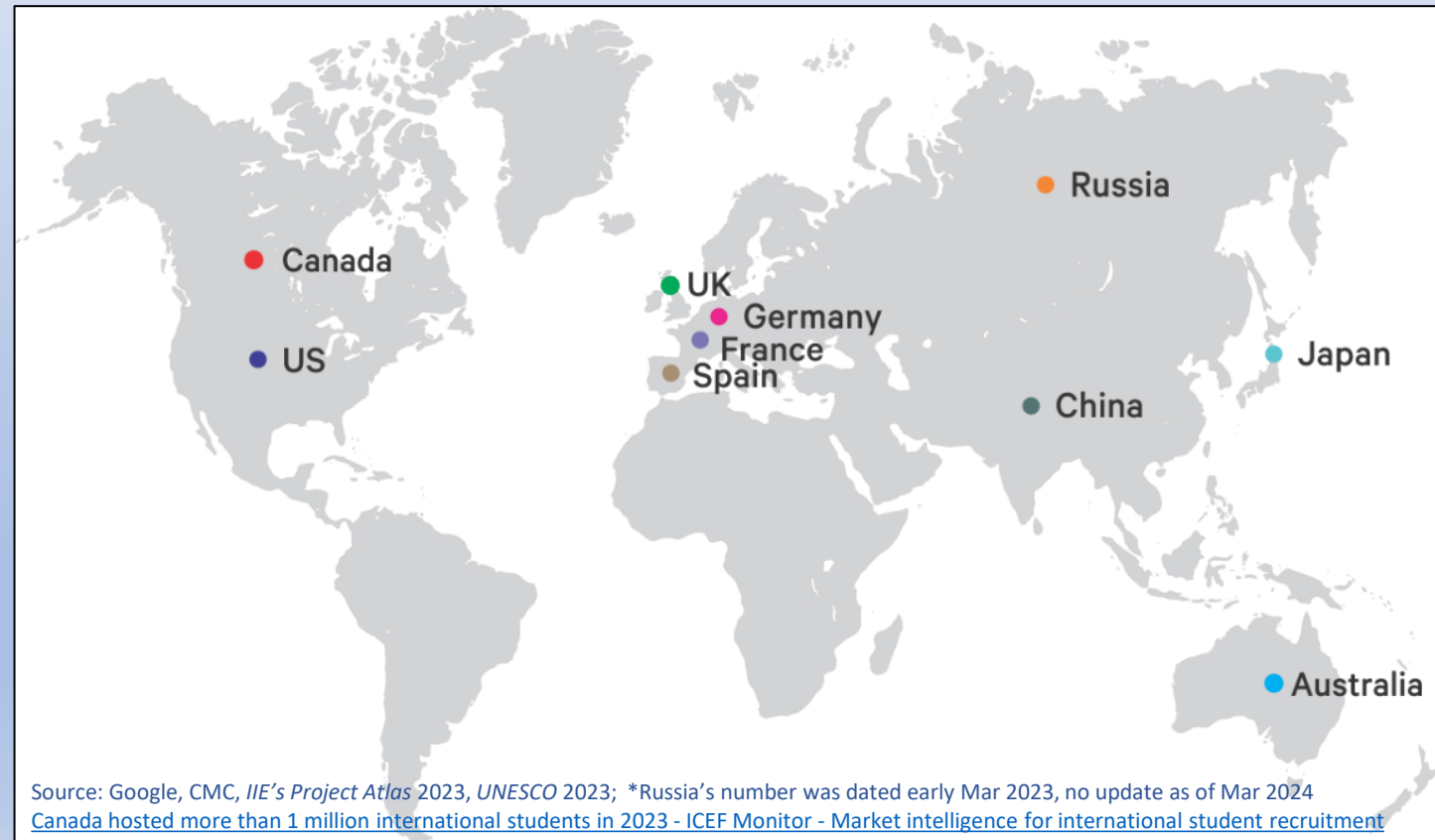
国际学生市场概览

2022 年和 2023 年加拿大国际学生人数达到创纪录水平：

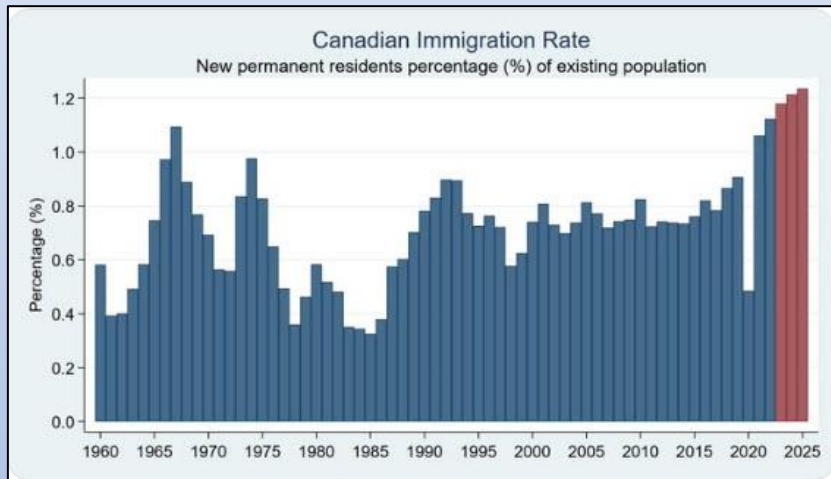
- 2024 年 2月，加拿大移民局报告2023 年持有效学习许可的国际学生人数增至 1,040,985 人，比 2022 年增加 29%
- 加拿大成为全球第二最多国际学生人数的国家，仅次于美国

- 美国 - 1,057,188
- **加拿大 - 1,040,985**
- 英国- 787,000
- 澳大利亚 - 710,000
- 德国- 458,210
- 法国- 402,833
- 俄罗斯- 351,448*
- 西班牙- 224,080
- 中国 - 210,903
- 日本- 181,741

