



Global Education Communities Corp.

Former Owner of Sprott Shaw College for 18 years

Over 7,000 students

Enrolled in GEC housing and education services , post SSC divestiture

33

Years of operating history

24

 Locations

Campuses, Student Housing, and Offices

170+

Staff

\$36M

Projected Revenue for 2026

\$460M

Total Assets projected F2026

\$1.3 Billion

Operating, Pipeline & Development Budget

Executive Summary: Myths, Common Q&A - 1

I. The Impact of International Students on Housing

- The shortage existed before the international student cap.
- The primary issue is a lack of available housing for all students.
- Domestic students took up the vacancy created by fewer international students.
- At UBC, the housing wait list increased from 6,000 to 7,000 between September 2024 and 2025 YoY. At GEC, vacancies declined from 5% to near zero in 2025 YoY.
- Over 0.5M students are living in BC, 0.21M are international students.

II. Economic Influence on Student Enrollment

- Student enrollment is resilient to economic fluctuations.
- The education sector remains stable because parents continue to prioritize and support their children's education and housing needs, regardless of the economic conditions.

Executive Summary: Myths, Common Q&A - 2

III. Rent Control's Effect on Student Housing

- BC has a 3% cap on rent increases in 2025. which lowered to 2.3% for 2026. This policy impacted investment sentiment in traditional rental housing, shutting down the pipeline.
- Rent Control does not apply to rental contracts shorter than one year, such as student housing.
- Most students return home during the summer and sign new leases at current market rates when they return in September.

IV. Differentiating Rental, PBSA, and GEC's Off-Campus Student Housing

- Traditional Rentals are typically basic units without furnishing or amenities.
- Purpose-Built Student Accommodation (PBSA): These properties are built with layouts designed for co-living, promoting higher density and little privacy.
- GEC Off-Campus Apartments: These are fully furnished, turnkey apartments. The goal is to offer a comprehensive, hassle-free solution—students can arrive with just their luggage and leave the same way, without the complexities of setting up a new apartment.
- Furnishing, cooking utensils, bedding supplies, weekly housing-keeping, and utilities included.
- GEC model allows for future exit of its assets as a rental apartment or student housing.

Student Housing Portfolio



Extensive Footprint

14 buildings
- 8 operational
- 6 in the pipeline



Growing Capacity

3,876 beds total
- 1,300 operational
- 2,576 in the pipeline



Educational Partnerships

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



Global Reach

2,400 agents in our global network from 79 countries



Performance

September 2025
Near-Zero Vacancy

**NO
VACANCY**



GEC
GLOBAL EDUCATION CITY

View
Videos



Education Services Excellence

Historic Foundation

SSLC Business College and
SSLC Language College
Two decades of excellence

Diverse Student Body

12,500 students served in 2024
(3,734 domestic, 7,343 international)

1

2

Expansive Network

10 campuses and
administrative offices across
the region

3

4

Multiple Institutions

Operating SSLC, SSBC, GEA,
and CIBT international
programs

B.C's Student Housing Market

553K

Domestic Students

Post-secondary students in British Columbia

217.6K

International

Students from over 150 countries studying in BC

6,000

2024 UBC Housing Waiting List

7,000

2025 UBC Housing Waiting List

0.9% ~ 1.4%

2024 Vacancy Rate

1,300 / 2,576

Operational / in the pipeline

GEC Beds



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

Vancouver City Incentives

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

Surrey City Incentives

- Revitalization Tax Exemption RTE
- 10-Year Property Tax exemption for student housing development only
- Over \$6.5M of savings, more if factor in property value increases year over year

