

GEC OAKRIDGE
VANCOUVER, BC



GEC LANGARA,
VANCOUVER, BC



EDUCATION MEGA CENTER
SURREY, BC



Global Education Communities Corp.

Built for Students, Powered by Community

Headquarters: www.GECHQ.com | Student-Housing & Super Centre: www.GECLiving.com



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.

This presentation is not for public distribution; therefore, it must be treated as Private and Confidential and intended for designated recipients only.

This presentation is for information purposes only and is not an offer to sell nor a solicitation of an offer to purchase any securities. It does not purport to contain all of the information that a prospective investor may require, and it is not intended to provide any legal, tax or investment advice.

Some statements in this presentation contain forward-looking information (the “forward-looking statements”) about Global Education Communities Corp. and its plans. Forward-looking statements are statements that are not historical facts. The forward-looking statements are subject to various risks, uncertainties and other factors (collectively, the “Risks”) that could cause the Company’s actual results or achievements to differ materially from those expressed in or implied by forward-looking statements. The Risks include, without limitation, customary risks of the construction industry, unexpected delays or requirements of the applicable municipalities, and the risk factors identified in the MD&A. Forward-looking statements are based on the beliefs, opinions and expectations of the Company’s management at the time they are made, and the Company does not assume any obligation to update its forward-looking statements if those beliefs, opinions or expectations, or other circumstances should change, except as may be required by law.

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).