截至2024年2月

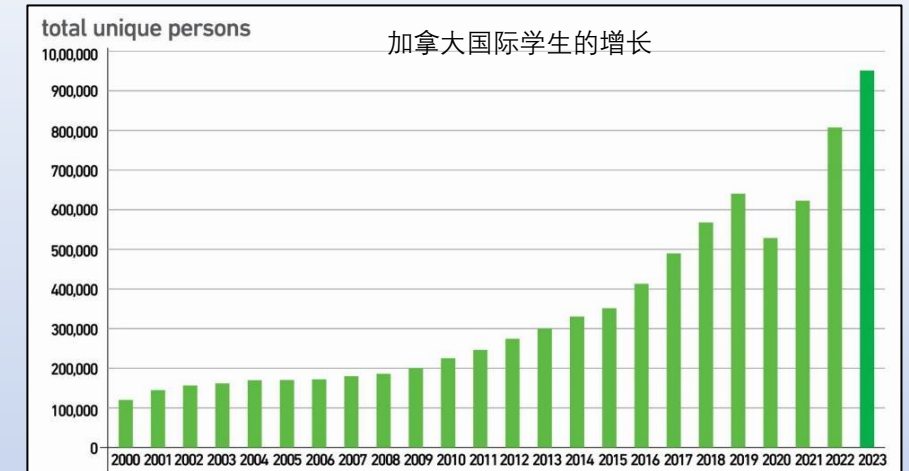


2023 年加拿大国际学生人数达到 1,040,985 人，
增长 29%

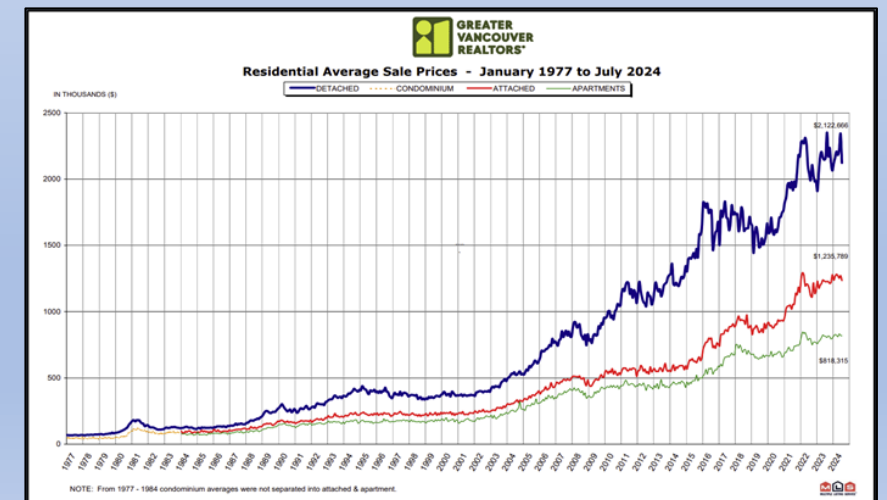


交易量和交易额：2024 年 7 月，大温房地产局报告称，
住宅指数价格过去 6 个月增长 2.6%。

注：数据为初步估计，可能会发生变化。
资料来源：加拿大移民局，12 月 31 日按预期目的地省/地区和学习水平划分的学签持有人<https://cbie.ca/infographic/>
<https://www.cbcnews.com/2024/02/canada-welcomed-471550-new-permanent-residents-in-2023-0242798.html#gs.5q6azb>
<https://www.applyboard.com/applyinsights-article/canada-hosted-over-1-million-international-students-in-2023-but-the-new-student-visa-policies-will-transform-the-sector-in-2024>
<https://members.gvrealtors.ca/news/GVR-Stats-Package-July-2024.pdf>



2023 年 471,550 名新移民抵达加拿大，较 2022 年的
437,600 名增加 8%

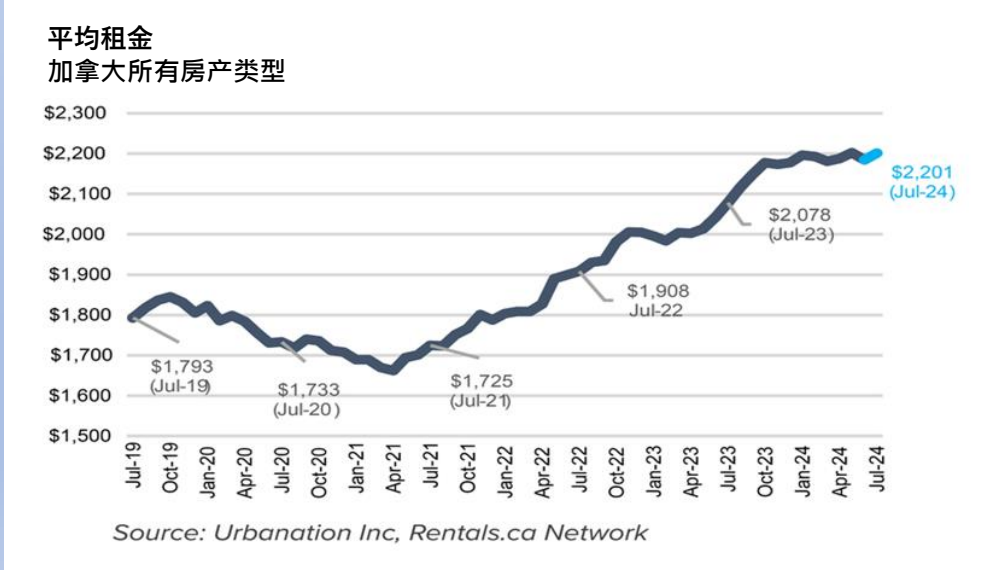
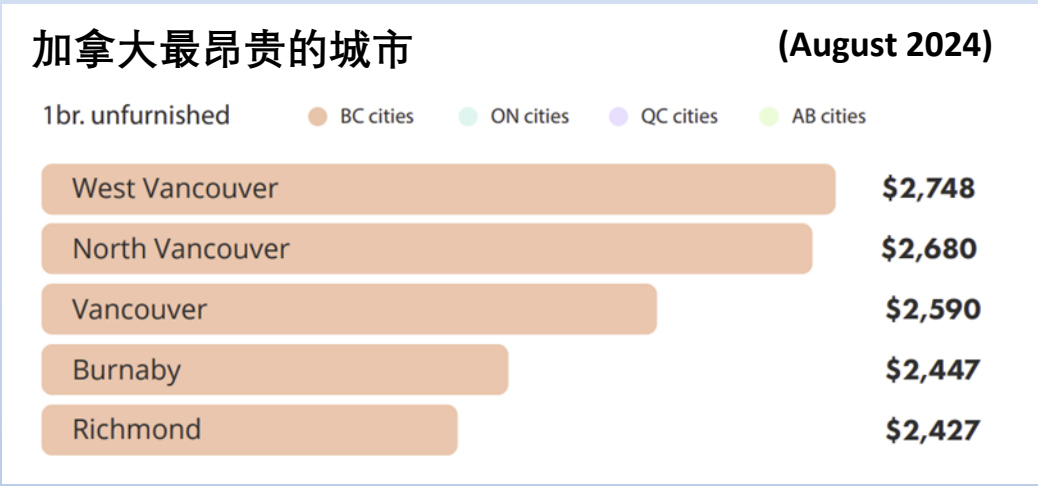