Provincial (BC) Support

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

GEC Business Model

BUY
Acquire, rezone, develop, retrofit, and
reduce cost per bed

STABILIZE
Lower cap rate, higher yield, and
positive cash flow

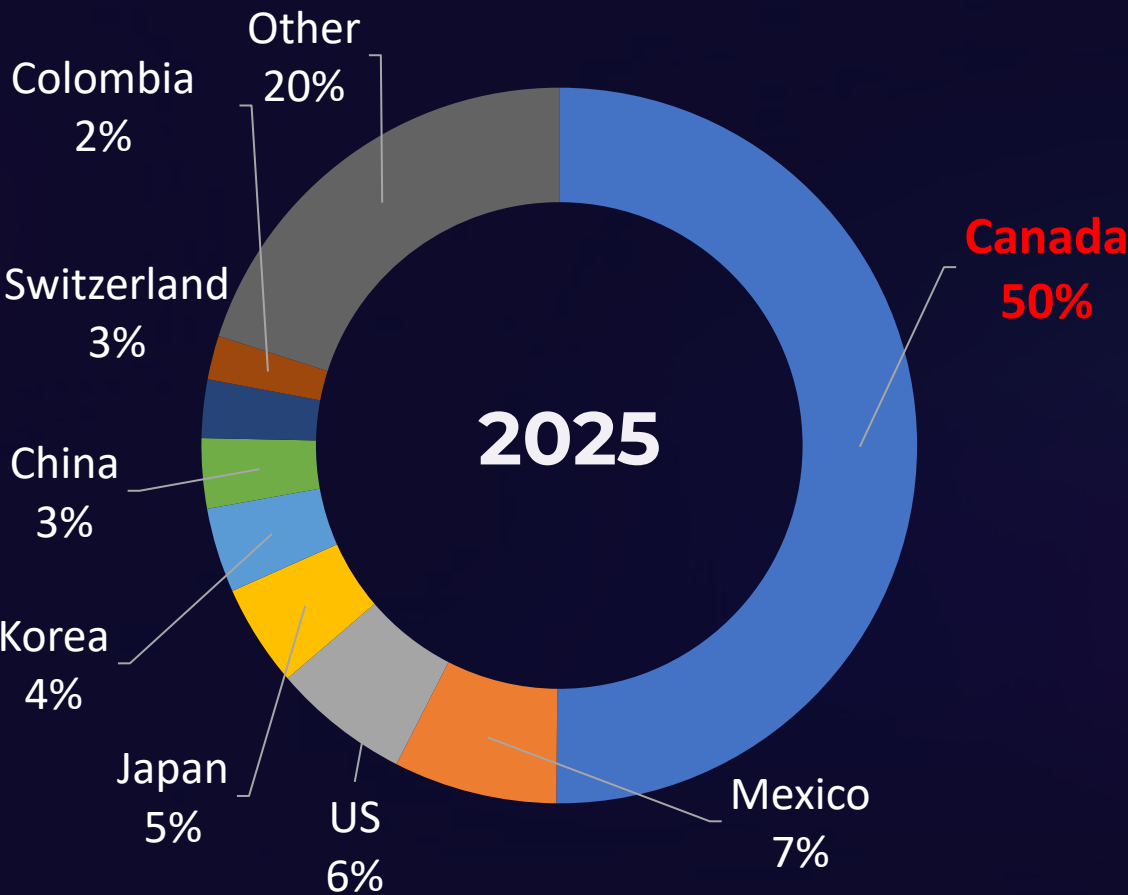
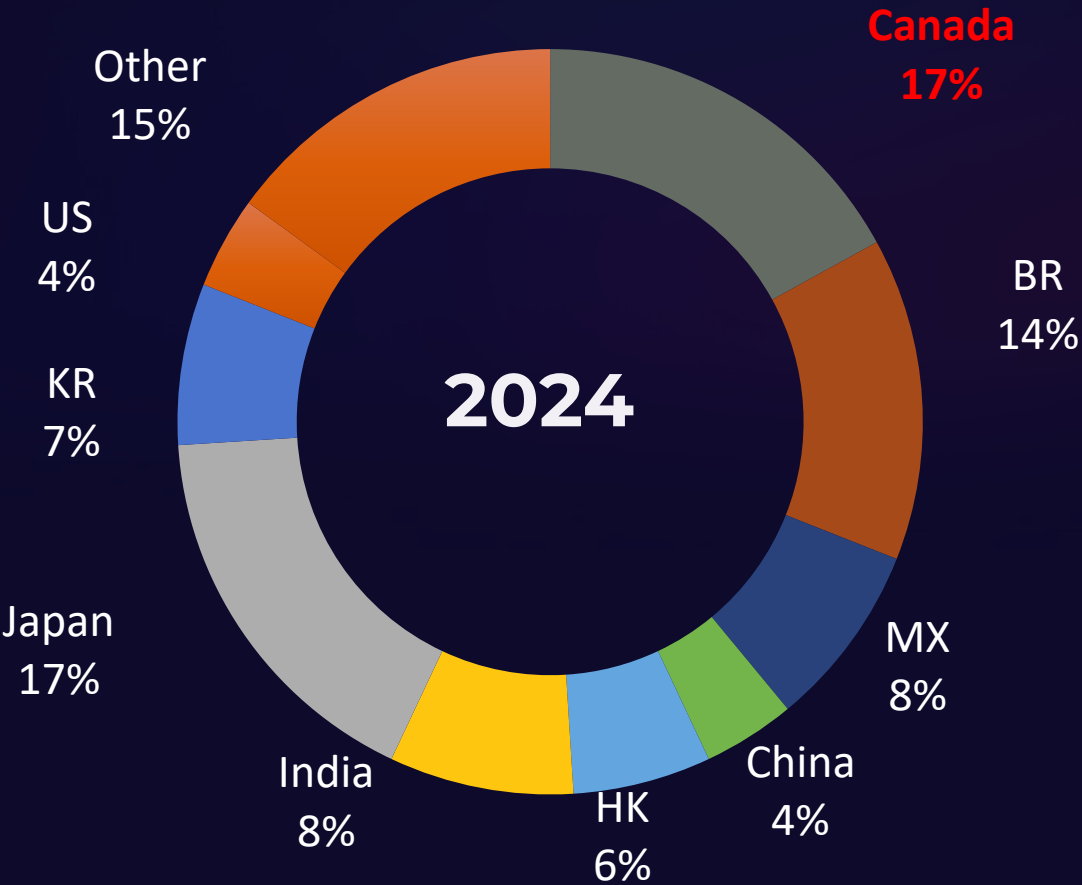


BUILD
Implement GEC specs with quality
assurance and cost control

FILL
Achieve full occupancy with market-
rate, fully furnished units

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 developers and investors hesitate to own rental 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

Top-5 most expensive cities are in Metro Vancouver. Affordability remains a major challenge.



Market Demands

Home Ownership Delay

1

Potential buyers remain renters due to high interest rate. 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.

B2B 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.

B2C Visit us on most social media platforms <https://www.youtube.com/@GECLiving/videos>

Monthly views	June 2025	July 2025	August 2025
Instagram	20,700	44,900	36,529
Facebook	7,500	20,374	16,291
YouTube	17,800	26,000	29,500
TikTok	14,950	19,122	22,000
Total	60,950	110,396	104,320



GEN 2 Economy Bunk Beds

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



GEN 6 Premium Bunk Beds

Introducing the Gen. 6 Design Plans for 2026 Launches

Balancing Privacy, Comfort and Budget



Gen. 1

Gen. 2 - 3

Gen. 4 - 5

Gen. 6 Designs for 2026 to 2027 Launches by GEC



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.