Former Owner of Sprott Shaw College &
Sprott Shaw Language College for 18 years

Over 10,000 students in 2025

Enrolled in GEC's housing and education subsidiaries before divestiture in 2025

32~39

Years of operating history
Founded in 1986, publicly listed in 1994

1,183/2,546 Beds

Operational / in the pipeline

near 100

Staff – domestic & international

\$25M

Projected Revenue for 2026

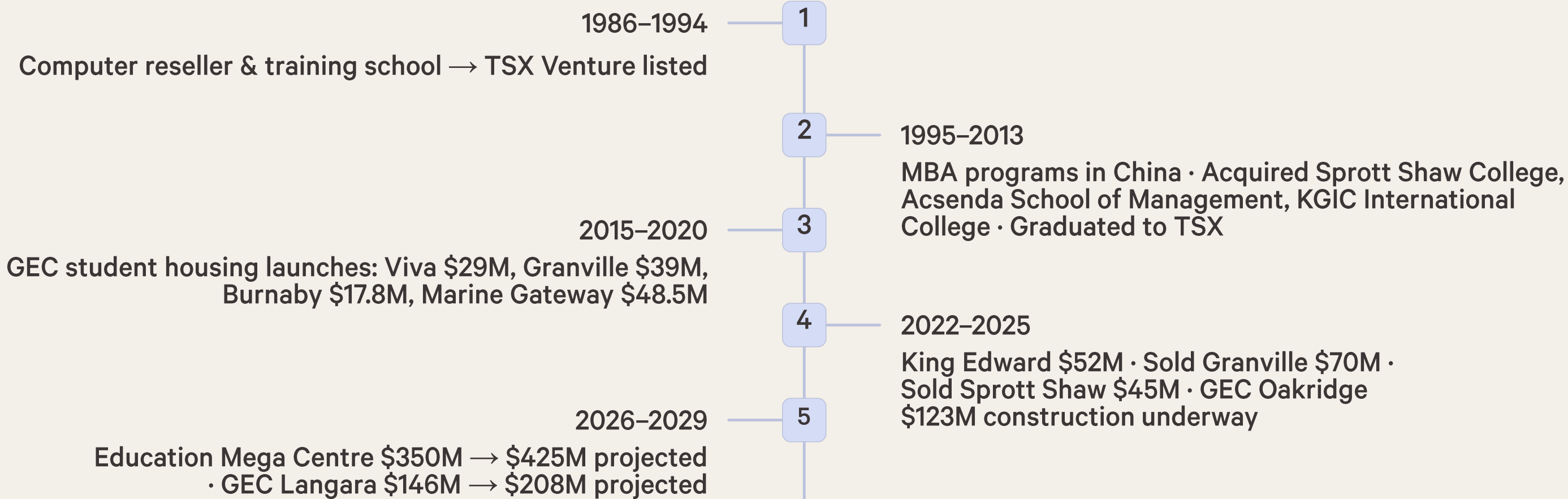
\$460M

Total Assets projected F2026

\$1.2 Billion

Operating, Pipeline & Development Budget at Cost

GEC Group: 39 Years of Growth



\$366M

Mega Centre Budget

Projected value \$425M at completion 2029

\$147M

GEC Oakridge

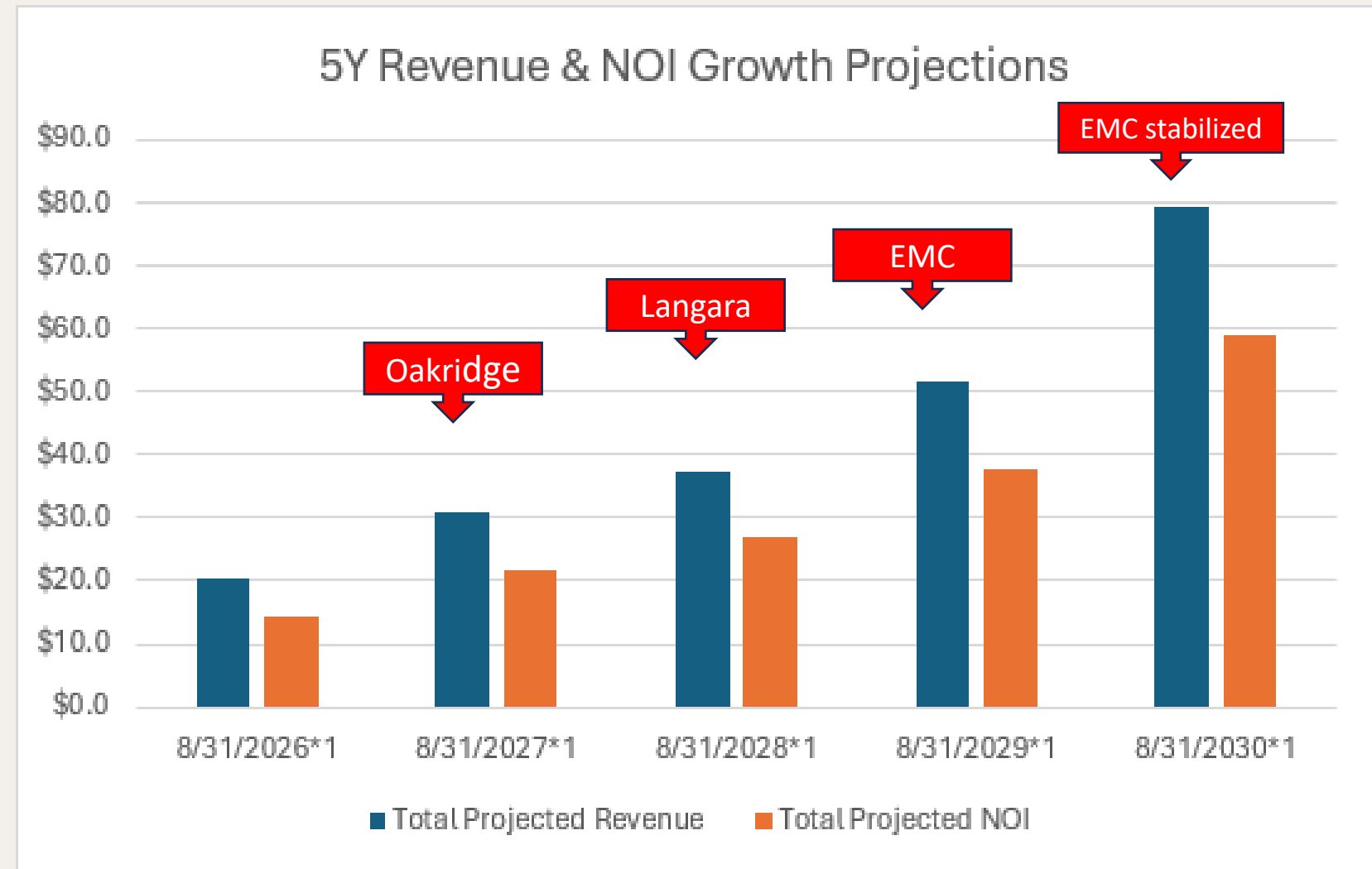
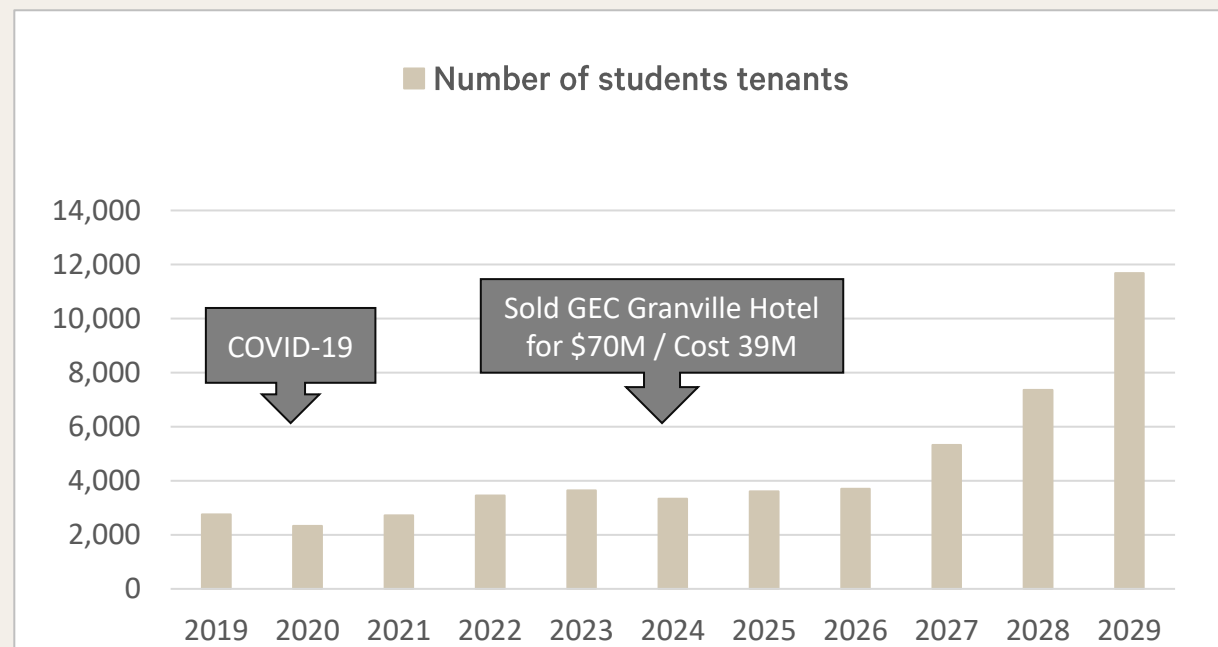
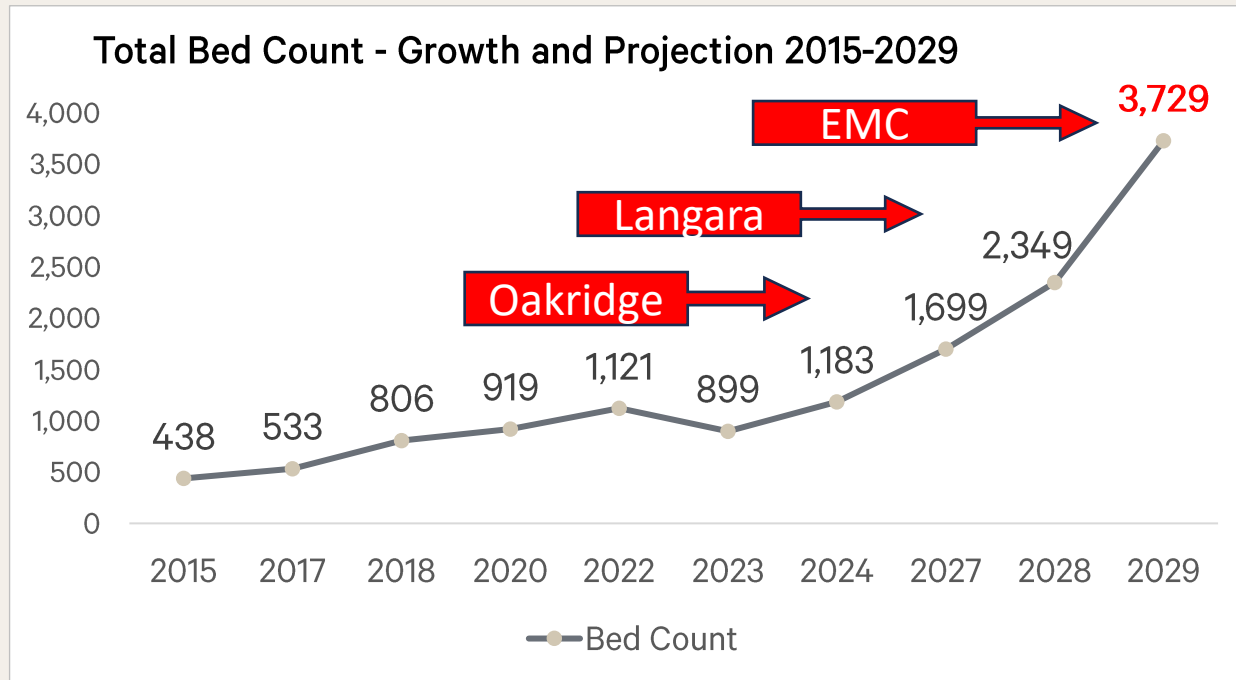
Projected value \$165M, completing April 2027