租赁供应量创历史新低，将租金推至历史高位

供应短缺：

- 租金管制不利租赁项目发展
- 买家选择继续租房
- 2023 年温哥华开发许可证申请量同比下降 65%
- 租赁房源库存正在减少
- 重新分区和建设周期长达7年
- 温哥华于2023年10月-2024年3月六个月期间仅完成了1,607个单位
- 加拿大最昂贵的五个城市都在大温哥华地区

供应不足对租金市场产生压力



政府对租赁住房开发的补贴及 加拿大抵押贷款和住房公司（CMHC）提供的利率折扣

联邦：

- 取消新建出租公寓的商品及服务税（GST）
- 加拿大抵押贷款和住房公司（CMHC）为出租公寓开发商增加了200亿的新融资
- 针对特定低息项目，贷款与成本比率提高至最高100%

卑诗省：

- 第47号法案 - 交通导向区域开发立法允许：
- 大幅增加距交通枢纽200米、400米、800米范围内所有交通导向区域开发项目的密度
- 取消停车位要求

温哥华市：

- 支持第47号法案的交通导向区域密度计划，并超越立法要求
- 取消所有物业的停车位要求，而不仅仅是租赁和公寓物业
- 取消开发成本征费（DCL费用）
- 在交换20%的可负担住房的情况下，豁免社区区域贡献（CAC费用）



国际教育城

GEC 优势

WHY GEC IS THE BEST OPTION



GEC 优势

	GEC	Homestay Families	On-Campus Housing	Shared Apartment
Lease Term	● 1 month paid monthly	● 1 month paid monthly	○ 12 month paid monthly	○ 12 month paid monthly
Furniture & Appliances	●	●	○ +\$500	○ +\$1000
Utilities	●	●	●	○ +\$100/month
Internet	● 100 mbps	● 25 mbps	● 50 mbps	○ +\$50/month
In-Suite Laundry	●	● Once a week	○ +\$25/month	○ +\$25/month
Weekly Housekeeping	●	○	○	○
Fitness Centre	●	○ +\$75/month	●	○ +\$75/month
No Curfew	●	○ Midnight curfew	●	●
Proximity to Transit	● Close proximity	○ Varies	● Close proximity	○ Varies
On-Site Management	●	○	●	○
Student Experience	●	○	●	○
Student Eligibility	● Any student	● Any student	● Registered students only	○ Varies
Total Expenses	\$1200-\$1600 month	\$1500+/month	\$15000+/year	\$1700+ per person/month

No refund for summer break

优越的地理位置

Convenient Locations

5 student residences with over 1,000 beds, all located in the heart of Metro Vancouver.

精装修带家具公寓

Fully Furnished Apartments

Keep it easy with fully furnished and move-in ready student accommodations in Vancouver.

包水电及各种设施

Included Bills And Amenities

Enjoy all-inclusive WiFi, utilities and amenities across all our student residences.

租期灵活

Flexible Leasing

Can't decide? Take our apartments for a test drive. Our minimum stay is only 5 weeks.

多国背景团队服务

Multinational Support Team

Our support team is composed of multinational staffs who are professionally trained and have a deep understanding of students' needs.

