



Global Education Communities Corp: 33 Years of Excellence



33

Years history
Founded 1992

40

Locations
Campuses, Housing, Offices

9,500

Students
Sprott Shaw College Group

3,000+

Tenants 2023 - 2024
GEC Student Housing

650+

Staff

\$77M

Audited Revenue

\$498M

Total Assets

\$1.3B

Operating & Development Budget

Student Housing Portfolio



Extensive Footprint

9 locations with 14 buildings (8 operational, 6 under development)



Growing Capacity

3,876 beds total (1,300 operational, 2,576 in development)



Educational Partnerships

Over 60% of Vancouver colleges, universities, and language schools, partner with GEC for their housing needs



Global Reach

2,400 agents in our global network from 79 countries





Education Services Excellence

Historic Foundation

Sprott Shaw College,
established in 1903 (122 years
of educational excellence)

Diverse Student Body

11,077 students served in 2023
(3,734 domestic, 7,343
international)

1

2

3

4

Expansive Network

30 campuses and
administrative offices across
the region

Multiple Institutions

Operating SSC, SSLC, VIC-CC,
GEA, and CIBT international
programs

Vancouver Student Housing Market

553K

BC Students

Post-secondary students in British Columbia

217.6K

International

Students from over 150 countries studying in BC

0.9% ~ 1.4%

Vacancy Rate

Extremely low rental availability in Vancouver (2024)

1,300

GEC Beds

Current operational capacity with robust demand



Government Support Initiatives

Federal Programs

- GST removal on new rental construction
- \$55B CMHC funding for rental, senior and student housing
- ACLP program updates for expedited approvals
- Up to 100% Loan-to-Cost ratio available

Provincial (BC) Support

- Bill 47 – Transit Oriented Area legislation
- Density increases near transit hubs
- Reduced parking requirements

Vancouver City Incentives

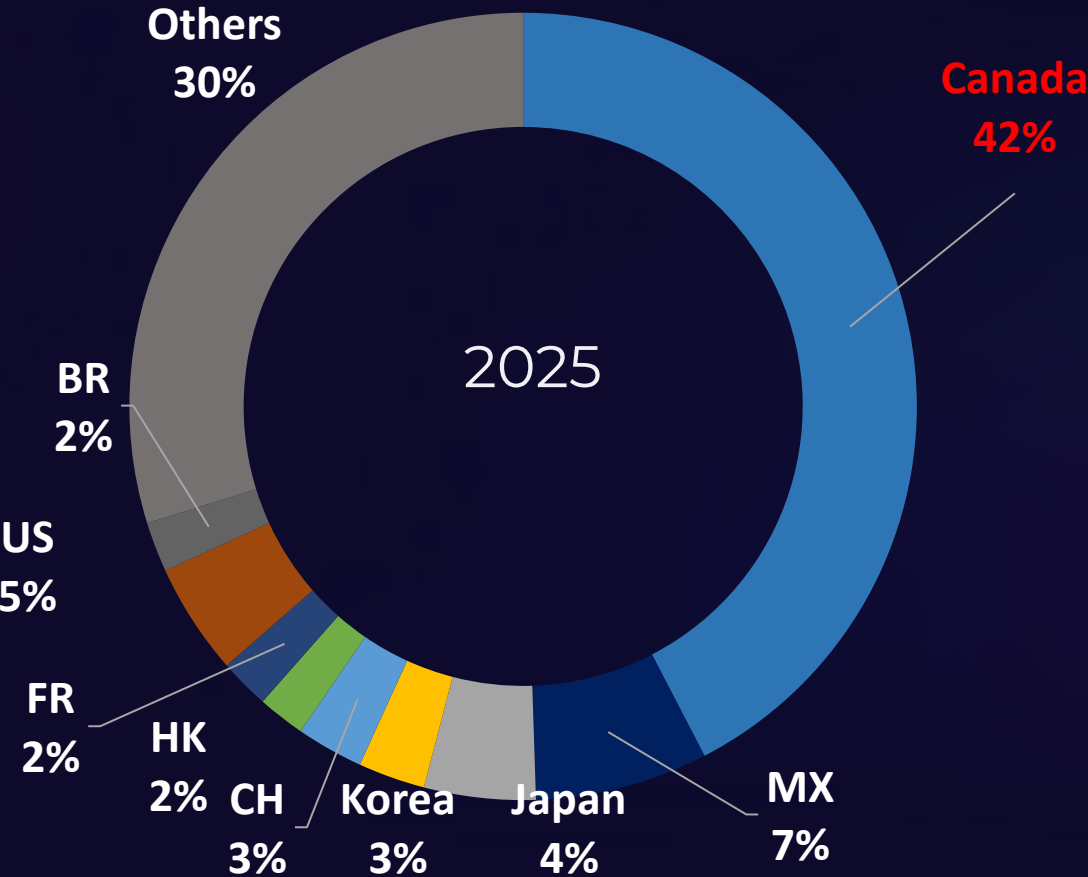
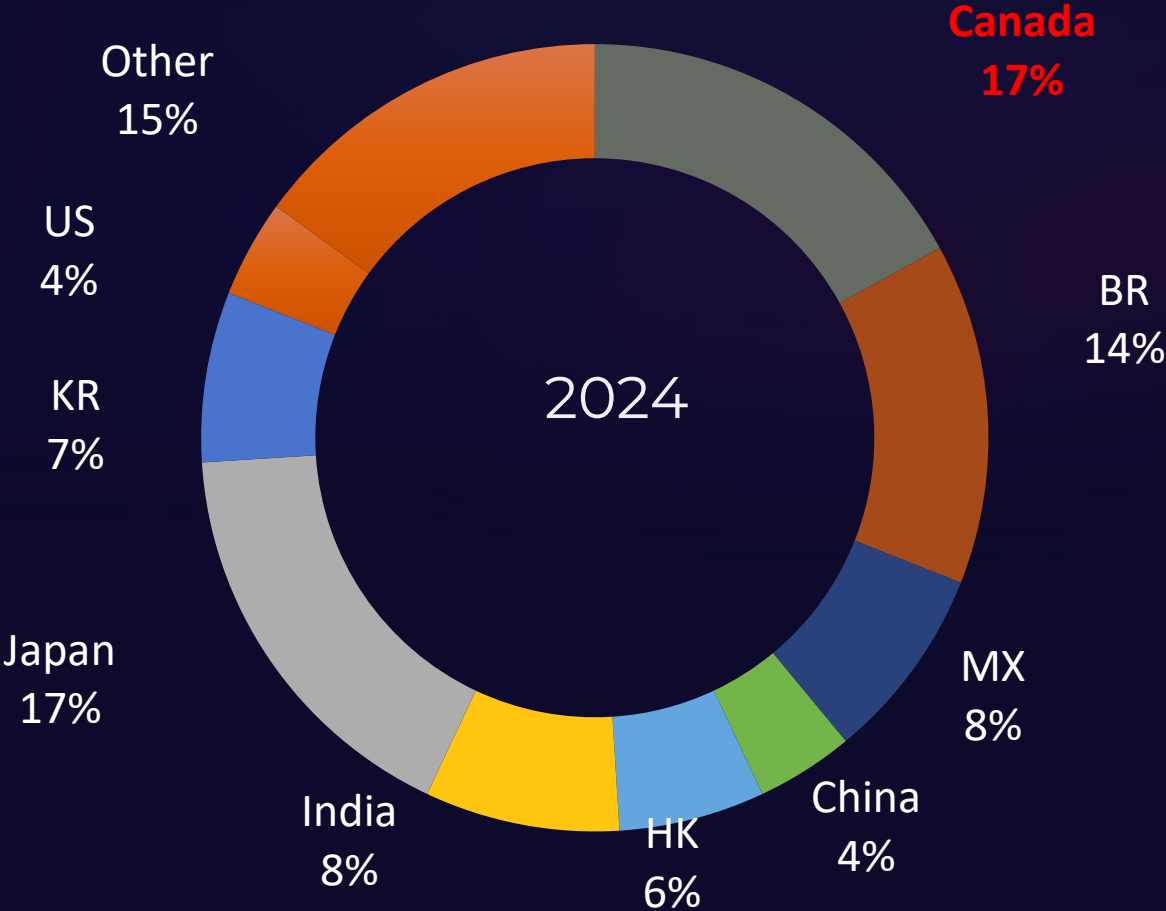
- Eliminated parking requirements
- Removed Development Cost Levies
- Waived Community Area Contribution fees