\$60M

Sprott Shaw Profit

Successfully repatriated \$30M after \$45M sale in 2025 before adjustments

Scalable Growth by Revenue, NOI, Bed Counts & Head Counts



BC's Student Housing Market

~553,000

2024/2025

Post-secondary students in British Columbia

~217,600

2024/2025 International

Students from over 150 countries studying in BC

6,000

2024 UBC Housing Waiting List

7,000

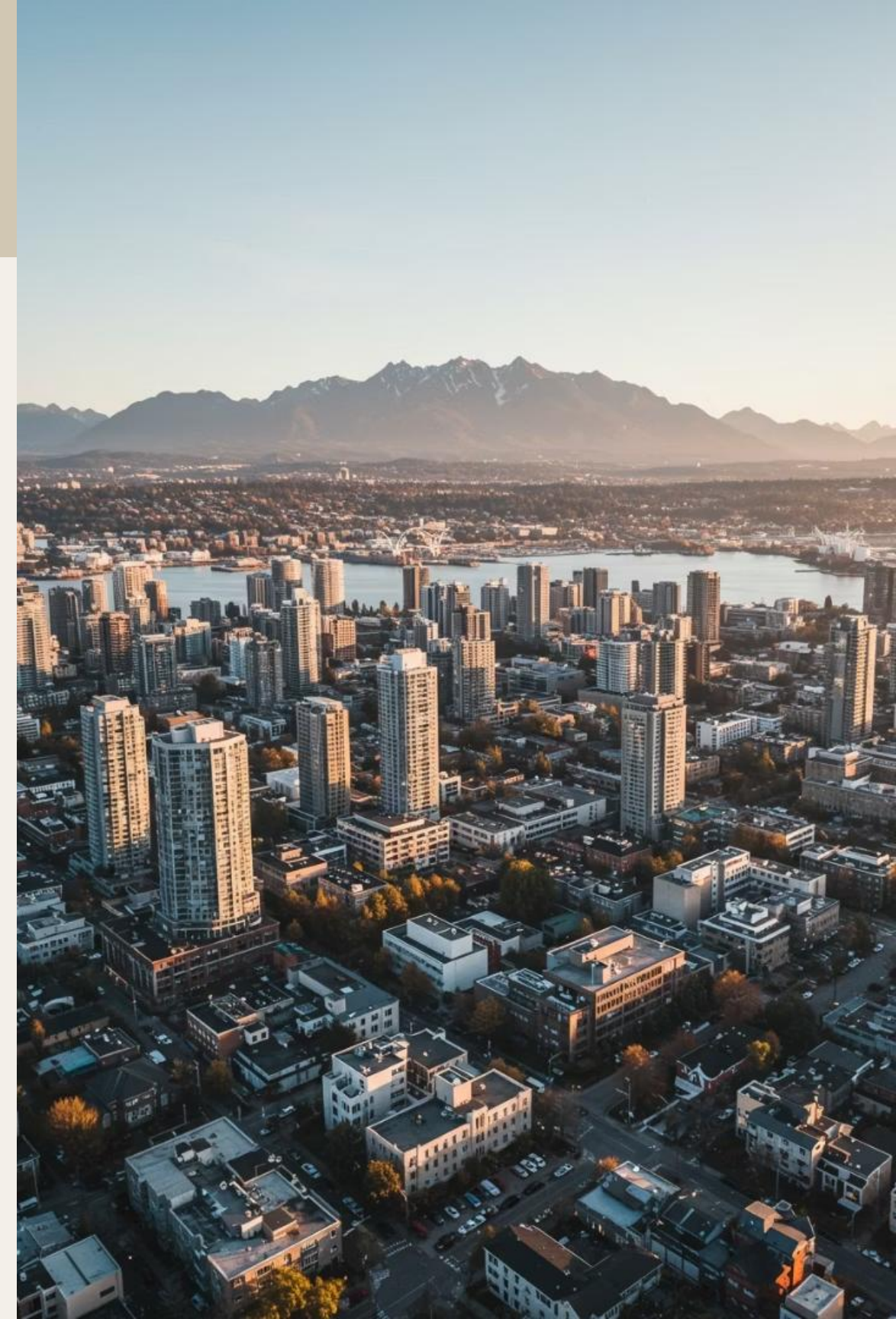
2025 UBC Housing Waiting List

1.5% ~ 3.7%

*2025 CMHC report on vacancy rates
Vancouver condo/apartments and purpose-built rentals

2,000 ~ 2,500 (typical)