Living@GEC

Built for Students, Powered by Community



Social Events & Activities

GEC hosts social events for its tenants, such as Tote Bag Design, World Cup Soccer Team, Thanksgiving, Chinese New Year, Ramadan Dinners, Italian Pizza Night, Halloween Party, Christmas and New Year's Eve party. Check out our events on [YouTube](#).



Networking with Global Citizens

At GEC Living, we connect students from around the world. Some became lifelong friends.



Student Counselling

Professional counselling is available, provided by third-party licensed professionals

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.



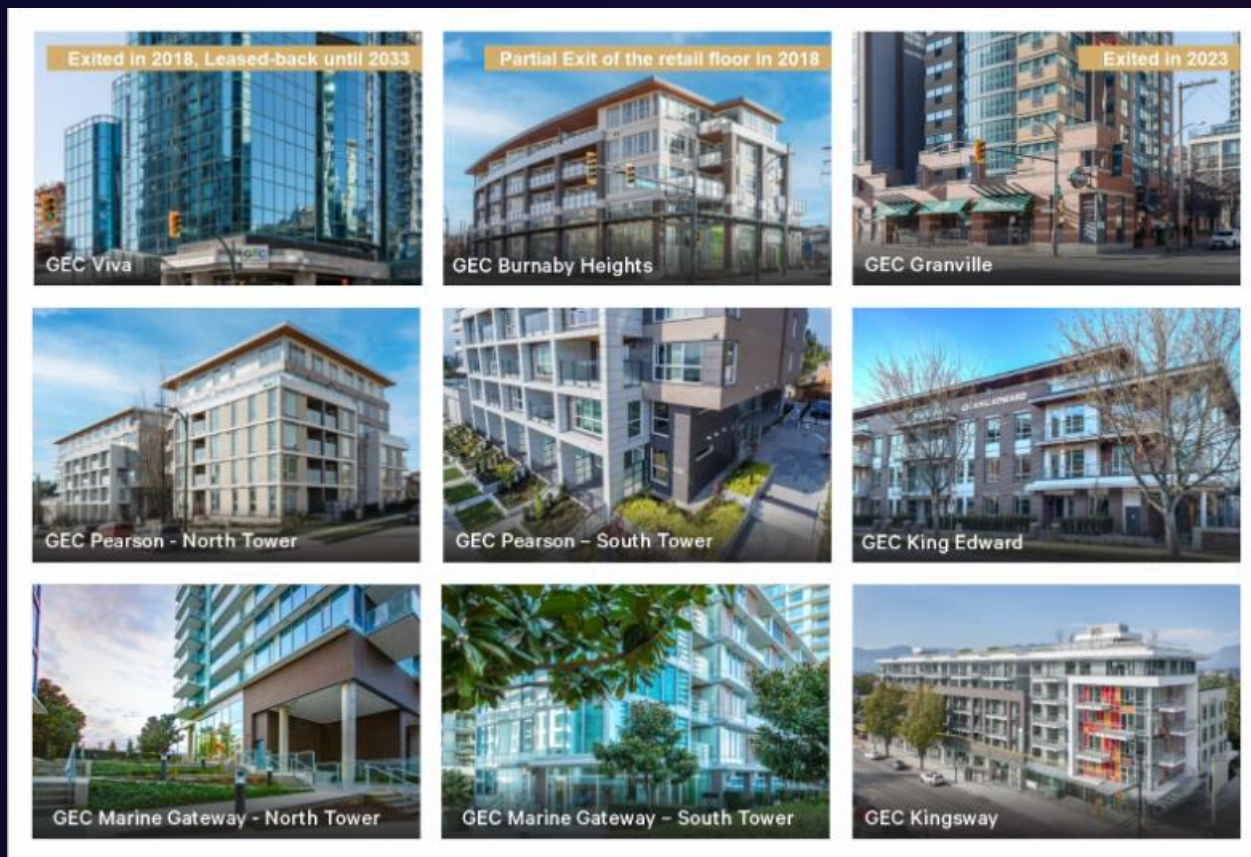
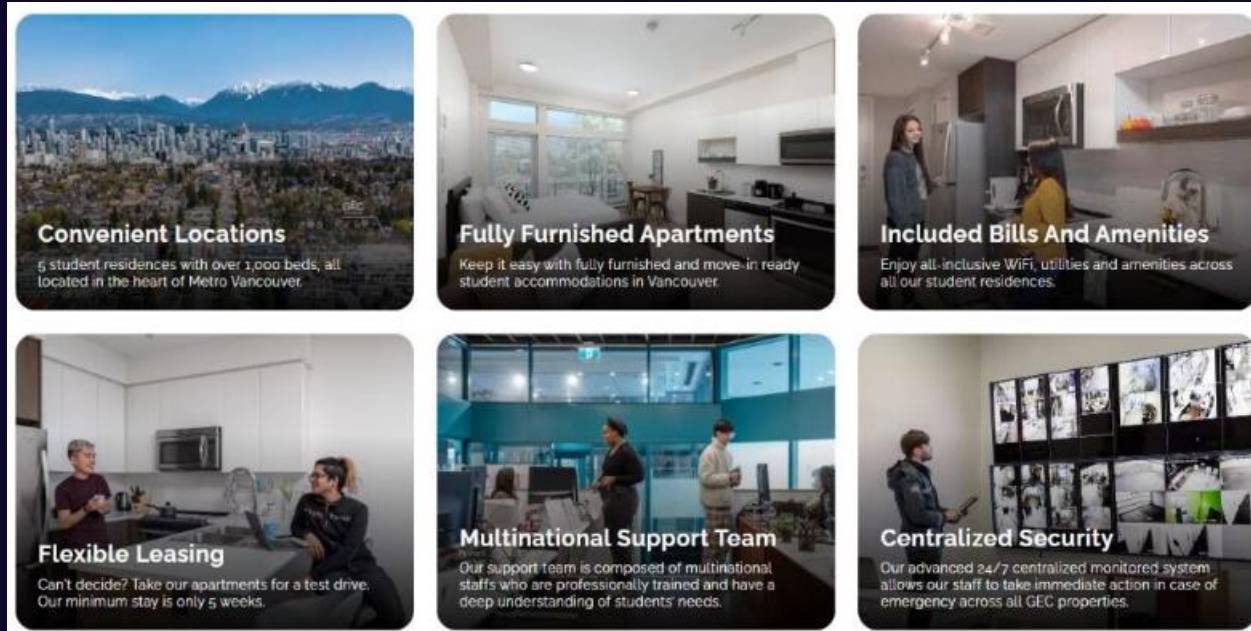
Portfolio & Market Presence