GEC Business Model



Our Global Educational Impact & Shifting Demographics to Canadian & U.S Students

International demographic distribution shows significant growth in Canadian representation from 2024 to 2025.



Educational Partnerships

GEC provides housing services to 95 colleges and universities across Vancouver, serving over 3,400 students from 79 countries annually.



- Public schools
- Private schools
- ESL schools
- Educational agencies
- Relocation companies
- Rental platforms
- Trusted local vendors
- ..And more!





Student Housing in Metro Vancouver – Housing Crisis

Metro Vancouver faces a critical housing shortage. This affects students most acutely. GEC offers a comprehensive solution tailored to international and domestic student needs.

GECLiving.com

The Supply Crisis

Rent Control Impacts

Rent-control policies discourage new rental development. Developers hesitate to build rental-only properties.

Development Timeline

Rezoning and construction cycles take up to 7 years. New supply lags far behind demand.

Permit Decline

Building permits have dropped 65% between 2022 and 2024. Pipeline inventory is depleting rapidly.

Rising Costs

Four of Canada's five most expensive cities are in Metro Vancouver. Affordability remains a major challenge.



Market Demands

Home Ownership Delay

1

Potential buyers remain renters longer. This increases pressure on the rental market.

2

Migration and Immigration to Metro Vancouver

Over 150,000 people moved to Greater Vancouver in 2023 from other provinces and abroad.

Student Demand

3

Ten thousand students are on UBC's dormitory waitlist.

Over 2,000 on SFU's dormitory waitlist.

Most colleges and universities do not offer housing.





The GEC Approach



BC Tenancy Act Compliance

All properties adhere to provincial regulations. Student rights are fully protected.



Student Focus

Services over 3,400 students from across Canada and 79 countries annually. Student experience is prioritized.



Educational Partners

GEC provides housing services to 95 colleges and universities. Nearly 2/3 of all colleges and universities in Metro Vancouver rely on GEC as their trusted supplier for student housing.



Fully Equipped Living Spaces

Move-In Ready

- Completely furnished apartments
- Bedding and linens provided
- Kitchen fully equipped
- In-unit washer and dryer

All-Inclusive Package

- No hidden fees
- All utilities covered
- High-speed internet included
- Bi-weekly housekeeping



Location & Security Advantages



Enhanced Security

24/7 monitored buildings with secure access. Peace of mind for students and parents.



Transit Connected

All properties are located near SkyTrain and transit stations. Easy commute to campuses.



On-Site Support

Caretakers available for immediate assistance. Maintenance issues resolved quickly.

Flexible Terms & Community



Our flexible approach adapts to student schedules. Academic terms don't always align with traditional leases. GEC provides solutions that work with student lifestyles.

Plan Before Your Academic Journey Starts

Limited Vacancy

The shortage of student housing in Metro Vancouver is significant; plan ahead to avoid the last minute stress.