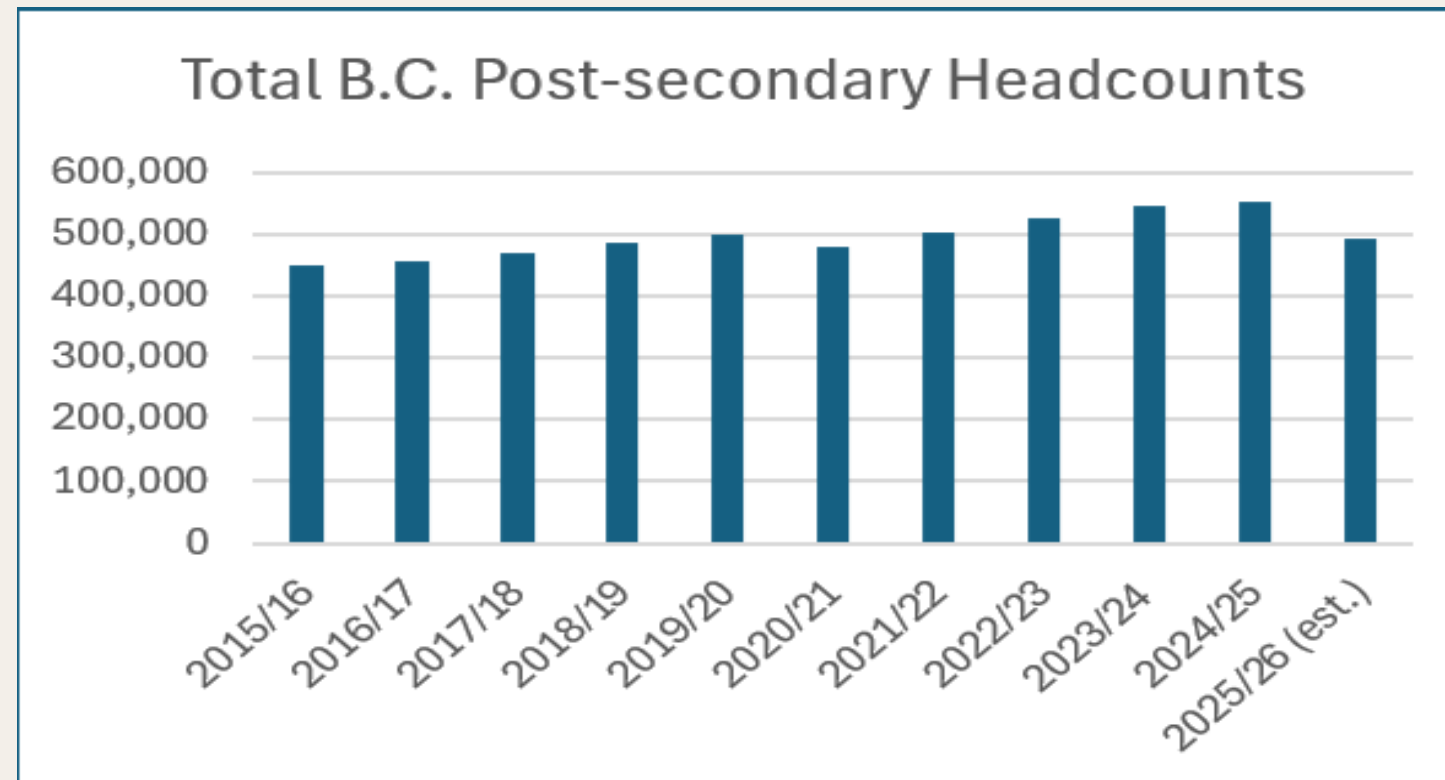
SFU Housing Waiting List per Gemini data



Demand & Trend & Advantages

I. The Impact of International Students on Housing

- In 2025, more than 553,000 students are living in BC, including 224,000 are international students.
- The housing waitlist has continued to grow, with UBC reporting 7,000 students on the waitlist in 2025.
- Domestic student demand filled the vacancy left by the decline in international students.