Move-in Ready:

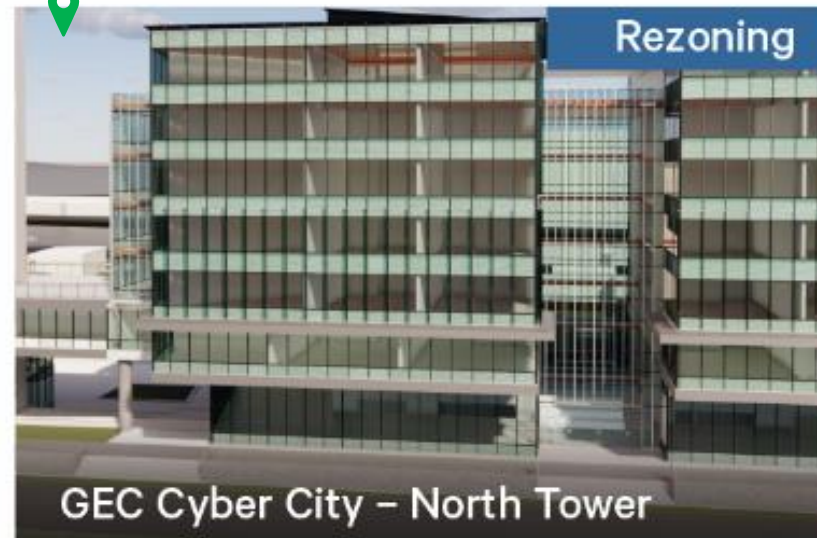
- GEC Burnaby
- GEC Viva
- GEC King Edward
- GEC Kingsway
- GEC Pearson North Tower
- GEC Pearson South Tower
- GEC Marine Gateway North Tower
- GEC Marine Gateway South Tower

Pipeline Locations:

- GEC Oakridge (2027) – under construction
- GEC Langara (2028) – excavation starts in early 2026
- GEC Surrey (2029) – excavation starts in Fall 2025
- GEC Richmond (2030) - rezoning