集中安保

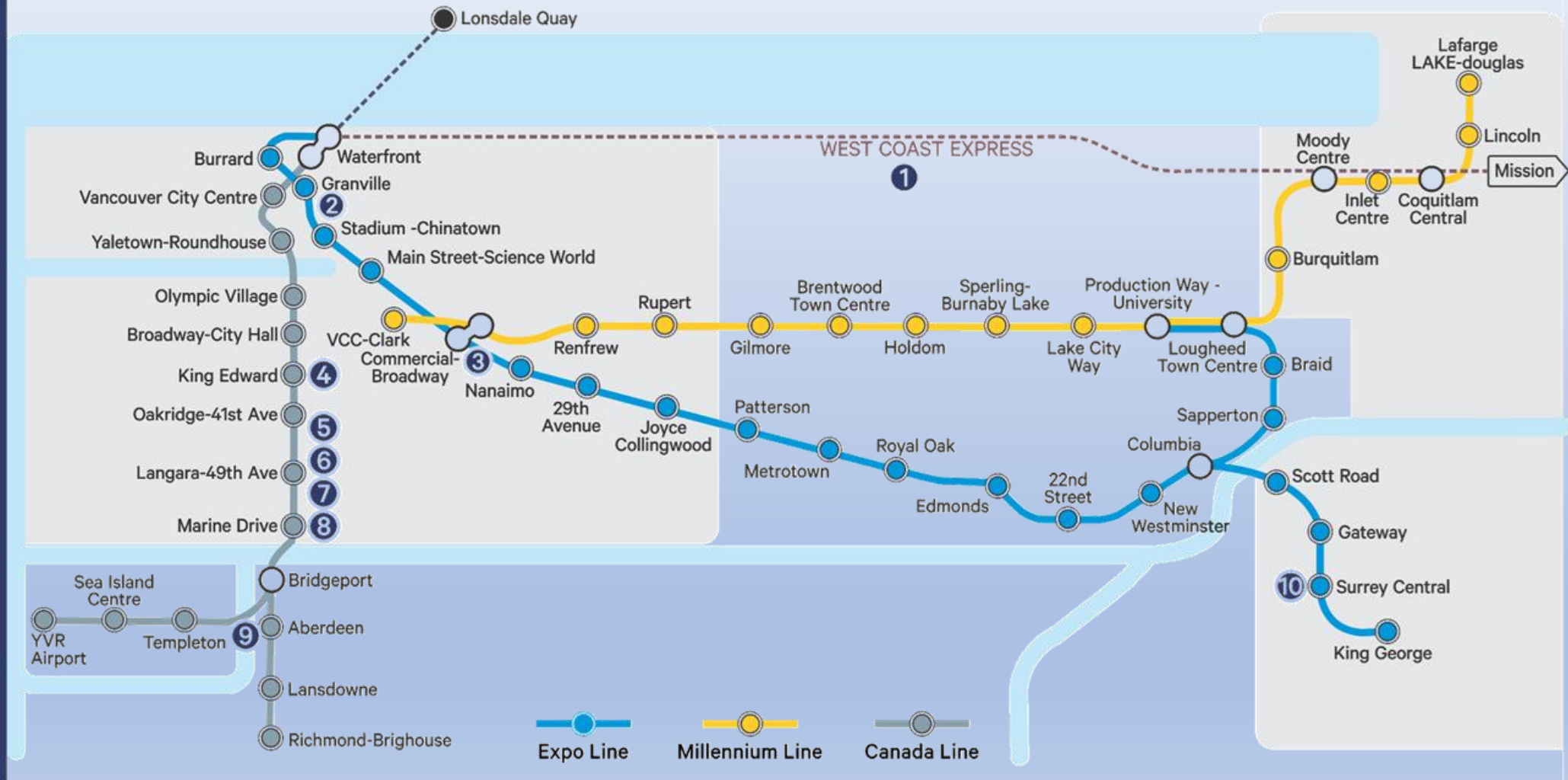
Centralized Security

Our advanced 24/7 centralized monitored system allows our staff to take immediate action in case of emergency across all GEC properties.

All the financial figures are the best estimate or average market-rate for the Metro Vancouver market as of June 30, 2020. Prices may change subject to a variety of factors and market conditions.

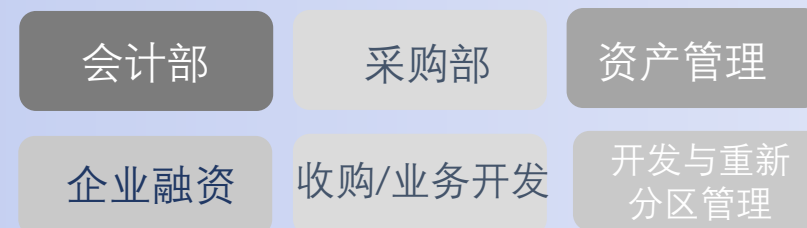
GEC项目位于各大天车站周边

- ① GEC Burnaby Heights
- ② GEC Viva
- ③ GEC Kingsway
- ④ GEC King Edward
- ⑤ GEC Oakridge
- ⑥ GEC Langara
- ⑦ GEC Pearson
- ⑧ GEC Marine Gateway
- ⑨ GEC Cyber City
- ⑩ GEC Edu Mega Center





运营 – GEC Living.com



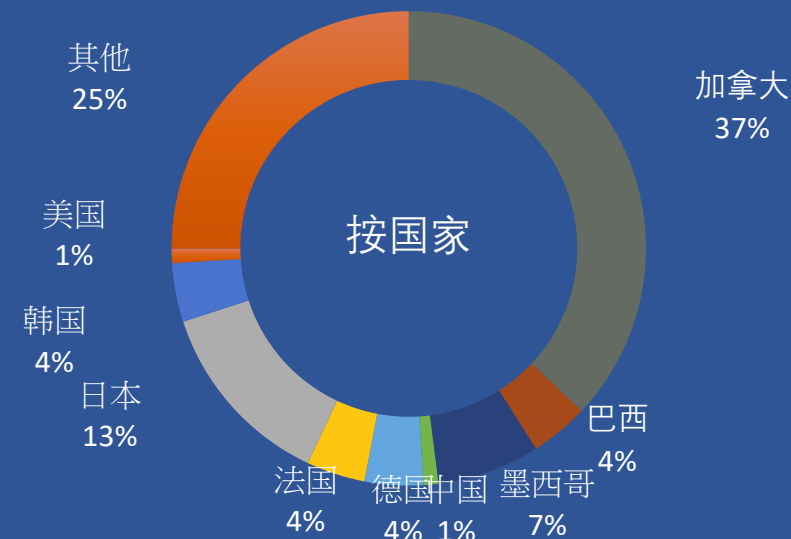
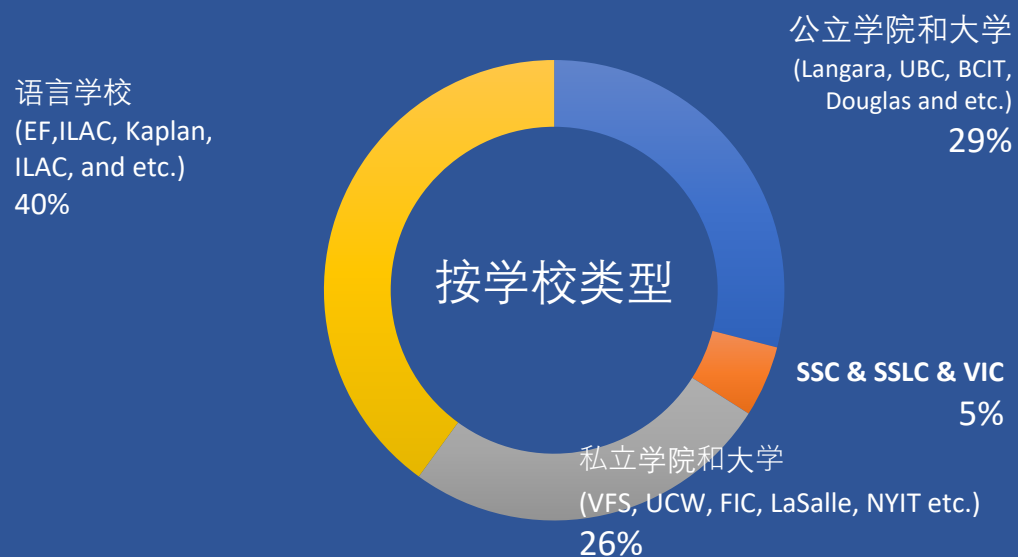
企业服务 – GEC Corp.