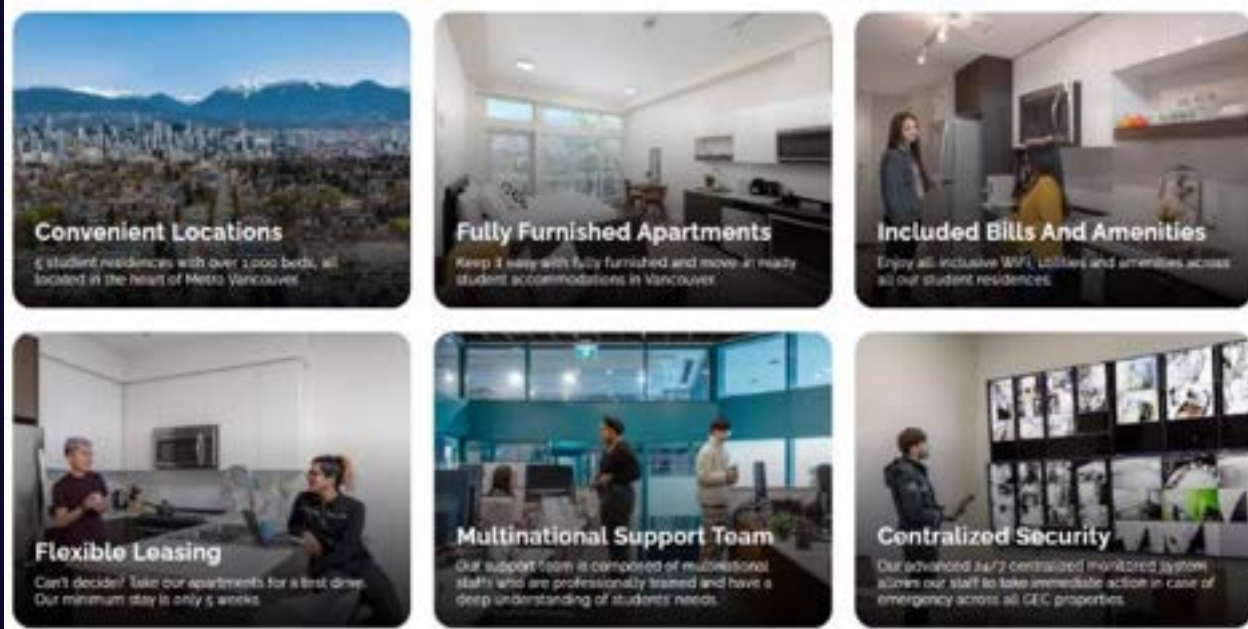
Comparing GEC to Homestay or Apartment Rental

- Homestay is an unregulated sector. Moving out from one parent to another Homestay parents do not provide the experience of independence.
- Rental apartments do not provide anything other than a space.
- Eliminate the stress of buying furniture, pots and pans, establishing utilities and internet accounts, and then reverse the process after graduation.

The GEC Experience

- Stress-free and move-in ready.
- Stress-free during move-out, not having to dispose of old furniture and used household items.
- Experience independence, live with your schoolmates in the student community.



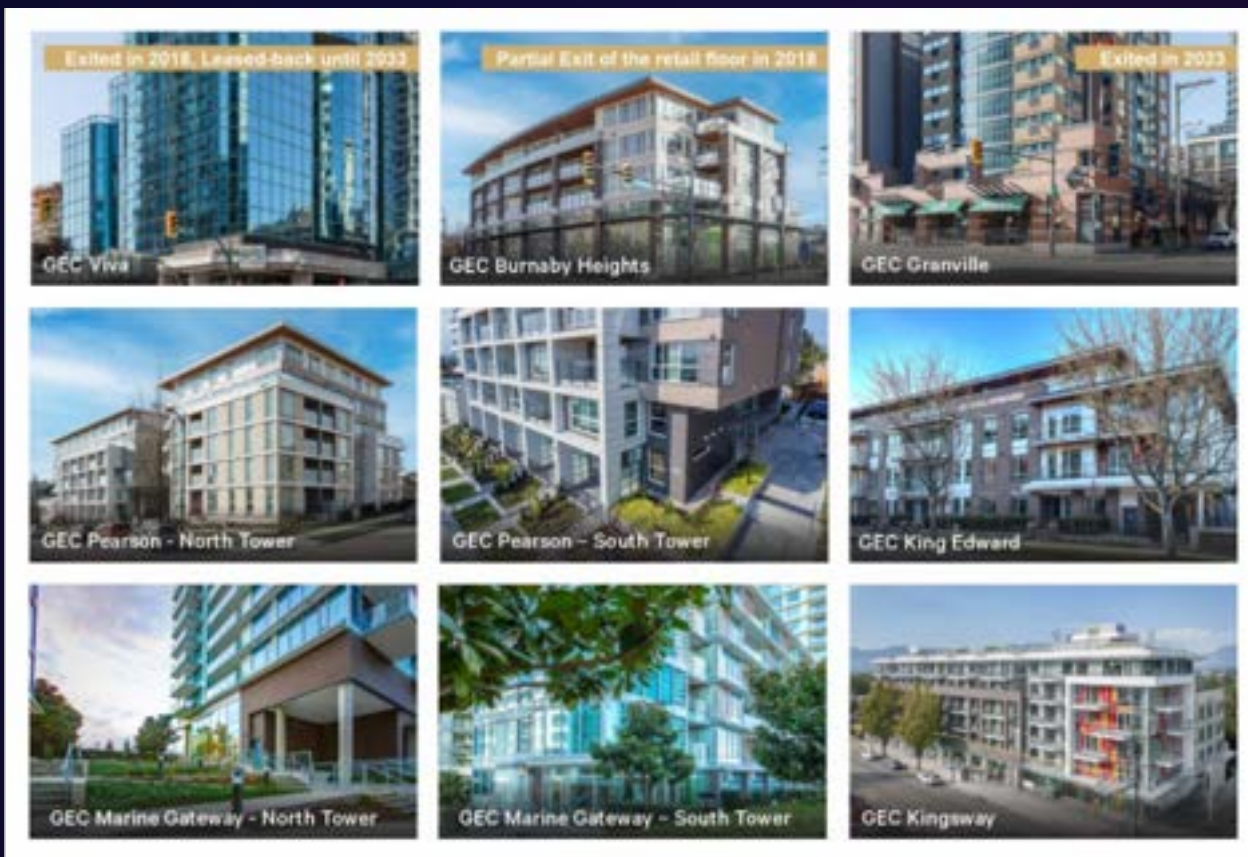


Move-in Ready:

- GEC Burnaby
- GEC Viva
- GEC King Edward
- GEC Kingsway
- GEC Pearson North Tower
- GEC Pearson South Tower
- GEC Marine Gateway North Tower
- GEC Marine Gateway South Tower

Future Locations:

- GEC Oakridge (2027)
- GEC Langara (2028)
- GEC Surrey (2029)
- GEC Richmond (2030)



Projects Under Construction, Development and Re-Zoning



Rezoning approved, pending enactment



GEC® Granville

Granville and Drake Street, Downtown Vancouver | Beds: 222

Purchase Price in 2015: \$39M

Exited on Nov 28, 2023, for \$70M



GEC® Viva

Howe and Drake Street, Downtown Vancouver | Beds: 220

Purchase Price in 2015 \$29M + renovation

Exited in 2018 for \$55.5M



GEC® Viva

1311 Howe & Drake St, Downtown Vancouver | Beds: 220

Purchased in 2015, exited in 2018

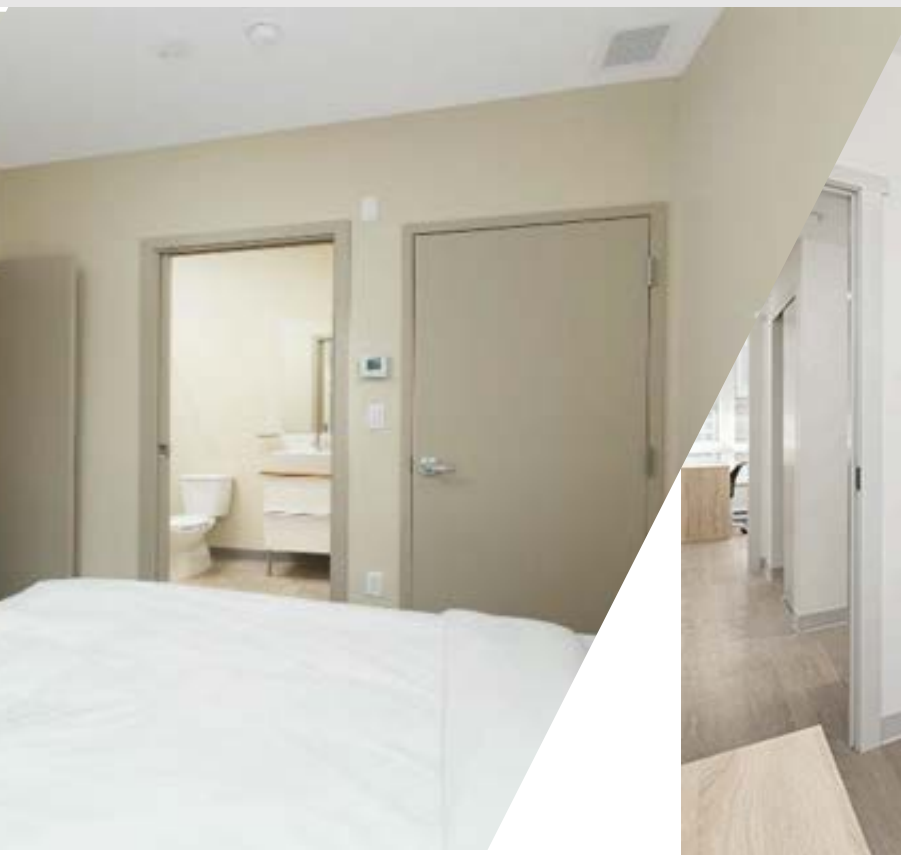
Master-lease back until 2033

Vacancy rate: near full





GEC Viva



GEC® Burnaby Heights

438 Gamma Ave & E. Hastings, Burnaby | Beds: 100

Exit: sold ground floor for \$6M

Holding 2nd to 4th residential floors

Vacancy rate: near full

Ten-minutes by bus to Simon Fraser University

Partial exit (ground floor) in 2018 for \$6M





GEC Burnaby Heights



GEC® Pearson

7657 Cambie St (W.60th & W.61st Ave), Vancouver | Beds: 310

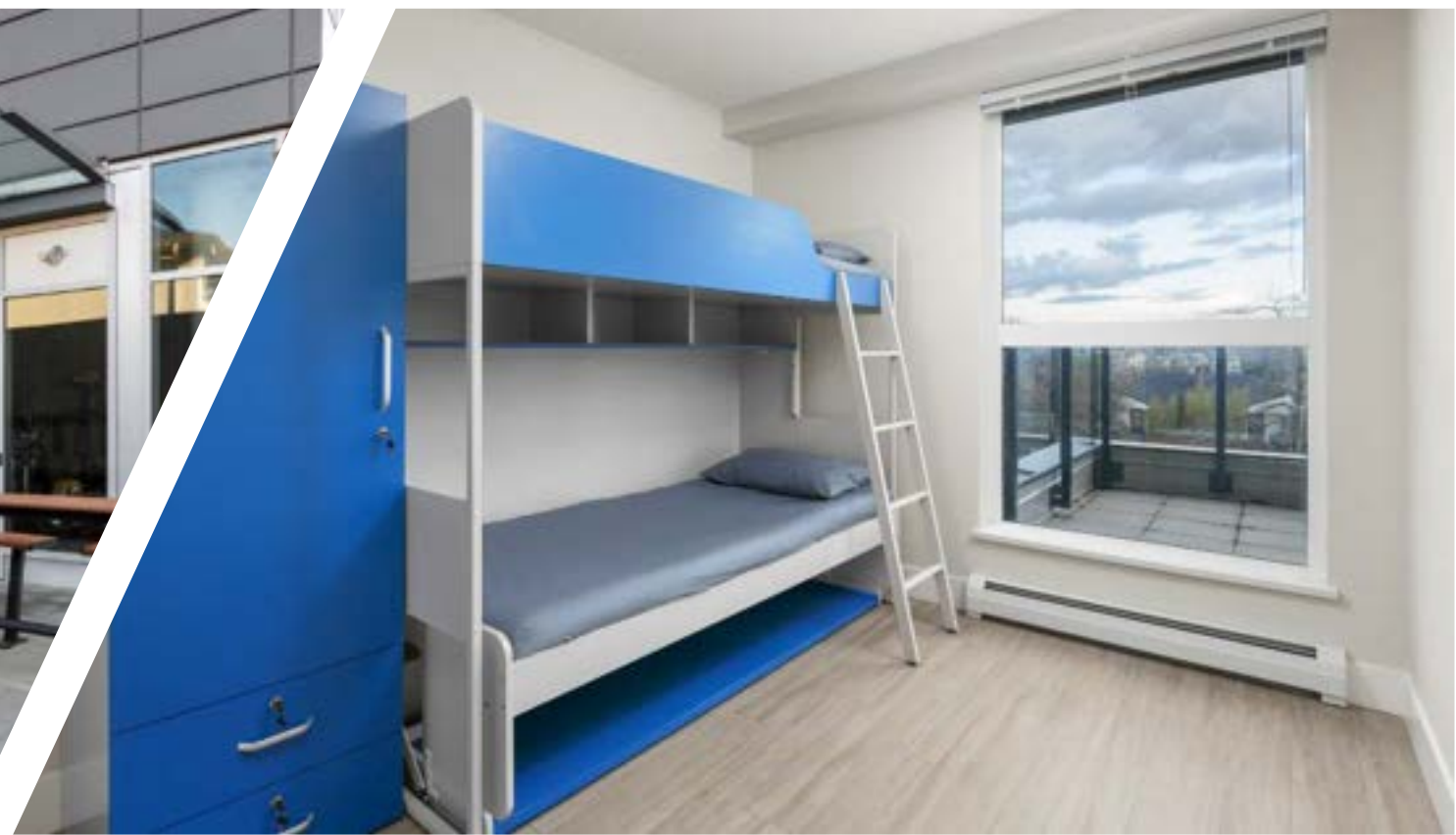
Vacancy Rate: near full