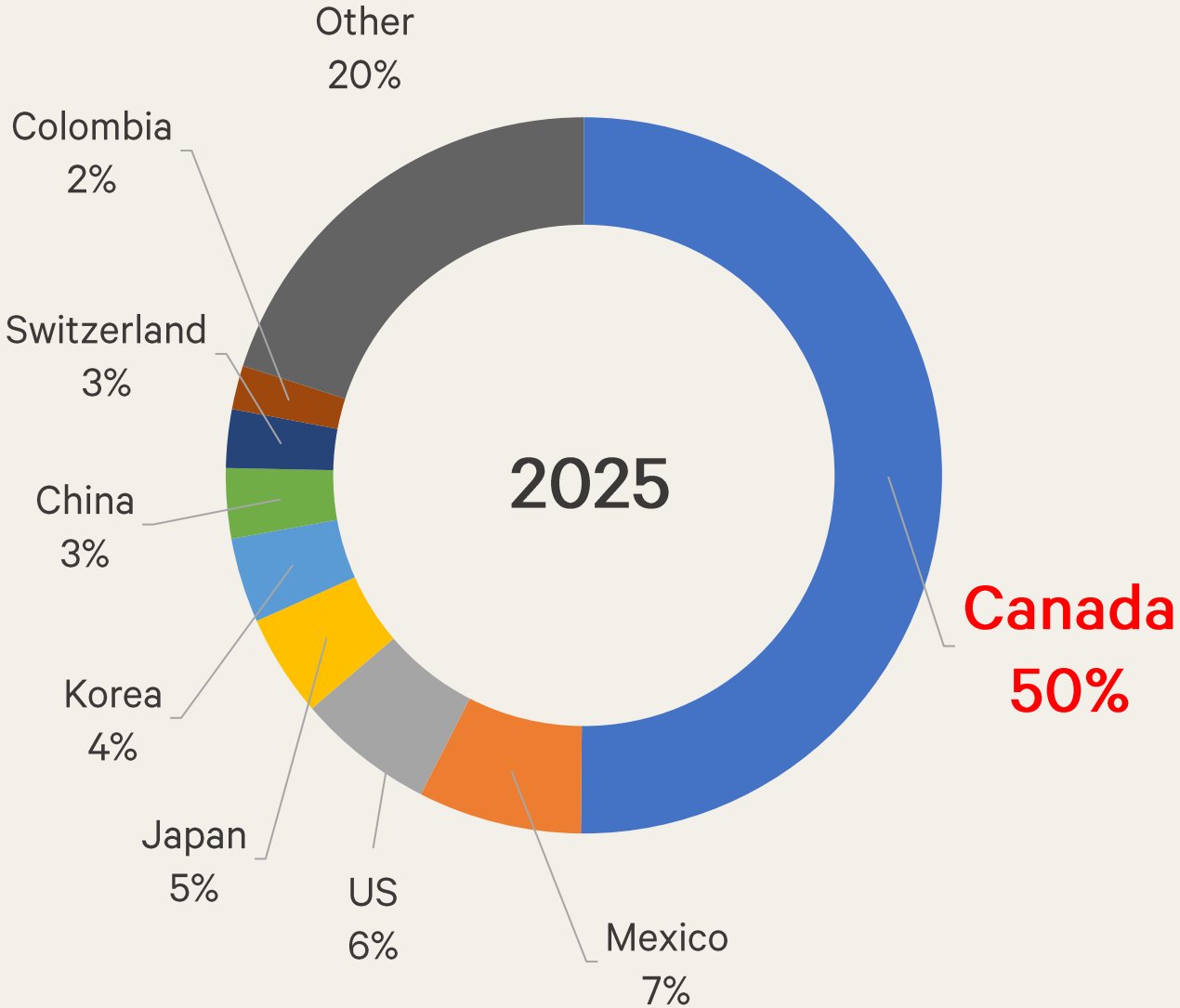
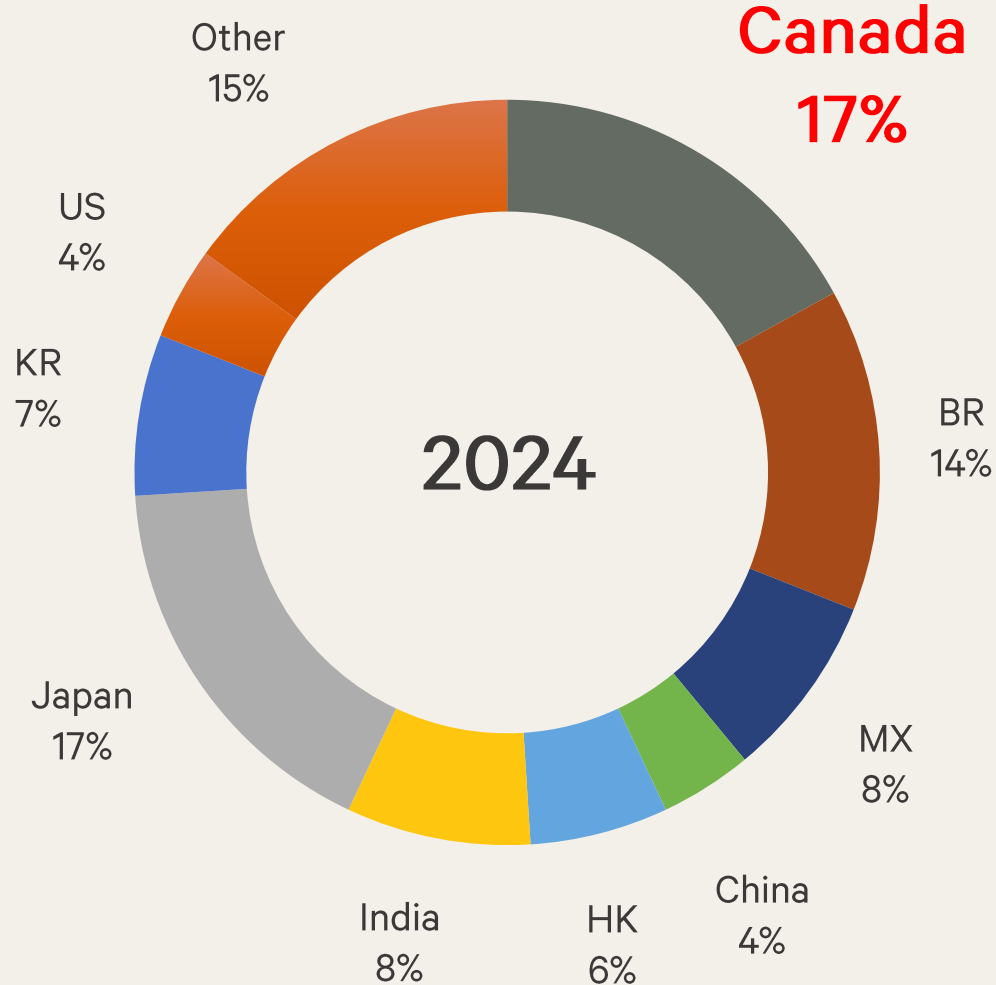


*1 Source: https://www2.gov.bc.ca/assets/gov/education/post-secondary-education/data-research/stp/stp2023_international_research_results_2025-02-07_final2.pdf *2 GEC estimates

Shift in GEC Student Demographics Towards Domestic

Demands Reduces Reliance on International Students

Based on GEC resident data, 2024 vs. 2025



Counter-Cyclical to Economic Slowdown & Advantages

II. Economic Influence on Student Enrolment

- Post-secondary Enrolment remains resilient through economic cycles, supported by families' continued prioritization of education.
- Enrolment historically rises during economic downturns, with a notable increase observed during the pandemic.

III. Rent Control Impacts Conventional Housing Supply

- Rent control policy limits new supply: restricted long-term rental growth, combined with rising operational costs, reduces reinvestment into assets.
- Student housing with shorter than one-year leasing contracts is not subject to rent control.

IV. GEC Model vs. Market Rental & PBSA

- Traditional Rentals are unfurnished, not tailored to student needs.
- Purpose-Built Student Accommodation (PBSA) is designed as high-density, shared-bathrooms, kitchens, and living spaces, often with single-customer specific exposure.
- GEC Off-Campus Apartments are fully furnished, all-inclusive, move-in ready for students.
- Operational model supports consistent occupancy and premium rents.