租客人口统计

2024年8月疫情后的最新数据

每年为 92 所学院和大学提供学生宿舍，为来自 71 个国家的 3,400 多名学生提供服务



为大温地区60%以上的公立及私立学校提供服务



- 公立学校
- 私立学校

- 语言学校
- 教育机构

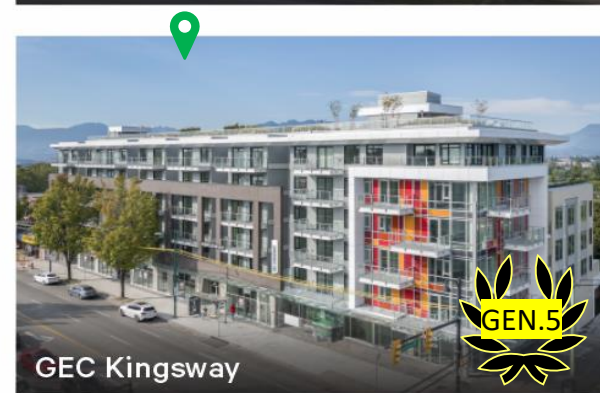
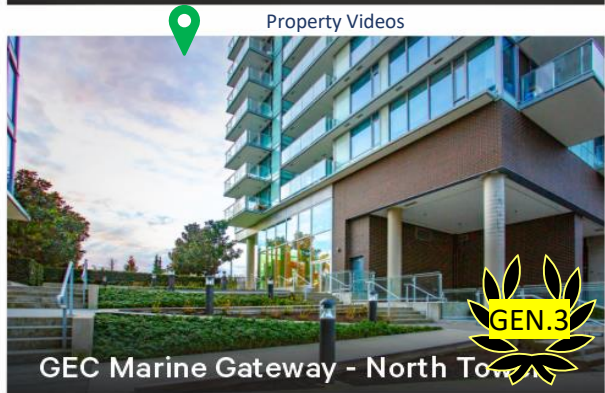
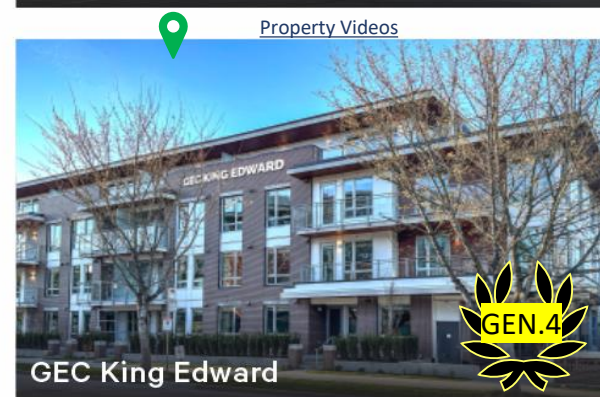
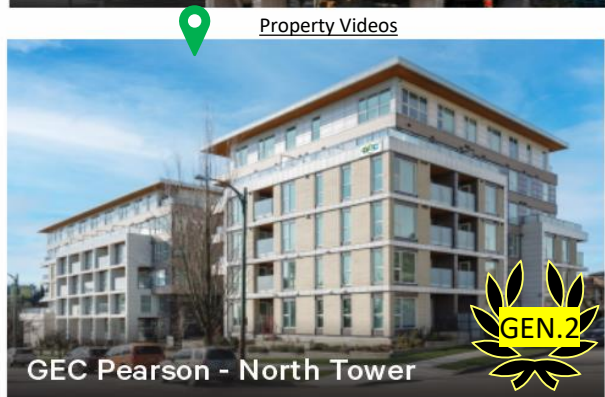
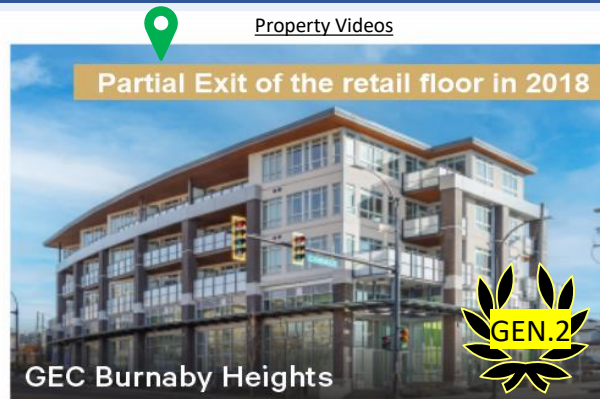
- 搬家公司
- 租赁平台