A Five-minute walk to the Marine Gateway SkyTrain station





GEC Pearson



GEC® Marine Gateway

8101 Nunavut Lane, Vancouver

Cambie & S.W Marine Drive | Beds: 116

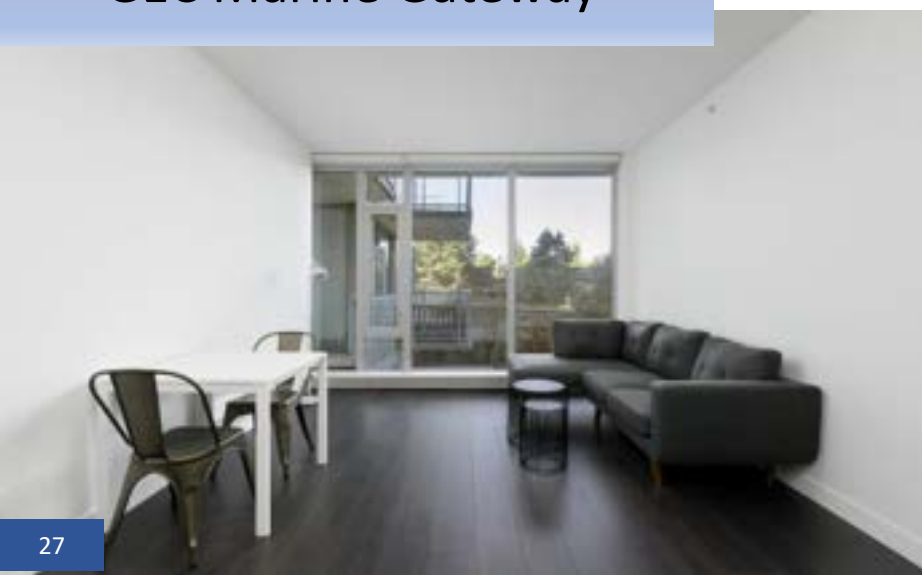
Vacancy rate: near full

One-minute walk to the Marine Gateway SkyTrain station





GEC Marine Gateway

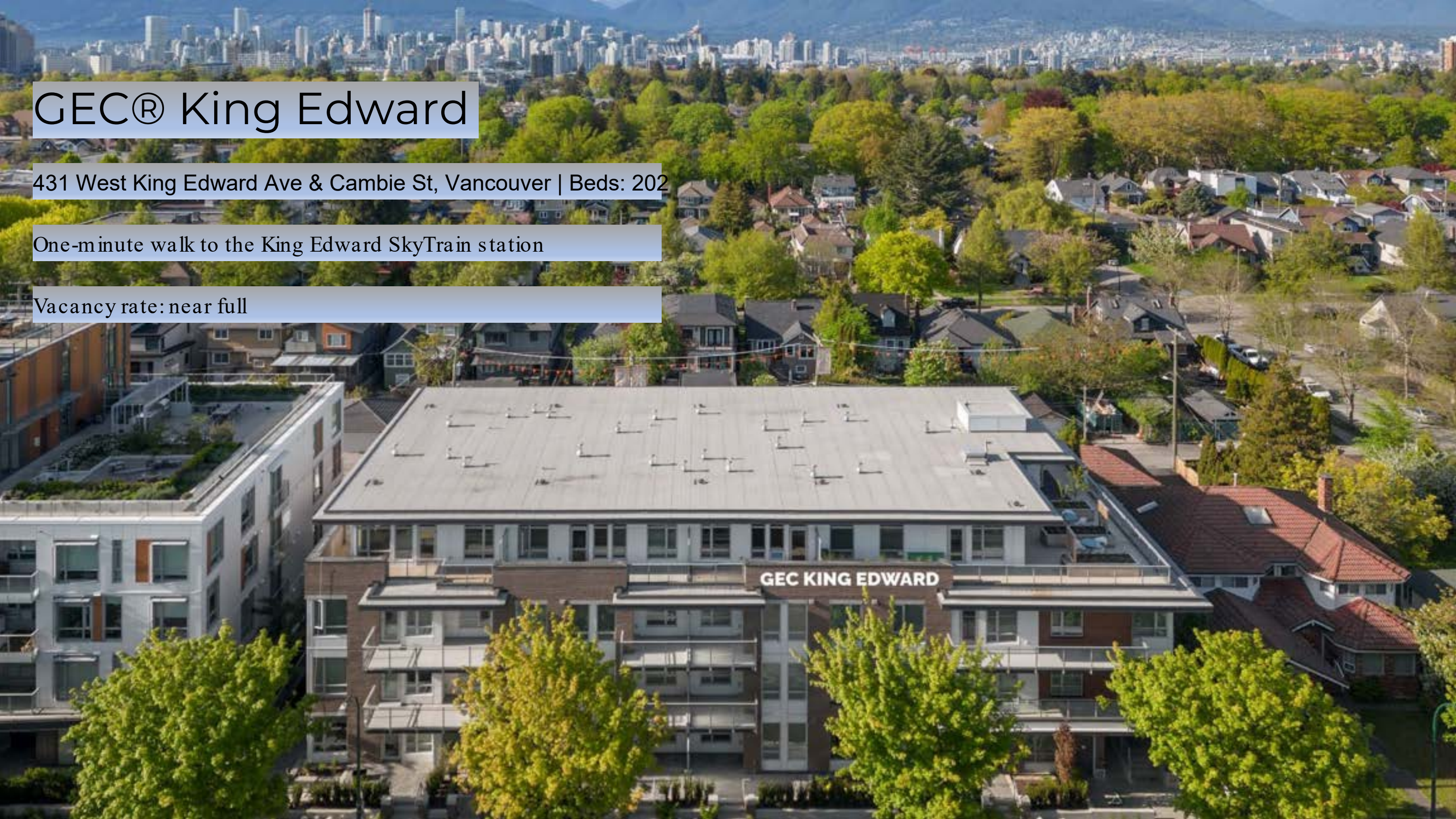


GEC® King Edward

431 West King Edward Ave & Cambie St, Vancouver | Beds: 202

One-minute walk to the King Edward SkyTrain station

Vacancy rate: near full





GEC King Edward



GEC® Kingsway

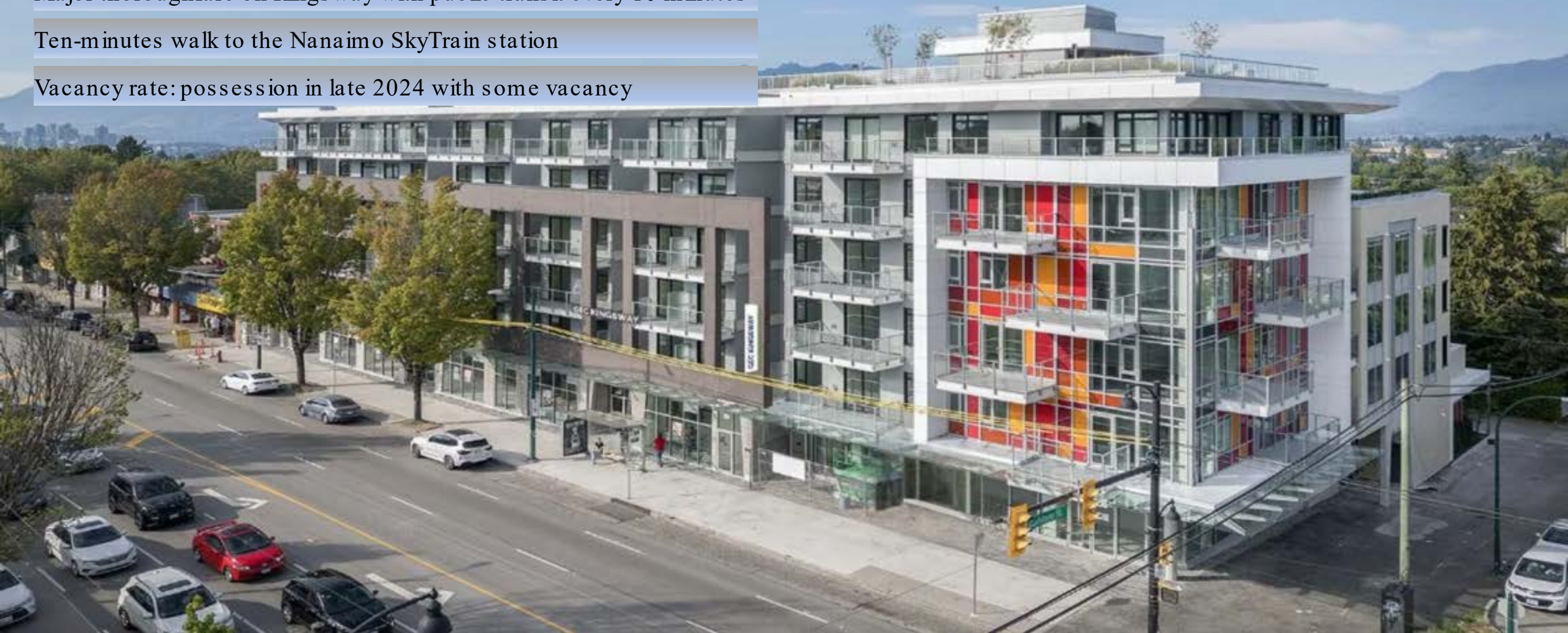
4589 Gladstone Street & Kingsway, Vancouver | Beds: 284