Government Support Initiatives

Government Support Initiatives

I. Federal Programs

- GST exempted on new rental construction
- \$55B CMHC funding for rental, senior and student housing

II. Provincial (BC) Support

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

III. Vancouver City Incentives

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

IV. Surrey City Incentives

- Revitalization Tax Exemption
- 10-Year Property Tax exemption:
 - ✓ Student housing development only
 - ✓ Project size exceeds \$100 million
 - ✓ Located at Surrey Central
 - ✓ Partnership with existing schools

Market Segments: Short, Medium, Long-Term Housing

	Hotels	Travelers - Short Term Stay	<ul style="list-style-type: none"> • Premium daily rates • Fully furnished, service-oriented • Transient & seasonal demand
✓	Students Housing	Students - Medium Term Stay - 6-month to max. 4-year	<ul style="list-style-type: none"> • Premium monthly rates • Fully furnished + services • Young population & global markets • Institutional-driven demand pipelines • RTA not applicable if less than 1 year
	Apartments and Condominium Rentals	Renters - Long Term Stay - 1-Y to decades	<ul style="list-style-type: none"> • Over-supply in 2026 • Unfurnished product • Lack of infrastructure & tenant pipeline • Rent control - 2.3% capped for 2026 • Costly commission

GEC Business Model & Operation Cycle



BUY

Rezone & develop
Retrofit Reduce cost
per bed

BUILD

GEC specs
Quality assurance
Cost control

FILL

Full occupancy
Market rate vs. rent
control
Fully furnished

STABILIZE

Lower cap rate
Higher yield
Cash flow positive

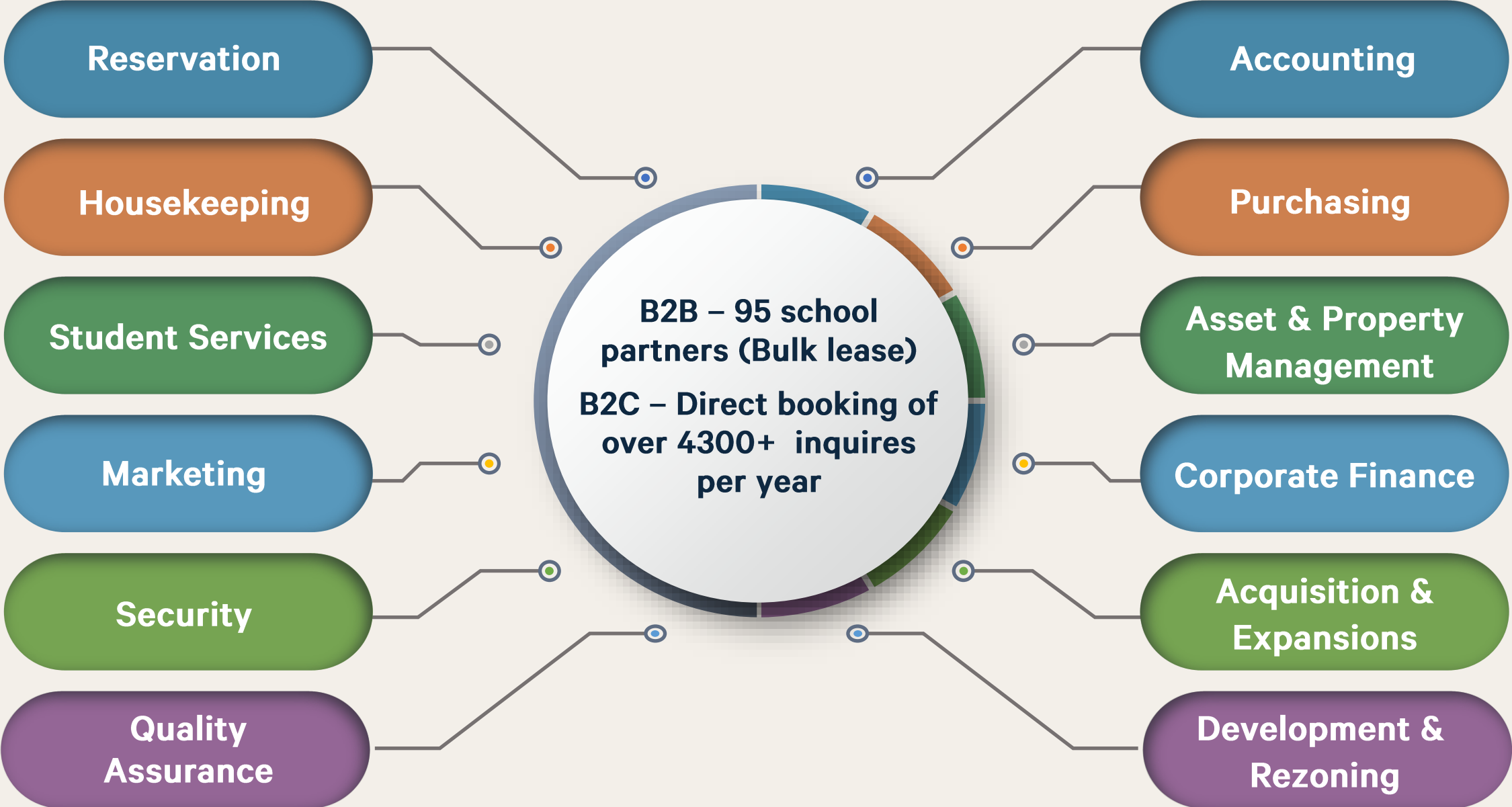
EXIT

Master leaseback
Institutional Portfolio Sale
REIT
JV Recapitalization
Spin-off & IPO

Vertically Integrated Yields Substantial Savings

Operations - GEC Living.com

Corporate Services – GECHQ.com



Economy of Scale, Reduced Cost, Extensive Experience

Operating Performance

- Stabilized occupancy 95+%.
- Economy of scale vs. market competitors
- Lower Op-Ex → Strong Margins (70%~)
- 30+% rental premium vs. conventional rentals
- 6 months lease-up track record
- Renewal leases from 95 institutional partners
- Primary off-campus housing provider for all leading colleges & universities – including UBC, SFU, Emily Carr University, BCIT, KPU, UCW, Langara College, VCC, VFS, SSC, Kaplan

