



GLOBAL EDUCATION COMMUNITIES CORP.

MANAGEMENT'S DISCUSSION & ANALYSIS

(EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS UNLESS OTHERWISE NOTED)

FOR NINE MONTHS ENDED MAY 31, 2024 AND MAY 31, 2023

GLOBAL EDUCATION COMMUNITIES CORP.
(the “Company” or “GECC”)
MANAGEMENT’S DISCUSSION & ANALYSIS
FOR NINE MONTHS ENDED MAY 31, 2024 AND MAY 31, 2023

The following Management’s Discussion & Analysis (“**MD&A**”) is prepared in accordance with Form 51-102F1 and should be read in conjunction with the Company’s consolidated financial statements and related notes for the nine months ended May 31, 2024 (the “**Q3 2024 Financial Statements**”) which have been prepared in accordance with International Financial Reporting Standards (“**IFRS**”) as issued by the International Accounting Standards Board (“**IASB**”). The comparatives in this MD&A have been presented in accordance with IFRS Accounting Standards. Additional information about the Company and its subsidiaries, including its annual information form, is available under the Company’s profile on SEDAR+ (www.sedarplus.ca).

FORWARD-LOOKING INFORMATION

This MD&A contains certain forward-looking statements, which relate to future events or the Company’s future performance that include terms such as “will”, “intend”, “anticipate”, “could”, “should”, “may”, “might”, “expect”, “estimate”, “forecast”, “plan”, “potential”, “project”, “assume”, “contemplate”, “believe”, “shall” and similar terms. These statements involve known and unknown risks, uncertainties and other factors that are beyond the Company’s control, which may cause actual results or events to differ materially from those anticipated in such forward-looking statements.

The forward-looking statements (and their underlying material factors or assumptions) in this MD&A include, without limitation, the following:

1. The Company expects that it will continue to meet obligations as they become due: the underlying material assumption is that the Company will continue to generate cash from operations and be able to secure new equity or debt financing under reasonable terms and/or refinance existing borrowings as required.
2. Development fees are expected to be a recurring source of revenues: the underlying material assumption is that the Company’s real estate business will continue to expand.
3. The Company anticipates that interest costs will stabilize while remaining high in 2024.
4. Operations for GEC® Kingsway are expected to commence in August 2024: the underlying material assumption is that there are no delays in completing construction and receiving occupancy permits from the City of Vancouver.
5. The Company’s plans for the proposed GEC® real estate projects: the underlying material factors or assumptions are that sufficient equity financing is raised from the investment community and that the applicable limited partnerships are able to secure new loans and to refinance existing loans upon their maturities to enable the purchase and development of the projects; that the relevant municipalities are receptive to the proposed building plans; that these projects can be built or acquired for a price determined reasonable by the Company and its investment partners; there are no significant municipal and provincial government policy changes, and these projects can be completed in a reasonable amount of time as determined by the Company.

The Company believes the expectations reflected in these forward-looking statements are reasonable, but no assurance can be given that these expectations will prove to be correct and such forward-looking statements included in, or incorporated by reference into, this MD&A should not be unduly relied upon. These forward-looking statements apply as of the date of this MD&A, and the Company assumes no obligation to update or revise them to reflect new events or circumstances except as required by applicable securities law.

Reference should also be made to the risks described herein under the heading “Risks Related to the Company’s Business” for a discussion of these and other sources of factors underlying forward-looking statements and those additional risks set forth under the heading “Risk Factors” and elsewhere in the Company’s annual information form for the year ended August 31, 2023 which is available under the Company’s profile on SEDAR+ (www.sedarplus.ca).

All figures are in thousands of Canadian dollars except share and per share data unless otherwise noted.

This MD&A has been prepared as of July 14, 2024. In this MD&A, the following terms have the meanings shown:

“**Annual Financial Statements**” means the Company’s consolidated financial statements for Fiscal 2023.

“**Annual MD&A**” means the Company’s MD&A for the year ended August 31, 2023.

“**Q3 2024 Financial Statements**” means the Company’s condensed consolidated financial statements for Q3 2024.

“**Fiscal 2024**” means the fiscal year ending August 31, 2024.

“**Fiscal 2023**” means the fiscal year ended August 31, 2023.

“**Fiscal 2022**” means the fiscal year ended August 31, 2022.

“**2024 YTD**” means the nine months ended May 31, 2024.

“**2023 YTD**” means the nine months ended May 31, 2023.