Master Lease until 2029 and option to 2034

Major thoroughfare on Kingsway with public transit every 10 minutes

Ten-minutes walk to the Nanaimo SkyTrain station

Vacancy rate: possession in late 2024 with some vacancy





GEC® Oakridge

457 West 42nd Ave & Cambie, Vancouver | Beds: 458

Affordable housing: 58 BMR

construction started in March 2025

Completion in Summer 2027



June 17, 2025



June 17, 2025

GEC® Langara

6428 Cambie St & 48 Ave, Vancouver| Beds: 650

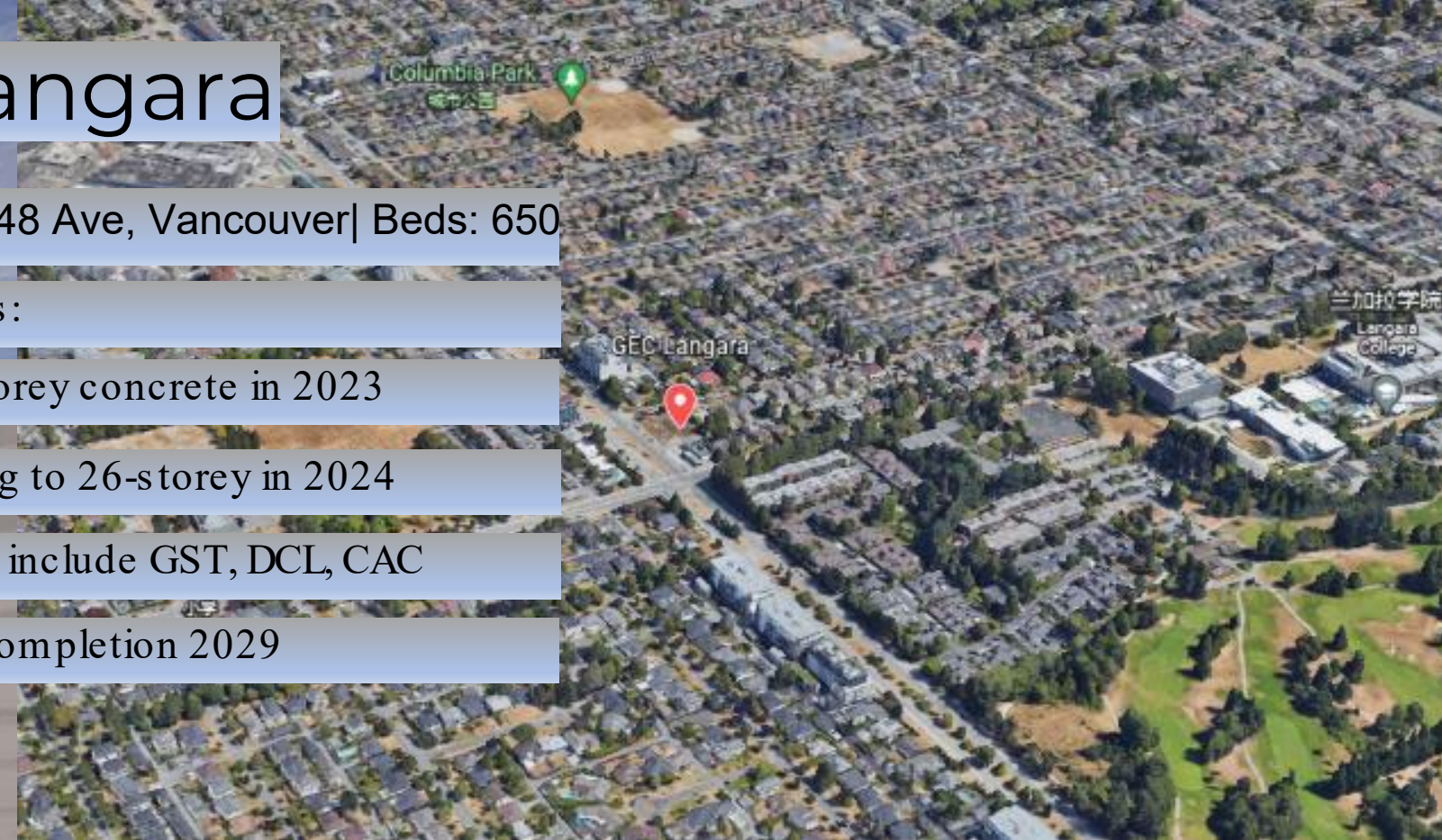
Development status:

DP issued for 10-storey concrete in 2023

Applied for upzoning to 26-storey in 2024

Eligible exemptions include GST, DCL, CAC

Reduced parking, Completion 2029



GEC® CyberCity (Education hub & hotels)

7780 – 7840 River Road & Cambie, Richmond | Beds: 267

Rezoning: Reading 1 to 3 approved pending Enactment

DP & BP: 6-9 months after Enactment

Completion: 42 months after BP issuance



1 GEC Micro-Suite Hotel

2 Student Residence

3 Sprott Shaw College and
a Local University

4 Ground Floor Retail, Restaurant,
Bookstore, and Convenience Store

An architectural rendering of a modern, multi-story building with a glass and concrete facade. The building features large windows and a prominent corner entrance. In the foreground, there is a paved plaza with people walking, a person riding a yellow bicycle, and outdoor seating areas with tables and chairs. A large tree stands on the right side of the plaza. The sky is blue with some clouds.