Platform Advantage

- 32 years of operational experience in the education sector
- Fully integrated operations (rezoning, development, design, leasing, marketing, housekeeping, reservation, security)
- Substantial purchasing power,
- Direct sourcing from factories.
- Placement Channels: B2B with 95 schools + B2C through a global network of 3,800 student recruitment agents
- Scalable execution across multiple assets
- GEC is the largest off-campus student housing operator in Western Canada

Educational Partnerships

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



- Colleges & Universities
- Career Colleges
- ESL schools
- Summer/Winter Camps
- Educational Agencies
- Rental platforms

Fully Equipped Living Spaces



Move-In, Move-Out Ready

- Near subway or transit hubs
- Fully furnished apartments
- Bedding and linens provided
- Kitchen fully equipped
- In-unit washer and dryer
- Flexible lease term
- No hidden fees

All-Inclusive Package

- No hidden fees
- Summer vacancy savings
- All utilities covered
- High-speed internet included
- Bi-weekly housekeeping
- Monthly community events



GEN 2 Economy Bunk Beds



GEN 6 Premium Bunk Beds

Launching Gen. 6 Designs in 2026-2027



Model T2
Economy



Model S
Affordable



Model TS
Premium



Model SB
Premium Plus

Gen. 6 Designs: Price, Comfort, and Privacy



Model DS
Economy +



Model L
Affordable



Model DD
Affordable



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

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 the SkyTrain and transit stations. Easy commute to hundreds of schools in Metro Vancouver.



On-Site Support

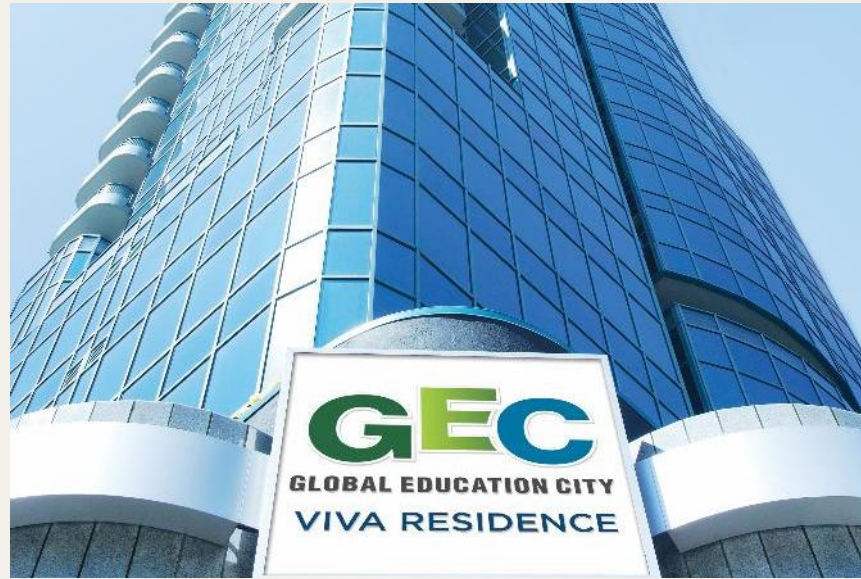
Caretakers available for immediate assistance. Maintenance issues are resolved quickly.

Transit-oriented locations

- ① GEC Burnaby Heights
- ② GEC Viva
- ③ GEC Granville (Exited)
- 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



Move-in Ready



GEC Viva



GEC Burnaby



GEC King Edward



GEC Kingsway

Move-in Ready



GEC Pearson
North Tower



GEC Marine Gateway
North Tower



GEC Pearson
South Tower



GEC Marine Gateway
South Tower

Projects Pipeline



GEC Oakridge (2027)

📍 Under construction
March 2027 move-in



GEC Langara (2028)

📍 Excavation starts in late 2026
Approved for higher density from 10F to 25F



GEC EMC Surrey (2029)

📍 Excavation starts in mid 2026
[Aerial 360](#) [CTV News](#)



GEC Richmond Rezoning

📍 Cyber City – North Tower



GEC Richmond Rezoning

Cyber City – South Tower



GEC Richmond Rezoning

Micro Suite Hotel



GEC® Oakridge

457 West 42nd Ave / Cambie St, Vancouver

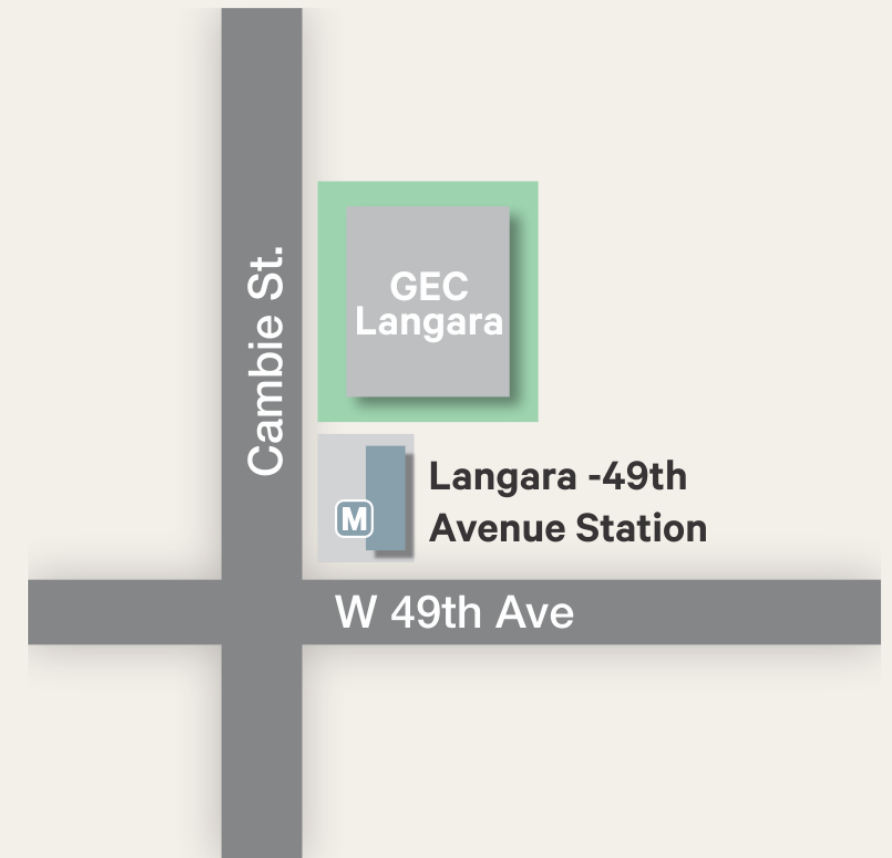
Beds: 458 | BMR units: 58

Construction started in March 2025

Completion in March 2027



April 2026



GEC® Langara

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

Development Status: Rezoning approved

DP issued for a 10-storey building in 2023

Rezoning approved for a 25-storey on Jan 13, 2026

Construction starts in late 2026

Eligible exemptions include GST, DCL, CAC
Reduced parking, Completion 2028/early 2029.