- 本地供应商
...等

运营中

GEC 房地产投资组合相片集

10 个项目, 14 栋大楼 - 7 栋运营中



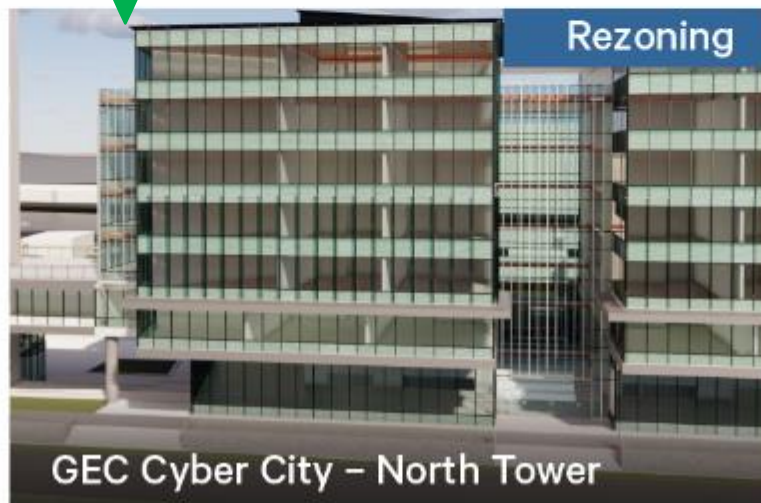


申请从 10F 到 25F 的更高密度



[Aerial 360](#)

[CTV News](#)