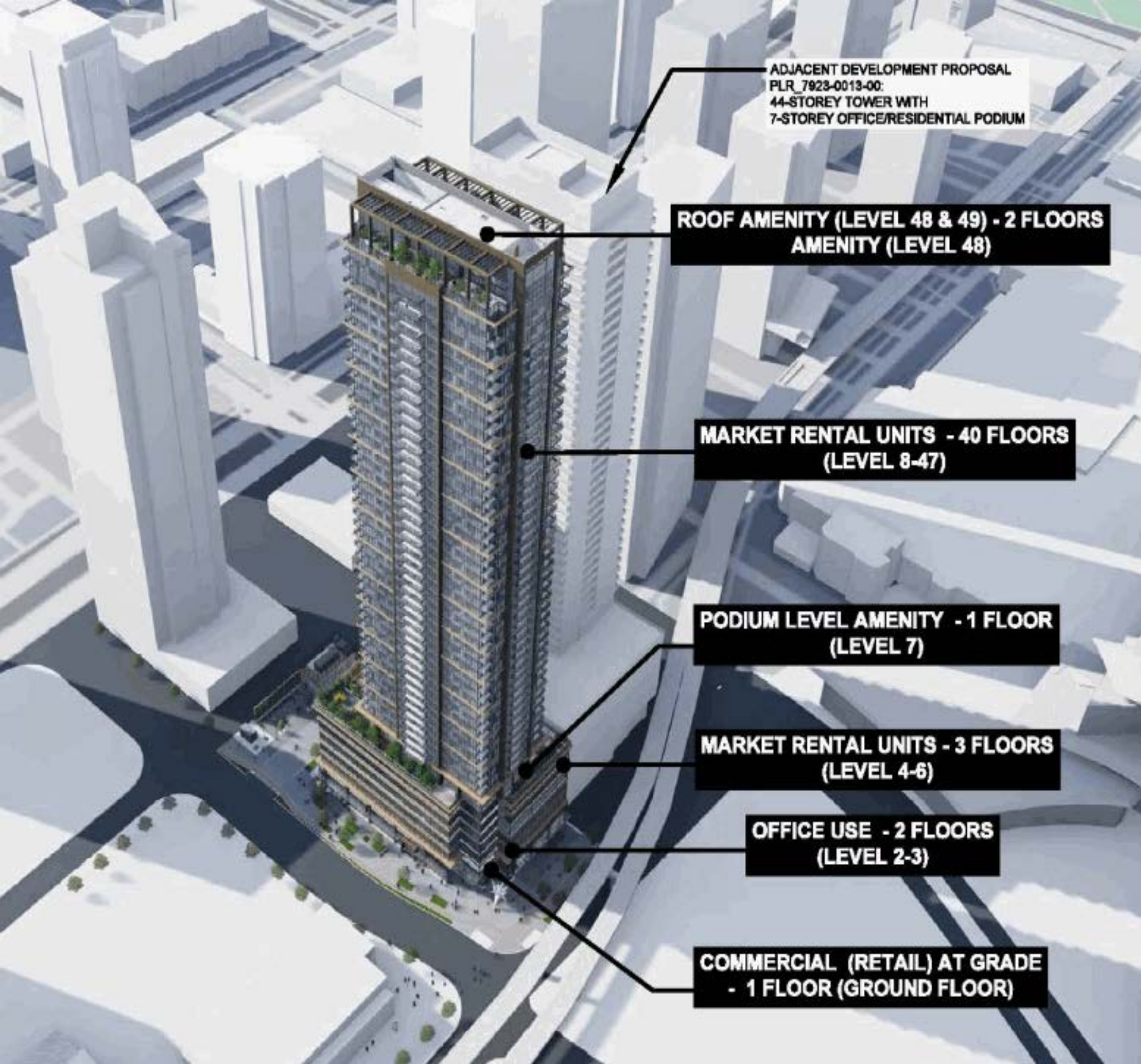
GEC® Education Mega Center

10240 City Parkway, Surrey | Beds: 1,384 beds

DP/BP Approval: September to November 2025

Completion: Spring 2029

*Excavation starts October 2025.



ADJACENT DEVELOPMENT PROPOSAL
PLR_7923-0013-00:
44-STOREY TOWER WITH
7-STOREY OFFICE/RESIDENTIAL PODIUM

**ROOF AMENITY (LEVEL 48 & 49) - 2 FLOORS
AMENITY (LEVEL 48)**

**MARKET RENTAL UNITS - 40 FLOORS
(LEVEL 8-47)**

**PODIUM LEVEL AMENITY - 1 FLOOR
(LEVEL 7)**

**MARKET RENTAL UNITS - 3 FLOORS
(LEVEL 4-6)**

**OFFICE USE - 2 FLOORS
(LEVEL 2-3)**

**COMMERCIAL (RETAIL) AT GRADE
- 1 FLOOR (GROUND FLOOR)**

EMC Design Specs

49-storey concrete mixed-use tower

Ground floor restaurant & retail

2 Podium levels for schools, commercial offices

3 Podium levels for market rental to staff – 50 units

40 Tower levels for residential and student rental

337 units accommodating 1,384 occupants

1,294 beds on tower levels. 90 beds at the podium

Amenity spaces on 1st, 4th, 5th, 7th, 48th, 49th Floor

4 underground parking levels 158 parking stalls

Gross Buildable Area: 427,973 SF

Net Usable Area: 364,538 SF

Project Status

Acquired land in 2019

Rezoning approved in 2023

Submitted DP Amendment in March 2025

Eliminated condos, increased rental to 45F

Reduced commercial floors from 5F to 2F

Reduced parking levels from 7F to 4F

Received support from the City of Surrey for more rentals

Increasing demands from nearby schools, including SFU, KPU, Douglas College, Sprott Shaw College, Kaplan International, and the future SFU Medical School and UBC Surrey

Council Meeting for rezoning and DP approval scheduled on June 23rd, 2025





Location, Location, Location

First education mega center in the world

Within 100 meters from the new SFU Medical School and Surrey Central SkyTrain station

Within 200 meters from Kwantlen Polytechnic University (Surrey Central Campus)

Within 300 meters from Simon Fraser University (Surrey Campus)

Within 2 km of the new UBC (Surrey)

An integrated hub of commercial, educational, market rental and amenities





Surrey City Hall

2-minutes to Simon Fraser University (Surrey)

2-minutes to Kwantlen Polytechnic University

Simon Fraser University - Surrey Campus

1-minute to future SFU Medical School

1-minute to Surrey Central SkyTrain Station

Surrey Central Mall

GEC
Education Mega Center

Walmart Supercentre
Department store

Scotiabank
Scotiabank Canada -
Scotiabank® Canada

King George Highway

8-minutes walk to future UBC Surrey campus

5-minutes walk to Douglas College Surrey campus

Unit Types



Affordable

Study area with a convertible desks and beds



Premium

Private room with a convertible desk-to-bed



Premium Plus

Private bedroom with a desk convertible to a double bed



Co-Living

Shared kitchen, living room, and dining room

AMENITIES



Library • Lounge • Video Conference Room • Quiet Lounge • Yoga Room • Gym • Zen Space • Patio • Snack Bar • Meeting Room

Roof top and sundecks on various floors



GLOBAL EDUCATION COMMUNITIES CORP

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