“**Q1 2024**” means the three months ended November 30, 2023.

“**Q2 2024**” means the three months ended February 29, 2024.

“**Q3 2024**” means the three months ended May 31, 2024

“**Q1 2023**” means the three months ended November 30, 2022.

“**Q2 2023**” means the three months ended February 28, 2023.

“**Q3 2023**” means the three months ended May 31, 2023.

“**Q4 2023**” means the three months ended August 31, 2023.

“**Q4 2022**” means the three months ended August 31, 2022.

NON-IFRS FINANCIAL MEASUREMENTS

The Company has included certain non-IFRS financial measures and non-IFRS ratios throughout this document including: (a) Earnings before Interest, Taxes, Depreciation and Amortization (“**EBITDA**”); (b) Adjusted EBITDA which is EBITDA adjusted for the gain (loss) on sale of property and equipment, 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; and (c) Gross Profit (“**Gross Profit**”) which is the difference between revenue and direct costs of sales and, and gross margin (“**Gross Margin**”) which is a non-IFRS ratio calculated as Gross Profit, divided by revenues, expressed as a percentage. 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. Management uses Gross Profit and Gross Margin to assess how efficiently the Company generates profit from the sale of goods or services. 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. Further information on non-IFRS specified financial measures have been provided in the “Non-IFRS Financial Measures” section of this MD&A.

Date of Report – July 14, 2024

GLOBAL EDUCATION COMMUNITIES CORP.
MANAGEMENT’S DISCUSSION & ANALYSIS
FOR NINE MONTHS ENDED MAY 31, 2024 AND 2023

NATURE OF BUSINESS

GECC is one of the largest education and student housing investment companies in Canada, focused on the domestic and global education market since 1994. The Company's common shares trade on the Toronto Stock Exchange under the trading symbol ‘GEC’ and on the OTCQX International under the symbol ‘GECSF’.

The Company owns business and language colleges, student-centric rental apartments and recruitment centres and has corporate offices at 40 locations in Canada and abroad. It offers over 150 educational programs in health care, emergency paramedic, business management, e-commerce, cyber-security, hotel management, and language training via its education subsidiaries. Its real estate business provides rental housing and accommodation services to 92 schools in Metro Vancouver, serving domestic and international students from 71 countries. In Fiscal 2023, the Company provided educational and housing services to over 13,000 students through its 40 locations. The Company controls and is an investor in limited partnerships that own a network of serviced apartments. Certain subsidiaries of the Company act as general partners and/or managers of these limited partnerships.

The Company’s operating entities are as follows:

Legal / Operating Entity	Business Description
Global Education City Holdings Inc. (“ GECH ”)	Investment holding, development and management company with a focus on real estate projects such as serviced apartments for domestic and international students as well as corporate housing in Metro Vancouver
Sprott Shaw College Corp. (“ SSCC ”)	Private career and technical training college offering diplomas and certificates in health care, tourism, hospitality, business, administrative, technical trades, and international studies in Canada
Sprott Shaw Language College (“ SSLC ”) and Vancouver International College Career Campus (“ VIC ”)	English as a Second Language College, offering accredited programs such as General English (ESL), College Preparation/Pathway, Business English, Medical English, English Language Test Preparation, Vacation English and Online English Career-training College, offering accredited programs in the following fields: Business Management, Customer Service, TESOL Teacher Training; Interpreting and Translation for Koreans and Online English Teacher Training
Global Education Alliance Inc. (“ GEA ”)	Recruitment of international students and on-ground concierge services for elite kindergarten, primary, secondary school and university students coming to study in North America
CIBT School of Business & Technology Corp. (“ CIBT ”)	College program provider offering automotive technical training, English teacher preparation, English as Second Language, and accounting programs in Asia
IRIX Design Group Inc. (“ IRIX ”)	Design and advertising company which mainly services the real estate and the retail consumer industries

The Company's primary business units consist of three categories with Corporate (head office) as the supporting hub: *Education related real estate*: GECH; *Education*: SSCC, SSLC/VIC, GEA, and CIBT; and *Media*: IRIX.

THIRD QUARTER HIGHLIGHTS

Real estate portfolio and transactions

From time to time, the Company receives offers from parties interested in buying certain of the Company’s properties given the strong demand and low supply for revenue producing rental properties. The decision to sell a property will be based on the price offered and other terms and conditions related to the future management of a property after any potential sale. At the date of this report there are no binding deals in place for GEC® properties. Despite a promising rental environment, high inflation and prime rates continue to create economic uncertainty. The Company is also impacted by rezoning and permitting delays at various city departments which in turn impacts the timing on properties under development and the earning of development fees.