Projects Pipeline



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

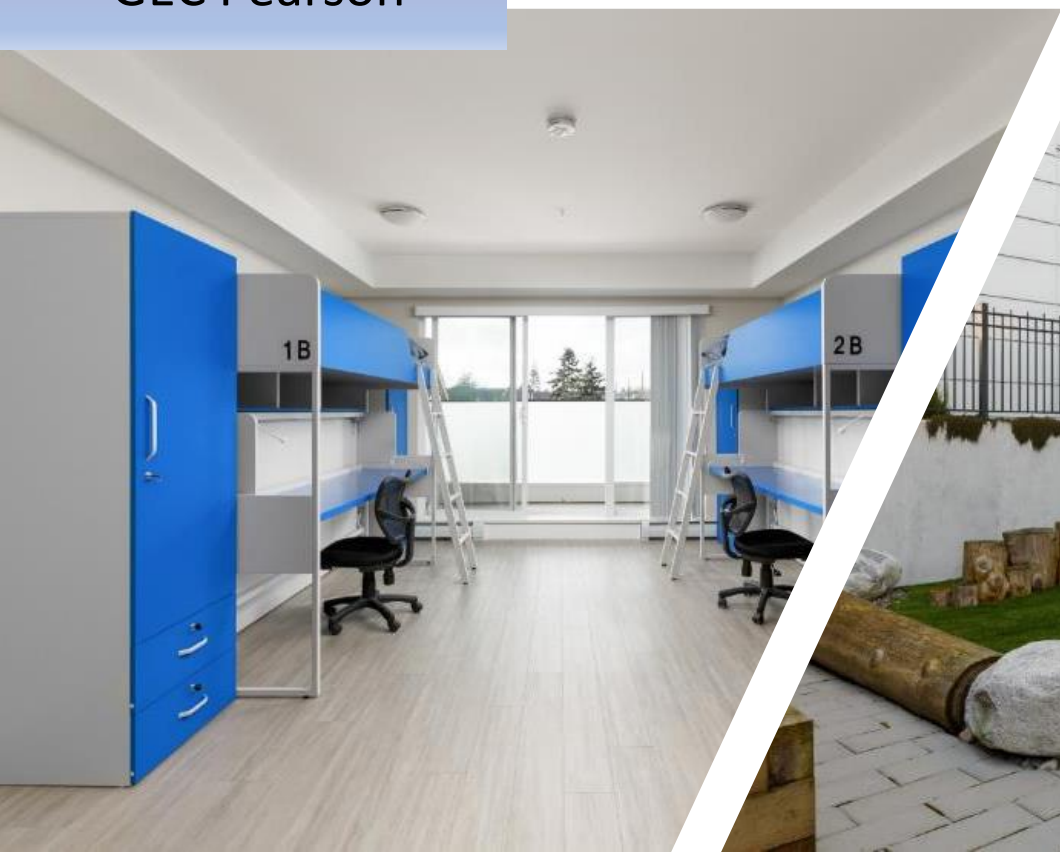
Vacancy Rate: near full

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

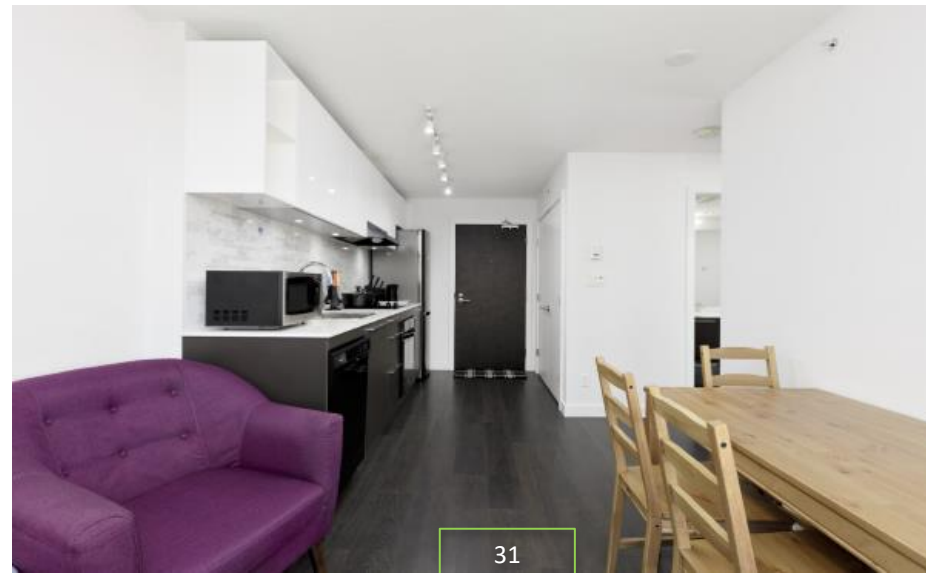
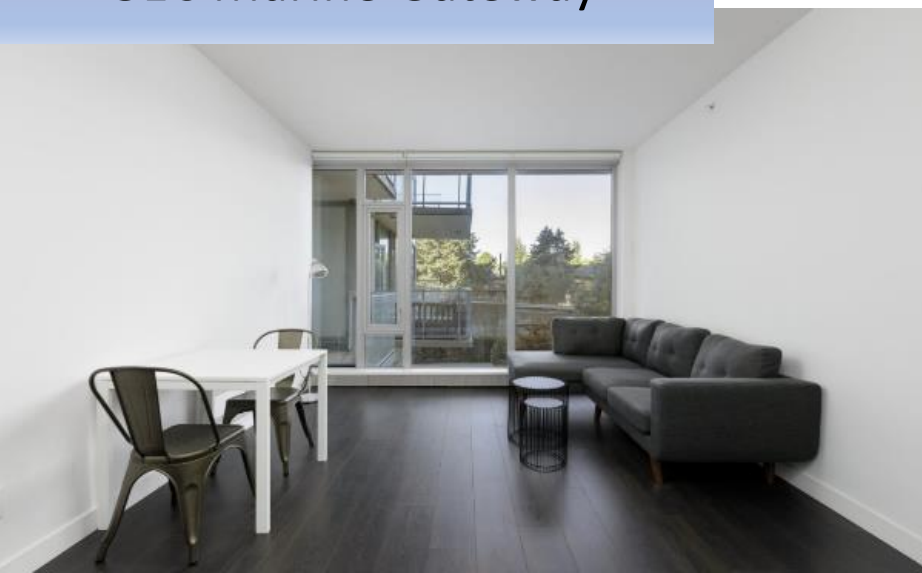
Vacancy rate: near full