GEC[®] CyberCity

7780 – 7840 River Road & Cambie, Richmond

Corner of Cambie Road and River Road in Richmond, BC

Plans for an Education Super Centre with:
Colleges and universities on the lower floors
Student housing on the upper floors
Micro-Suite Hotel on the side for ABB and tech-workers



Project Summary

- 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
- 387 units accommodating 1,380 occupants
- 1,290 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

GEC® Education Mega Center

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

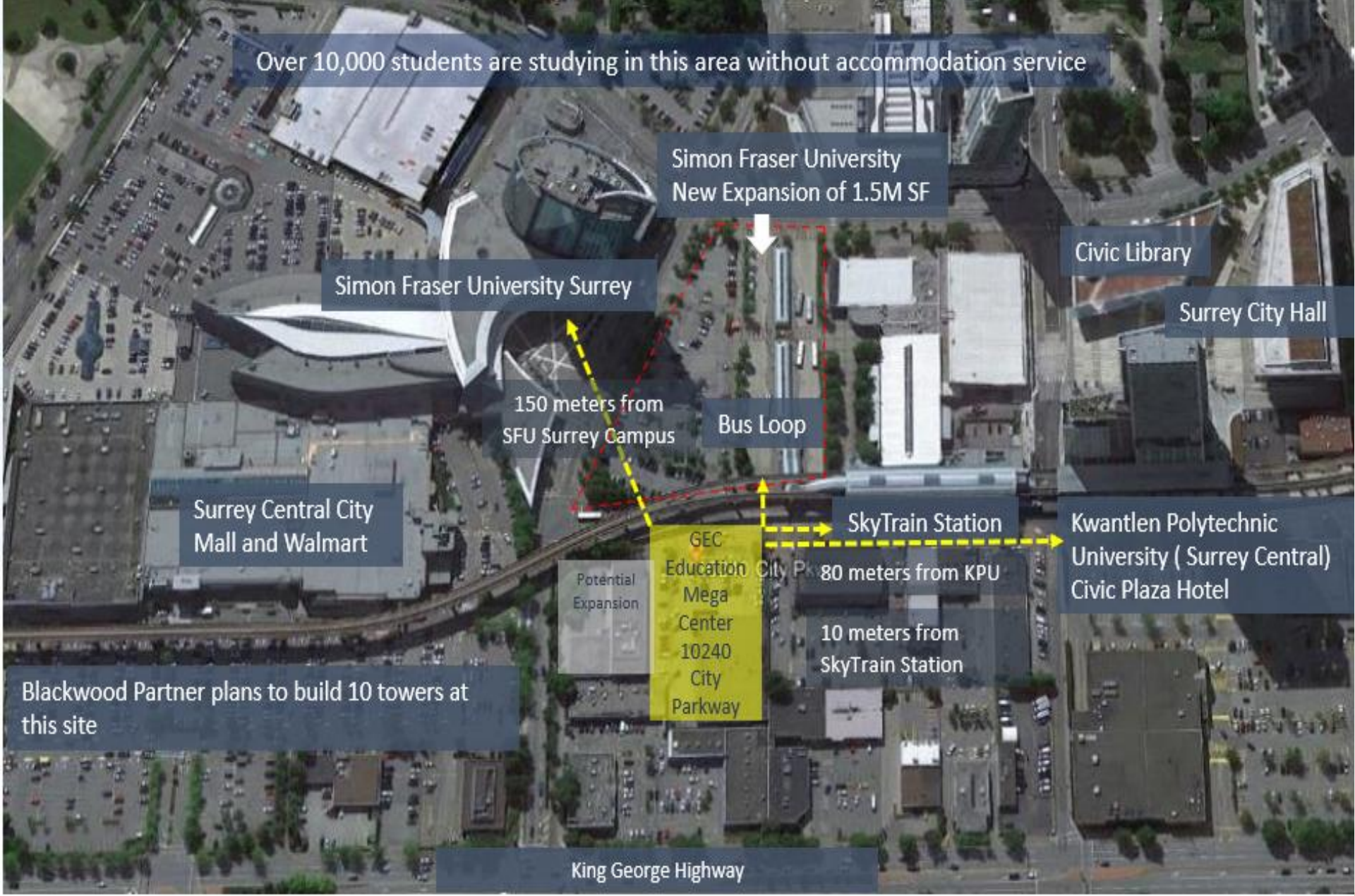
DP Approval: mid-2025

Completion: 2029

*Excavation starts mid-2026

Project Status

- Development Permit issued (2025)
- Building Permit application submitted (Dec 2025)
- Construction start targeted mid-2026



Project Location

- Across from Surrey Central SkyTrain Station
- Steps to Surrey City Hall
- 100 meters from the new SFU Medical School
- 80 meters from Kwantlen Polytechnic University (Surrey Central Campus)
- 150 meters from SFU (Surrey Campus)
- 5-minute walk to Douglas College Campus (Surrey)
- 8-minute walk from the new UBC campus (Surrey)

**Over 10,000 Students from 5 schools within a 200-meter radius
None offers housing**

Various Unit Types for Different Spending Groups



Economy



Affordable



Affordable Plus



Premium



Premium Plus



Co-Living



Amenities for Quiet Study to Active Living



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

GLOBAL EDUCATION COMMUNITIES CORP

www.gechq.com

www.gecliving.com

www.YouTube.com/gecliving