Except for GEC[®] Viva and GEC[®] Kingsway, the Company's subsidiaries hold equity in and control the limited partnerships that beneficially own the property comprising the Company's education related real estate projects.

GEC[®] Kingsway

In September 2023, the Company announced the signing of a Memorandum of Understanding (the "MOU") to deploy its new business segment Master Lease Partnership Program (the "MLPP"). The MOU details the business terms to master lease approximately 80,000 gross buildable square feet of market rental apartments from a local developer. In April 2024, the Company signed its first lease agreement under the MLPP with a five-year term for GEC[®] Kingsway. Operations for GEC[®] Kingsway are expected to commence in August 2024.

GEC[®] Granville

In October 2023, the Company signed a Purchase and Sale Agreement for the sale of the GEC[®] Granville property for gross proceeds of \$70,000. The transaction completed on November 28, 2023 and all secured loans associated with the property were assigned to the purchaser. The Company recognized \$10,378 of gains from sale of property and equipment during the period ended November 30, 2023.

GEC[®] Oakridge

GEC[®] Oakridge received its development permit on July 6, 2023. The Company applied for a Development Contribution Levy waiver and received approval from the city in October 2023. The building permit process is currently in progress. The project is a planned 18-storey concrete residential rental tower that accommodates 475 occupants which will add to the Company's current portfolio and result in increased rental and development fee revenues.

GEC[®] Langara

In November 2022, the Company formed a new limited partnership associated with a new project called GEC[®] Langara with plans to purchase an investment property. In December 2023, the Company completed its purchase of an investment property near the Langara – 49th Canada Line station for \$17,500. In the same month, the Province of British Columbia announced the Transit-Oriented Areas (TOA) plan, permitting a minimum height of 20 floors for TOA developments and waving parking requirements. The limited partnership proposed to increase the density of the property from a 10-storey to a 26-storey building.

GEC[®] Viva

In September 2023, the Company signed a five-year lease extension agreement for GEC[®] Viva. The new lease agreement expires December 2028, and the Company has the option to extend the lease for a further five years.

GEC Education Mega Center[®]

In January 2024, the Company terminated the GEC Education Mega Center[®] purchase and development agreement with the previous owner. All future fees payable and any commitments between the Company and the previous owner under the purchase and development agreement were released in exchange for total cash consideration of \$1,200. The Company had \$11,630 of commitments associated with this purchase and development agreement of which they have been relieved.

GEC[®] Richmond ("Project 9")

Pursuant to a Purchase and Development Agreement ("LP9 PDA") with a Vancouver developer for the construction of a number of buildings, a controlled subsidiary of the Company, Limited Partnership 9 ("GEC LP9") had paid a total of \$60,000 in deposits associated with the right to purchase a portion of the completed project. The LP9 PDA was subsequently amended with \$20,000 of the deposits already paid to be returned to GEC LP9 with the remainder \$40,000 deposit to be applied to the purchase price. The \$20,000 receivable is subject to interest of 15% per annum.

Numerous project milestones were missed and on April 1, 2022, the developer and its partners (collectively, the "Developer") applied for and were granted an initial order to commence proceedings under the Canadian Companies' Creditor Arrangement Act (the "CCA") to restructure its business. Under the CCA proceedings, the Developer under the supervision of the Supreme Court of British Columbia (the "Court"), was to determine whether the project would be restructured or sold.

At May 31, 2024, it was not known whether there would be a successful bid for the purchase of the property or restructuring of the project; however, based on activity there is the possibility that GEC LP9 may not be repaid any portion of the amount receivable from the Developer, despite this balance being secured by a third mortgage. As described in Note 4 to the Q3 2024 Financial Statements, GEC LP9 has recognized an expected credit loss provision related to the receivable due from the developer of \$22,700, and an impairment loss of \$40,000 related to the deposit in Fiscal 2022.

On October 6, 2022, GEC LP9 and its general partner filed a notice of civil claim with the Court commencing legal action against the mortgage lender for the project. In December 2022, GEC LP9 and its general partner responded to a counterclaim

filed. If the civil claim is successful, the Company could receive some or all of the amounts for which a provision or impairment loss have previously been recognized. The liability portion of the trial completed in May 2024 and the Court's decision is currently pending.