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

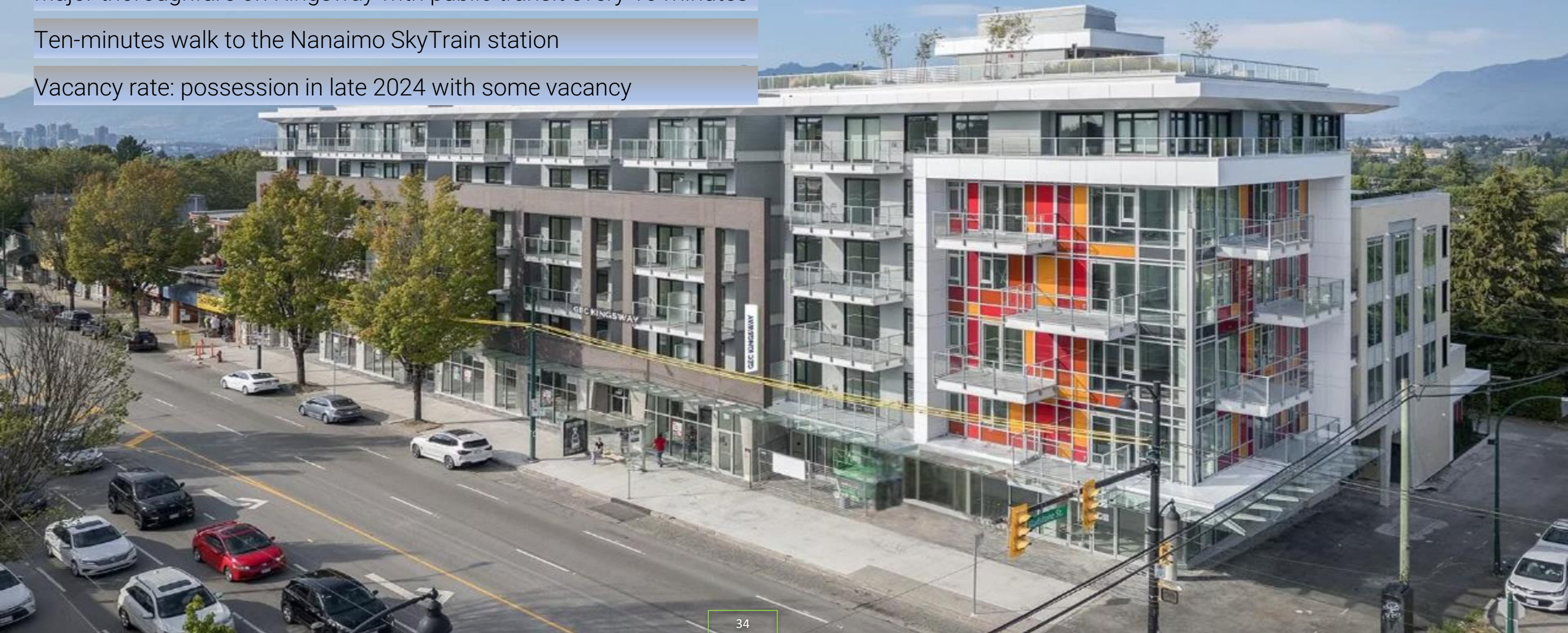
4589 Gladstone Street & Kingsway, Vancouver | Beds: 284

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



December 2025



GEC® Langara

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

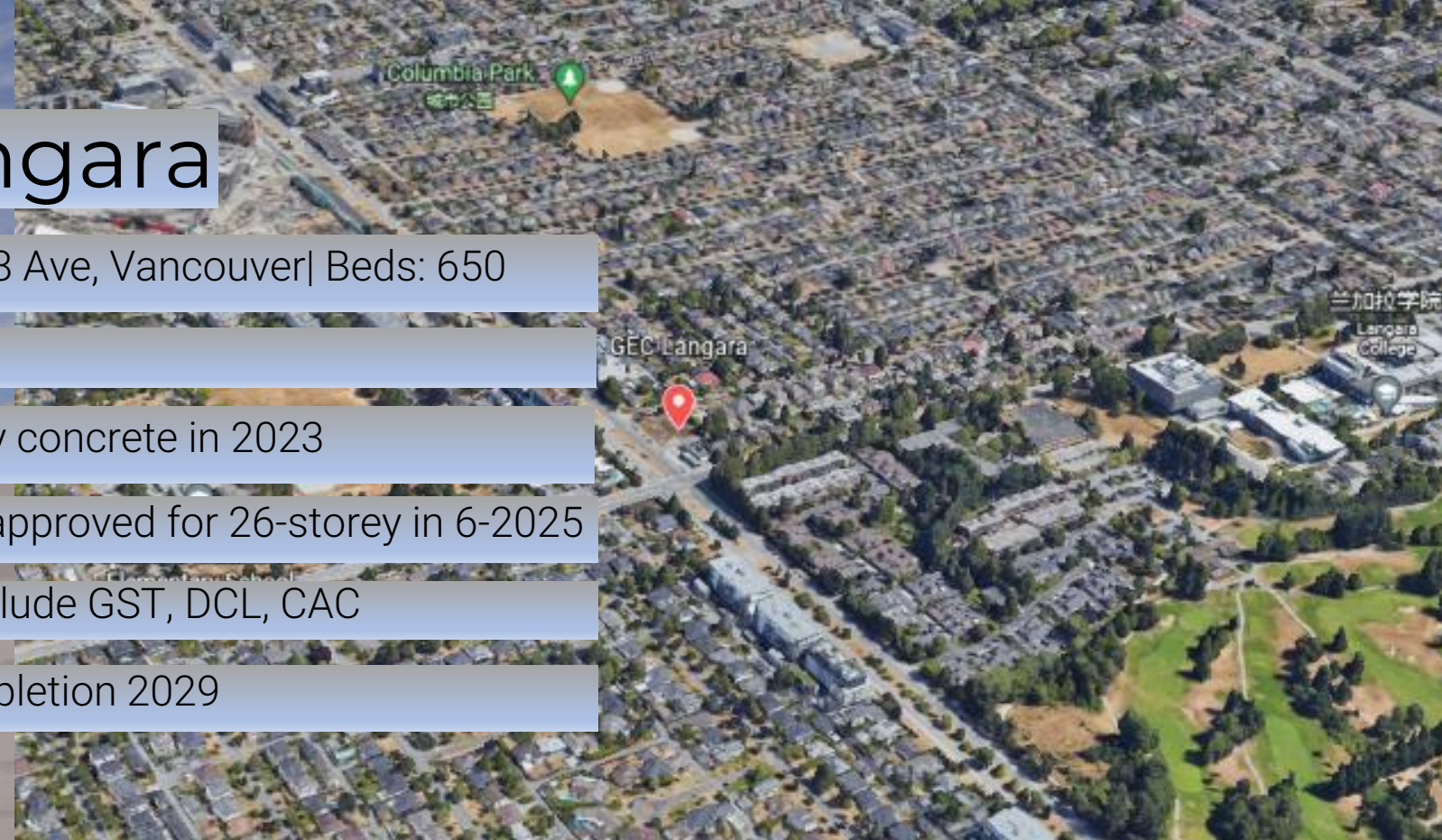
Development status:

DP issued for 10-storey concrete in 2023

UDP & Public Hearing approved for 26-storey in 6-2025

Eligible exemptions include GST, DCL, CAC

Reduced parking, Completion 2029



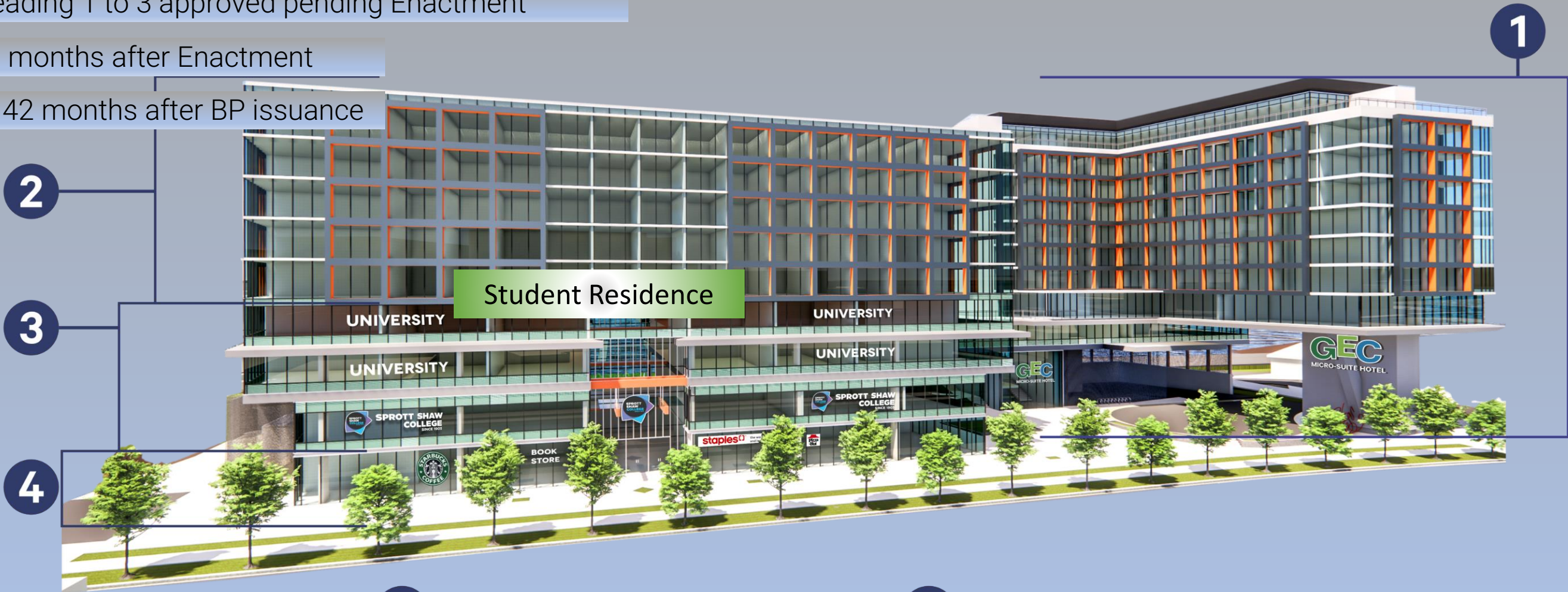
GEC® CyberCity (Education hub & hotels)

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 large glass windows and balconies. The building is situated on a city street. In the foreground, there is a paved sidewalk with several people walking, a person riding a yellow bicycle, and outdoor seating for a cafe or restaurant. A tree is planted on the sidewalk. The sky is blue with some clouds.