重新规划批准, 等待实施

GEC Granville

GEC® Granville

Granville and Drake Street, 温哥华市中心 | 床位: 222
2015年购买价: 3900万

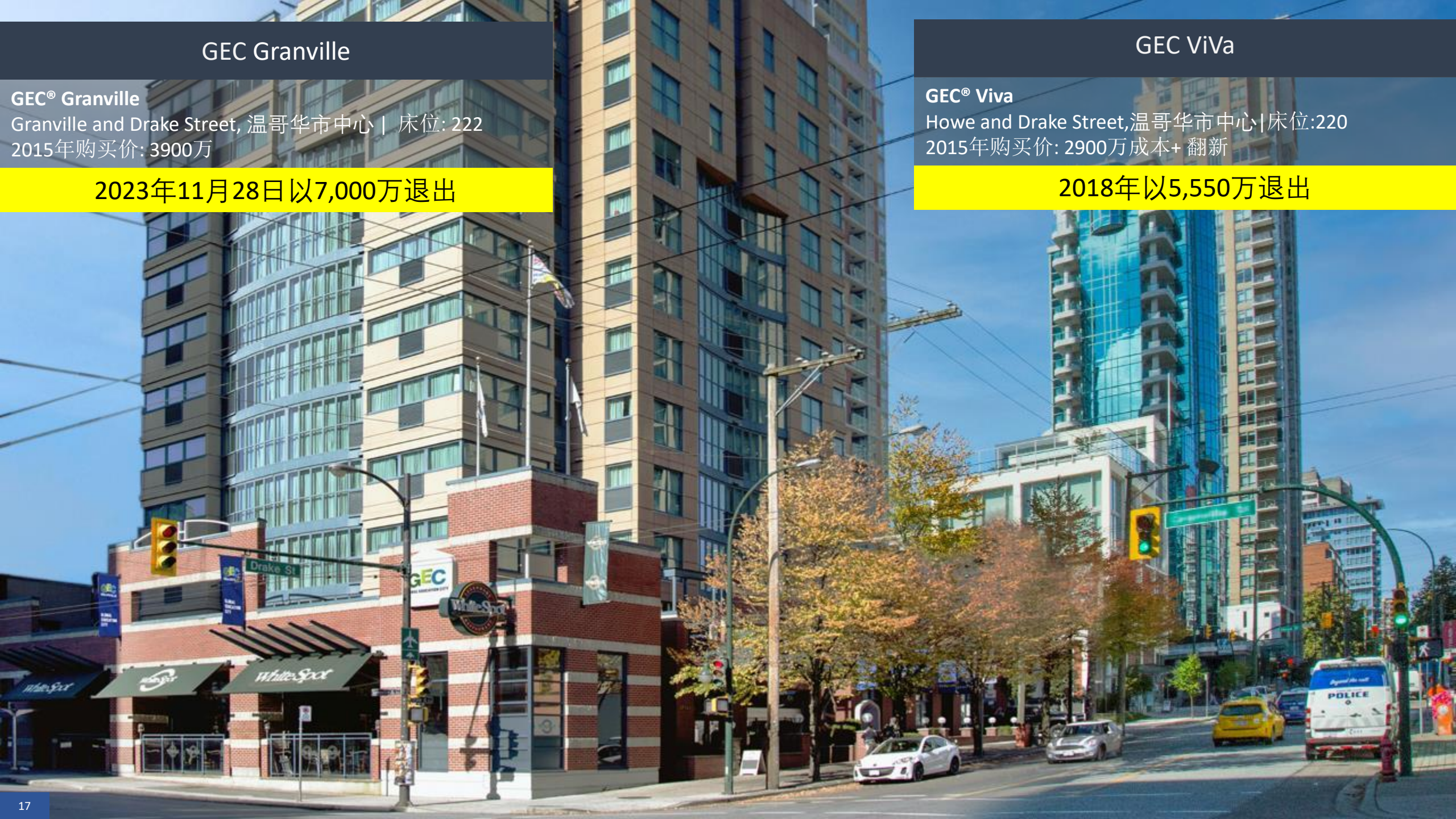
2023年11月28日以7,000万退出

GEC ViVa

GEC® Viva

Howe and Drake Street, 温哥华市中心 | 床位: 220
2015年购买价: 2900万成本+ 翻新

2018年以5,550万退出

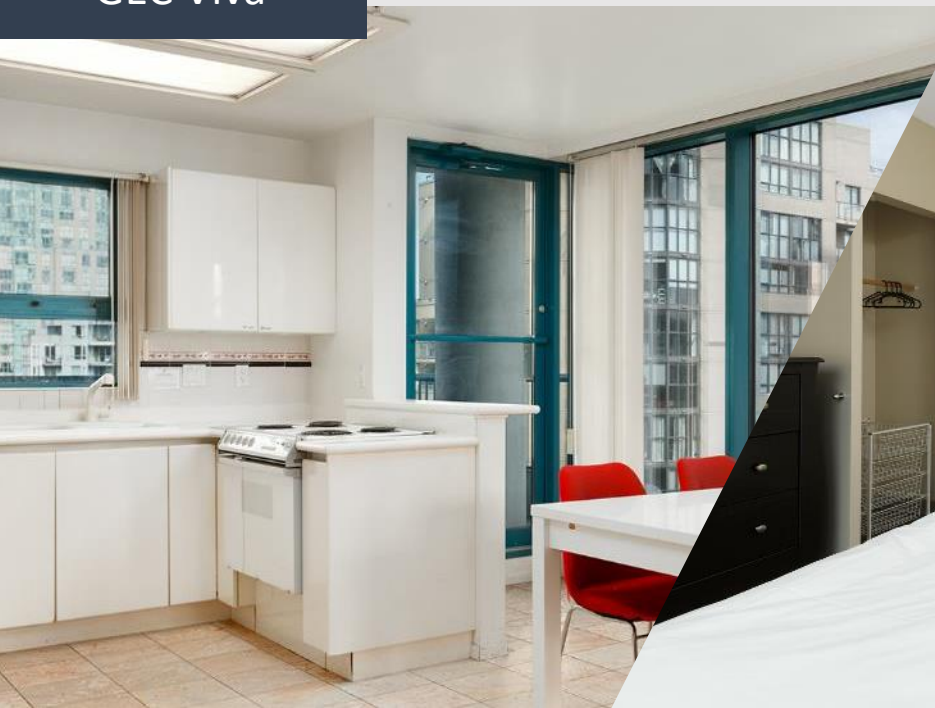


GEC ViVa





GEC Viva



GEC Burnaby Heights





GEC Burnaby Heights



GEC Pearson





GEC Pearson

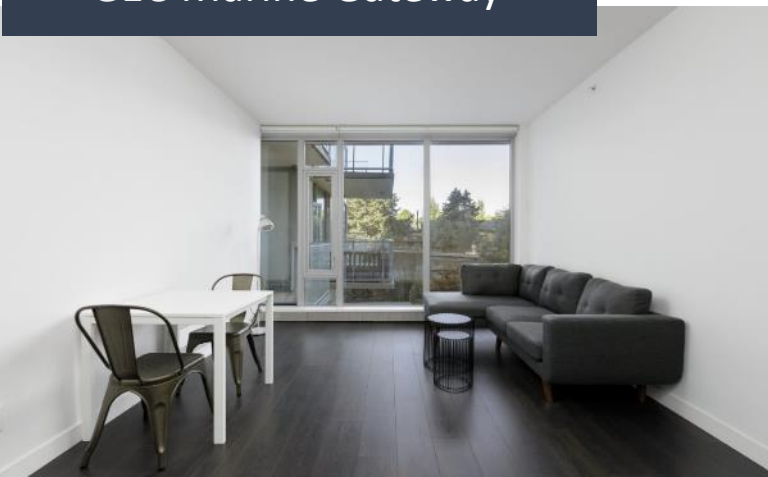


GEC Marine Gateway
North & South Towers





GEC Marine Gateway





GEC King Edward

GEC KING EDWARD



GEC King Edward



GEC Kingsway (2024年8月26日开始运营)