Borrowings

During Fiscal 2024, limited partnerships controlled by the Company borrowed \$94,923 under financing arrangements and repaid \$70,431 in existing secured mortgages. In addition, the Company modified the terms of various financing arrangements resulting in net non-cash gains of \$551 on non-substantial modifications of debt, of which \$415 of modification losses were included in capitalized borrowing costs of Investment properties and \$996 of modification gains were included in Finance costs in the consolidated statements of income (loss) and comprehensive income (loss). The Company also borrowed \$5,000 and repaid \$1,185 of other loans and derecognized \$54,100 of secured mortgages associated with the GEC® Granville property which was sold in Q1 2024.

In June 2024, the Bank of Canada announced its first key interest rate reduction since 2020, lowering the overnight policy rate from 5.00% to 4.75%. While the Bank of Canada has signaled a more moderate tone to its monetary policy, risks to the inflation outlook remain and further interest rate decreases may not occur over the rest of 2024. At May 31, 2024, approximately 45% of the Company's debt portfolio has variable interest rates tied to the major bank prime rates. The Company anticipates interest costs will stabilize while remaining high in 2024 and continues to monitor and manage its interest rate risk. See the section titled "Liquidity and Capital Resources – Contractual Obligations" for further details.

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REVIEW OF QUARTER AND YEAR TO DATE FINANCIAL RESULTS

The tables below provide key financial performance of each main business unit of the Company for Q3 2024 compared to Q3 2023, and 2024 YTD compared to 2023 YTD. Information by business segment is presented in Note 16 to the Q3 2024 Financial Statements. This information should be read in conjunction with the Q3 2024 Financial Statements.

	Q3 2024	Q3 2023	\$ Change 2024 ⁽²⁾	% Change 2024 ⁽²⁾
Total revenues	\$ 18,391	\$ 19,901	\$ (1,510)	(8)
Gross margin ⁽¹⁾	57%	56%	1%	
Educational revenues – SSCC	\$ 11,271	\$ 10,820	\$ 451	4
Gross margin – SSCC	59%	60%	(1%)	
Educational revenues – SSLC / VIC	\$ 2,215	\$ 2,738	\$ (523)	(19)
Gross margin – SSLC / VIC	38%	38%	0%	
Educational revenues – CIBT	\$ 625	\$ 649	\$ (24)	(4)
Gross margin – CIBT	30%	51%	(21%)	
Rental revenues – GECH	\$ 3,555	\$ 4,965	\$ (1,410)	(28)
Gross margin – GECH	65%	56%	9%	
Development fees – GECH and Corporate	\$ 381	\$ 98	\$ 283	289
Design and advertising revenues – IRIX	\$ 157	\$ 74	\$ 83	112
Gross margin – IRIX	87%	68%	19%	
Commissions and referral fees – GEA	\$ 187	\$ 557	\$ (370)	(66)
Gross margin – GEA	(5)%	64%	(69%)	
Gross profit ⁽¹⁾	\$ 10,513	\$ 11,240	\$ (727)	(6)
Other expenses	\$ (9,326)	\$ (8,669)	\$ (657)	8
Finance costs	(3,021)	(4,029)	1,008	(25)
Net gain (loss) on investment property fair value changes	(286)	(511)	225	(44)
Other income (expense), net	(4)	(49)	45	(92)
Loss before income taxes	\$ (2,124)	\$ (2,018)	\$ (106)	5
Income tax recovery (provision)	(96)	200	(296)	(148)
Net loss	\$ (2,220)	\$ (1,818)	\$ (402)	22
Net income (loss) attributable to GECC shareholders	\$ 251	\$ (479)	\$ 730	(152)
Dividends declared	-	-	-	-
Loss per share – GECC shareholders				
Basic	\$ 0.00	\$ (0.01)	\$ 0.01	(100)
Diluted	\$ 0.00	\$ (0.01)	\$ 0.01	(100)
EBITDA [Non-IFRS] ⁽¹⁾	\$ 1,794	\$ 3,104	\$ (1,310)	(42)
Adjusted EBITDA [Non-IFRS] ⁽¹⁾	\$ 2,222	\$ 3,550	\$ (1,328)	(37)

(in thousands of Canadian dollars except per share and share amounts)