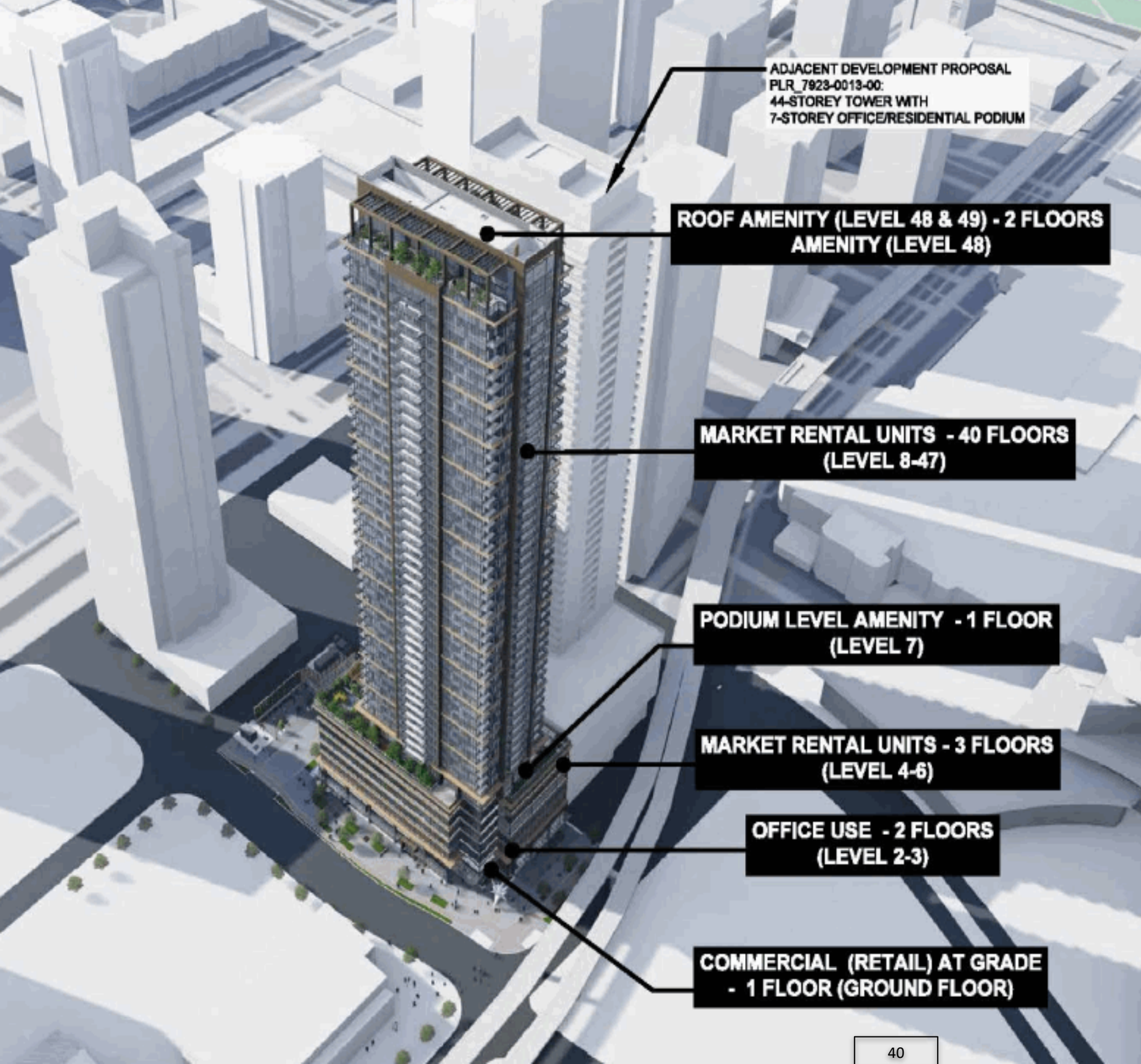
GEC® Education Mega Center

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

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





2-minutes to Simon Fraser University (Surrey)

Surrey City Hall

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

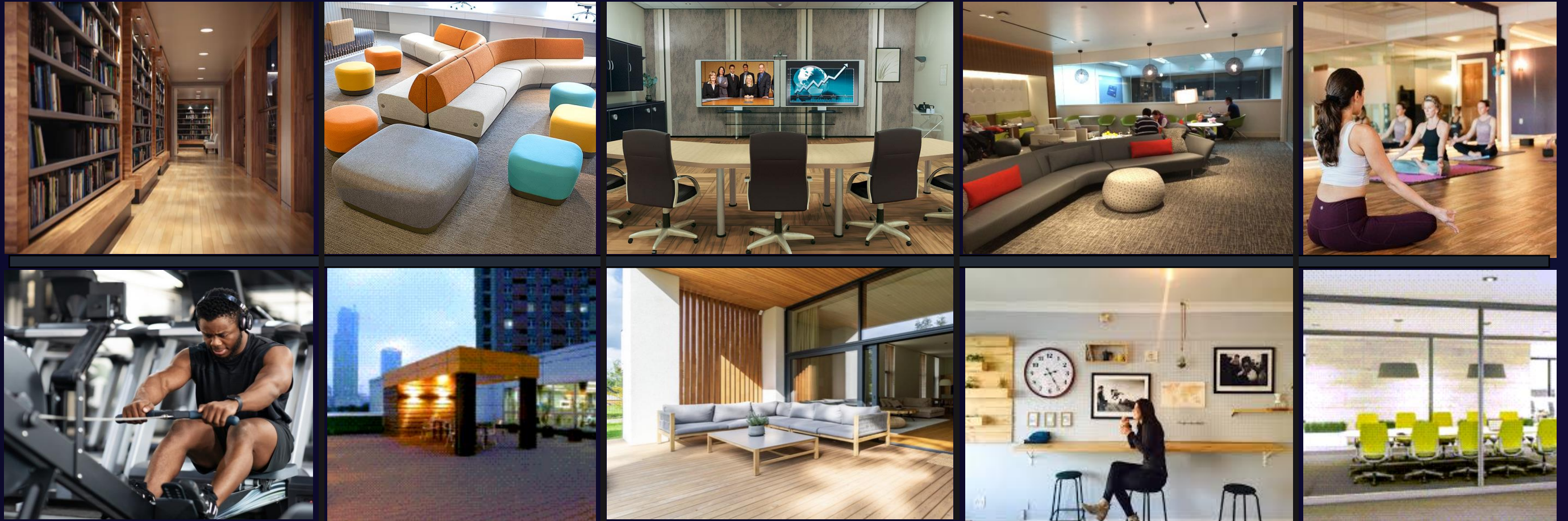
Private bedroom with a desk convertible to a double bed



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

www.gechq.com

www.gecliving.com