GEC Oakridge

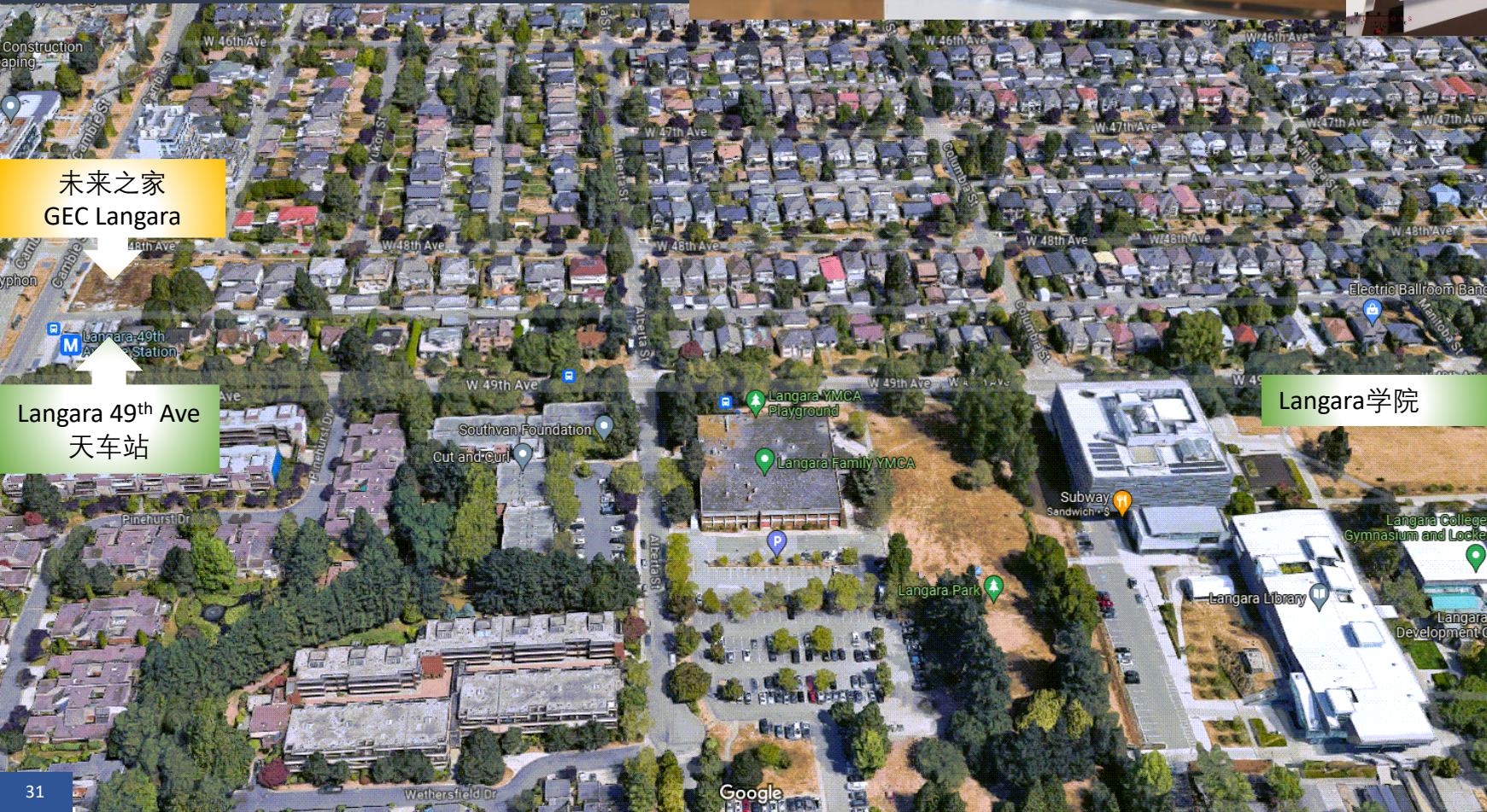


GEC Langara

Project Under Development
GEC Langara
(Cambie & 49th Avenue, Vancouver)
DP issued, BR approved for 10 stories.
Permitting for higher density according to the proposed TOD
(Transit Oriented Development) guidelines.

Coming Soon

GEC[®]
GLOBAL EDUCATION CITY





GEC Langara

项目概述
商业机密



- 位于温哥华 Cambie 街夹西 48 街。GEC® Langara 毗邻 Langara-49街加拿大线天车站。距Langara学院仅4 个街区，对面就是高尔夫球场、公园和学校，附近有许多新商业开发项目，包括 Oakridge 购物中心，乘坐天车即可轻松前往列治文市和温哥华市中心。
- 此项目为一栋 26 层*1的混凝土混合用途商住楼，拥有 1,104 平方英尺零售空间、底层户外广场和182 个出租单位、650个床位。

一个绝佳的投资机遇



[Click here for Google Map Link](#)



Langara土地

Langara-49街天车站

*1 需根据 BC 省拟议的高密度规划进行重新分区批准。

GEC Cyber City



GEC Education Mega Center





概要^{*1}

- 52 层混凝土混合用途大楼
- 552 英尺高
- 一楼用作餐厅和零售店
- 2层商业楼层用作学校和办公室
- 3层商业楼层用作学校住宅用途 - 55个单位
- 43 层用作出租住宅楼层 – 429 个单元
- 住宅总人数 825 ~ 1179（部分房间双人入住）
- 5层设施楼层 @ 4、5、7、51 和 52 楼
- 3层地下停车场 133 个停车位
- 总建筑面积428,101平方英尺
- 净使用面积331,646 平方英尺

^{*1} 数据基于2024年2月的财务预测。我们正在与市政府合作，将三层商业楼改建为学生宿舍，并将总居住人数增加到 1,179 人。



GEC Education Mega Center ("EMC") 环球教育城

- 北美首个教育城
- 位于城市中心的商业、教育、租赁和设施综合中心
- 距离新的SFU医学院和素里中央天车站不到100米
- 距离Kwantlen Polytechnic University (素里中央校园) 不到200米
- 距离SFU (素里校园) 不到300米
- 距离新的UBC校园 (素里) 不到2公里

GEC EDUCATION MEGA CENTER

ANOTHER TALL URBAN PEAK WILL BE
ADDED TO THE EMERGING DOWNTOWN
SURREY AREA

Surrey Central City Mall

Walmart

Simon Fraser University

Surrey's New CBD

SFU 医学院及办公楼

University Expansion

SkyTrain Station

Surrey City Hall

KPU Campus
Civic Plaza Hotel

10 Future Towers
by Blackwood Partners

GEC
GLOBAL EDUCATION CITY

City Parkway

102 Avenue

King George Blvd

Google Earth



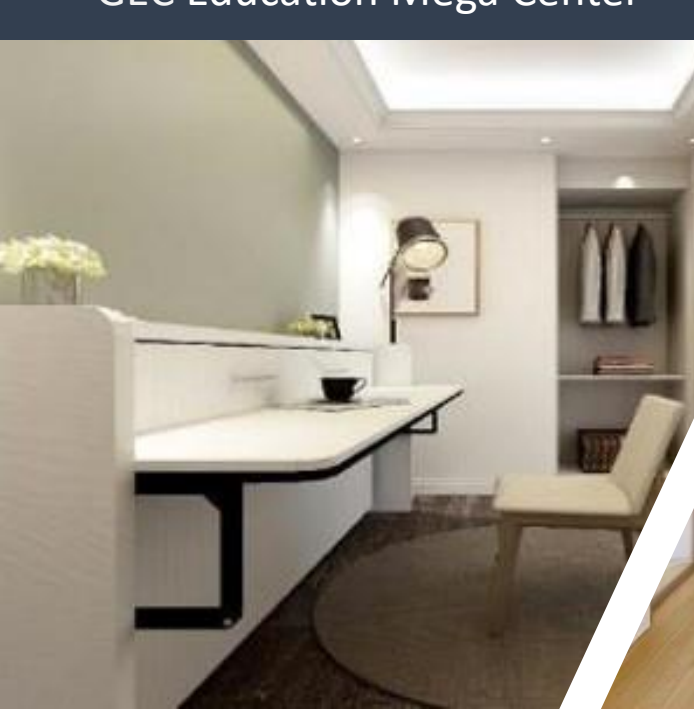
素里市新中央商务区

未来之家EMC

Artistic rendering of the "Centre Block" redevelopment of North Surrey Recreation Centre, and the bus exchange and parking lot serving SkyTrain's Surrey Central Station. (Surrey City Development Corporation)



GEC Education Mega Center





项目进展

- 2019年收购土地
- 2023年重新规划获批
- 开发和建筑许可待批
- 重新分区修订计划于 2024 年 8 月出台
- 邻近学校承诺将租下 1,500 多张床位包括 SFU、KPU、Dogulas College、Sprott Shaw College, Kaplan International以及正在建设中的 SFU 医学院和 UBC素里校园



环球教育城集团

www.gechq.com

www.gecliving.com