	2024 YTD	2023 YTD	\$ Change 2024 ⁽²⁾	% Change 2024 ⁽²⁾
Total revenues	\$ 58,066	\$ 55,360	\$ 2,706	5
Gross margin ⁽¹⁾	58%	56%	2%	
Educational revenues – SSCC	\$ 31,302	\$ 29,381	\$ 1,921	7
Gross margin – SSCC	58%	58%	-	
Educational revenues – SSLC / VIC	\$ 8,283	\$ 8,363	\$ (80)	(1)
Gross margin – SSLC / VIC	40%	38%	2%	
Educational revenues – CIBT	\$ 1,867	\$ 2,829	\$ (962)	(34)
Gross margin – CIBT	43%	45%	(2)%	
Rental revenues – GECH	\$ 13,807	\$ 14,013	\$ (206)	(1)
Gross margin – GECH	67%	62%	5%	
Development fees – GECH and Corporate	\$ 1,333	\$ 479	\$ 854	178
Design and advertising revenues – IRIX	\$ 419	\$ 295	\$ 121	41
Gross margin – IRIX	78%	82%	(4)%	
Commissions and referral fees – GEA	\$ 1,055	\$ 906	\$ 149	16
Gross margin – GEA	48%	57%	10%	
Gross profit ⁽¹⁾	\$ 33,868	\$ 30,882	\$ 2,986	10
Other expenses	\$ (28,247)	\$ (26,376)	\$ (1,871)	7
Finance costs	(10,875)	(11,437)	562	(5)
Net gain (loss) on investment property fair value changes	(1,043)	2,049	(3,092)	(151)
Other income, net	10,550	8	10,542	n.m.
Income (loss) before income taxes	\$ 4,253	\$ (4,874)	\$ 9,127	(187)
Income tax recovery (expense)	(452)	885	(1,337)	(151)
Net income (loss)	\$ 3,801	\$ (3,989)	\$ 7,790	(195)
Net income (loss) attributable to GECC shareholders	\$ 2,822	\$ (3,275)	\$ 6,097	(186)
Dividends declared	-	-	-	-
Income (loss) per share – GECC shareholders				
Basic	\$ 0.04	\$ (0.05)	\$ 0.09	(180)
Diluted	\$ 0.04	\$ (0.05)	\$ 0.09	(180)
EBITDA [Non-IFRS] ⁽¹⁾	\$ 18,445	\$ 10,704	\$ 7,741	72
Adjusted EBITDA [Non-IFRS] ⁽¹⁾	\$ 9,356	\$ 8,725	\$ 631	7
Total assets	\$ 486,282	\$ 497,924	\$ (11,642)	(2)
Total non-current financial liabilities	\$ 159,335	\$ 159,090	\$ 245	-

⁽¹⁾ See the section titled “Non-IFRS Financial Measures” for more information on each non-IFRS specified financial measure. Gross margins reflected in the table above and referenced in the MD&A below as “Margins”.

⁽²⁾ Percentage change amounts reflect the relative change in the individual balance with the impact (negative or positive) on net income.

Operating results**Educational**

Educational revenues predominately consist of tuition fees, sales of textbooks, supplies and related items, and other non-training services, which include registration and administration fees. Deferred education revenues at May 31, 2024 were \$28,837 (August 31, 2023 - \$20,663) which primarily represents revenues which will be recognized as programs are provided by each education business over the next one to two fiscal years depending on the various types of programs. Overall education revenues decreased by \$96 in Q3 2024 and \$879 in 2024 YTD as compared to the respective prior periods.

- Revenues for SSCC increased in Q3 2024 compared to Q3 2023 due to an overall increase in new student enrollment this period, in particular international students which is a continuing trend from Fiscal 2023. While salaries continue to rise, management has taken better control over costs to help increase margins slightly in Q3 2024 compared to Q3 2023. Revenues and margins both increased in 2024 YTD when compared to 2023 YTD, with similar factors that influenced the increase in the Q3 2024 results.
- Revenues for SSLC/VIC decreased in Q3 2024 compared to Q3 2023 despite an overall increase in 2024 YTD compared to 2023 YTD. In Q2 2024, the Federal government announced amendments to its study permit policies and caused a temporary slowdown of incoming international students. The new policies caused confusion in the marketplace with some of SSLC's overseas agents re-directing student pipelines to other countries. While the Federal government has since clarified the new policies and study permit allocations for SSLC are expected to be in line with prior periods, student enrollment has remained low in the current quarter.
- Revenues for CIBT slightly decreased in Q3 2024 compared to Q3 2023 due to lower student enrollment, while margins slightly increased due to more effective management of costs. Revenues and margins for 2024 YTD were consistent with 2023 YTD.

Real estate and student housing

- Rental revenues decreased by \$1,410 in Q3 2024 compared to Q3 2023, including \$1,974 of lost revenue from the sale of GEC® Granville hotel in Q1 2024. Rental revenues excluding hotel operations were \$3,555 in Q3 2024 compared to \$2,991 in Q3 2023. The \$563 increase was due to GEC® King Edward's commencement of operations in Q4 2023, partly offset by reduced occupancy of GEC® Viva which begun major renovations in Q2 2024. Similar factors impacted rental revenues in 2024 YTD, which decreased \$206 overall when compared to 2023 YTD. The decrease includes \$3,024 of lost revenue from the sale of GEC® Granville hotel and \$2,817 increase in revenue from other properties. Revenue excluding hotel operations was \$11,478 in 2024 YTD compared to \$8,660 in 2023 YTD.
- Margins in Q3 2024 and 2024 YTD increased relative to their respective comparable periods. The increase was primarily due to the sale of GEC® Granville hotel. Direct costs remained consistent across all other properties.

Development fees

- In Q3 2024 the Company recognize \$381 of development fees associated with the development of its real estate projects. As noted below in the section titled "Quarterly Financial Review", development fees recognition is dependent on the status of real estate projects, and the amount and timing varies from period to period.

Other operating costs (general and administrative expenses, provision for expected credit losses on trade and other receivables, depreciation and amortization, and share-based payment expense)

- General and administrative expenses increased by \$578 in Q3 2024 compared to Q3 2023, and \$2,111 in 2024 YTD compared to 2023 YTD. The most significant increases across both comparable periods came from salaries and benefits, professional fees, consulting and management fees, and rent. Management continues to monitor spending; however, inflationary pressure is impacting the costs of many key expenditure areas.
- Provisions for expected credit loss on trade receivables increased by \$153 in Q3 2024 compared to Q3 2023, and decreased by \$37 in 2024 YTD compared to 2023 YTD, as a result of the relative increase in trade receivables between Q3 2024 and Q3 2023, and relative decrease in trade receivables between 2024 YTD and 2023 YTD, respectively.
- Depreciation of property and equipment and amortization of intangible assets excluding agency fees, which are non-cash expenses, decreased by \$78 in Q3 2024 compared to Q3 2023 and \$225 in 2024 YTD compared to 2023 YTD. The decrease was due to certain property and equipment, including GEC® Granville, and finite life intangible assets were fully depreciated or disposed during these periods.

Finance costs

Finance costs include interest expense on borrowings, finance fees (including accretion of finance fees and other), accretion of lease liabilities, debt modification gains and losses and changes in fair value of embedded derivatives. Total finance costs decreased by \$1,008 in Q3 2024 compared Q3 2023, and decreased by \$562 in 2024 YTD compared to 2023 YTD, as a result of the following:

- Total interest expense, which includes interest on borrowings, accretion of finance fees and accretion of lease liabilities, decreased by \$1,063 in Q3 2024 compared to Q3 2023, and decreased by \$392 in 2024 YTD compared to 2023 YTD, as a result of a decrease in total borrowings following the sale of GEC[®] Granville, offset by higher accretion of lease liabilities following the extension of the GEC[®] VIVA lease agreement.
- In Q3 2024, the Company recognized \$182 of non-cash debt modification gains associated with modifying debt agreements and \$142 of non-cash fair value losses on derivatives, compared to \$nil non-cash debt modification gains and \$64 fair value gains on derivatives in Q3 2023. In 2024 YTD, the Company recognized \$966 of non-cash debt modification gains associated with modifying debt agreements and \$246 of non-cash fair value losses on derivatives, compared to \$620 of non-cash debt modification gains and \$70 of non-cash fair value losses on derivatives. These gains and losses are subject to the terms associated with the underlying financial instruments and may vary from period to period.

Net gain (loss) on fair value changes in investment properties

- The fair value of the investment properties held by the Company decreased by \$286 and \$1,043 in Q3 2024 and 2024 YTD, respectively, due to fair value loss associated with the GEC[®] Viva right-of-use asset classified as an investment property. The fair value of the right-of-use asset, not the entire property, is remeasured each reporting period based on remaining cash flows receivable under the lease at the applicable discount rate. The Company expects, as the remaining cash flows receivable under the lease continue to decline as a function of time, that there will be a fair value loss each reporting period until the end of the lease which will reduce the right-of-use asset to zero.
- There were no fair value changes to other investment properties during the Fiscal 2024 period.

Other income (expense), net

Other income, net, increased by \$10,542 in 2024 YTD compared to 2023 YTD primarily due to one-off net gains realized from the sale of GEC[®] Granville. Other income, net, remained consistent in Q3 2024 compared to Q3 2023.

Income Taxes

In YTD 2024, the Company recognized current tax provision of \$156 and deferred tax recovery of \$296. The deferred tax provision was mainly the result of utilization of tax loss carry forwards against taxable capital gains from the sale of GEC[®] Granville, compared to deferred tax recovery during YTD 2023 as the result of fair value movements on investment properties.

QUARTERLY FINANCIAL REVIEW

The Company's selected financial information for the last eight completed fiscal quarters is as follows. Accounting policies under IFRS were consistently applied across all periods.

	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Total revenues	18,391	17,543	22,132	23,243
Net income (loss)	(2,220)	(2,468)	8,489	3,353
Adjusted EBITDA ⁽¹⁾	2,222	2,142	4,992	3,420
Net income (loss) - GECC shareholders	251	(982)	3,553	(634)
Income (Loss) per share - GECC shareholders – basic	0.00	(0.01)	0.05	(0.01)
Income (Loss) per share - GECC shareholders – diluted	0.00	(0.01)	0.05	(0.01)

	Q3 2023	Q2 2023	Q1 2023	Q4 2022
Total revenues	19,901	17,130	18,329	20,564
Net income (loss)	(1,818)	(1,169)	(1,002)	(55,898)
Adjusted EBITDA ⁽¹⁾	3,550	2,065	3,078	3,688
Net income (loss) - GECC shareholders	(479)	(1,397)	(1,399)	(15,573)
Income (loss) per share - GECC shareholders – basic	(0.01)	(0.02)	(0.02)	(0.23)
Income (loss) per share - GECC shareholders – diluted	(0.01)	(0.02)	(0.02)	(0.23)

⁽¹⁾ Non-IFRS financial measure. See the section titled “Non-IFRS Financial Measures” for reconciliation.

Total revenues consist of: (a) educational revenues; (b) rental revenues; (c) development fees; and (d) revenues from other lines of business. Net income (loss) fluctuates based on changes in margins across all operating segments, the timing of recognition of fair value gains (losses) on investment properties (which depend on operating performance, the real estate market, and the original purchase cost), the timing of recognition of development fees, and one-off losses such as provisions for expected credit losses and impairments. Development fees have higher gross margins than other types of revenue. Net income (loss) attributable to the Company's shareholders varies depending on the net income (loss) in the quarter and the portion attributable to the Company's non-controlling interests. Rental rate increases in the real estate segment and higher student enrollment in the education segment has resulted in overall increases in revenues for the past four quarters compared to their respective prior year periods. Revenues were also impacted by the sale of GEC[®] Granville towards the end of Q1 2024 and the completion and commencement of operations of GEC[®] King Edward towards the start of Q4 2023.

The following additional factors have caused variation in results over the quarterly periods presented.

The Company's education business includes minor seasonality as revenue fluctuates with school terms. The Company historically has a spike in its deferred revenues in September which is the typical starting date of courses geared towards domestic students.

Given the low rental vacancy rate in Vancouver, the Company's rental revenues are generally consistent throughout the year except for the previously held hotel property which typically had its highest revenues from March to September. The Company no longer has a hotel rental property following the sale of GEC[®] Granville in November 2023. Rental revenues generally increase as more GEC[®] rental units become available and are rented, which occurs when new properties are acquired or when the construction of a real estate project is completed and an occupancy permit issued, subject to a ramp-up period. Revenue increased each of the last quarters compared to their respective prior periods as occupancy has remained high and market rates gradually increase.

While the Company expects development fees to be a recurring source of revenue, its recognition is dependant on the status of real estate projects. Real estate projects involve development and construction timelines spanning several years and require substantial investment which is generally staged over several quarters as is the receipt by the Company of these development fees. Global geo-political conditions and high inflationary pressure may affect investment sentiments in the short-term causing slow-down in property development. Furthermore, backlogs at the various departments of the cities in which the Company has real estate projects are expected to impact the timing of real estate project status and thus the development fee recognition.

In Q4 2022, the Company recognized one-off provisions for expected credit losses and an impairment loss totalling \$66,940 as described in the section above titled “Second Quarter Highlights - Real estate portfolio and transactions – GEC[®] Richmond.”

FINANCIAL CONDITION

The following table compares selected financial position information as at May 31, 2024 and August 31, 2023:

	May 31, 2024	August 31, 2023	\$ Change	% Change
Total current assets	\$ 29,004	\$ 26,408	\$ 2,596	10
Investment properties	\$ 425,174	\$ 385,227	\$ 39,947	10
Development assets	\$ 869	\$ 1,378	\$ (509)	(37)
Other non-current assets	\$ 31,235	\$ 84,669	\$ (53,434)	(63)
Total assets	\$ 486,282	\$ 497,682	\$ (11,400)	(2)
Total current liabilities	\$ 148,603	\$ 163,703	\$ (15,100)	(9)
Total non-current liabilities	\$ 170,933	\$ 170,842	\$ 91	-
Total liabilities	\$ 319,536	\$ 334,545	\$ (15,009)	(4)
Equity – GECC shareholders	\$ 26,915	\$ 23,986	\$ 2,929	12
Non-controlling interests	\$ 139,831	\$ 139,151	\$ 680	-
Total equity	\$ 166,746	\$ 163,137	\$ 3,609	2
Working capital deficit – see below	\$ (119,599)	\$ (137,295)	\$ 17,696	(13)
Net debt ⁽¹⁾	\$ 240,413	\$ 266,487	\$ (26,074)	(10)

⁽¹⁾ Total borrowings less cash and cash equivalents.

Total assets decreased mainly as a result of property and equipment disposals from the sale of GEC[®] Granville, offset by an increase in investment properties as a result of the purchase of GEC[®] Langara, and the extension of the GEC[®] Viva lease agreement.

Total liabilities decreased mainly as a result of the derecognition of secured loans from the sale of GEC[®] Granville, offset by an increase in lease liabilities as a result of the extension of the GEC[®] Viva lease agreement, and increases in secured loans for the purchase of GEC[®] Langara and refinancing for GEC[®] King Edward.

LIQUIDITY AND CAPITAL RESOURCES

The principal liquidity needs of the Company are for working capital requirements, debt servicing and repayment obligations, and costs associated with expanding the real estate business. The Company is exposed to liquidity risk which is the risk that the Company will not have sufficient cash resources to meet its financial obligations as they come due in the normal course of business. The Company manages its liquidity risk by monitoring its operating requirements, securing new loans and refinancing on reasonable terms, and reducing costs where possible. The Company has an undrawn facility of \$4,853 at the date of this report in addition to cash and cash equivalents of \$3,082 at May 31, 2024. The Company also has restricted cash of \$2,605 at May 31, 2024 mainly related to interest reserves held for certain real estate limited partnerships.

The Company continues to have a working capital deficit of \$119,599 at May 31, 2024 (August 31, 2023 - \$137,295) which has been the case for the last several years. It is common in the real estate holding and development sectors to have negative working capital and in the Company's case, negative working capital results primarily from the difference between the classification of investment properties as non-current assets, and a portion of the borrowings associated with those assets being classified as current liabilities as they are due within 12 months. The total amount of borrowings which are due within 12 months fluctuate based on the timing of funding, repayment dates or mortgage renewals and types of loans held by the Company. Given the nature of the real estate business, management determines the length of the borrowing term to optimize flexibility should opportunities arise to dispose of properties on economically favourable terms.

GECC's negative working capital as at May 31, 2024 and the \$17,696 decrease compared to August 31, 2023 were predominately driven by the following factors, including a decrease in cash and cash equivalents of \$310:

- \$15,189 decrease in current portion of borrowings, resulting from repayments and refinancing of borrowings as part of the Company's ongoing efforts to manage capital;
- \$5,608 net decrease in trade and other receivables and trade and other payments resulting from timing differences;
- \$2,722 increase in deferred revenue, resulting from timing of student registrations and status of education programs; and
- \$932 increase in current portion of lease liabilities due to the renewal of the GEC® VIVA lease agreement.

The Company has continued to meet its obligations as they become due, and management believes this will continue to be the case. The Company has a history of successfully raising capital financing and anticipates it will continue to secure new equity or debt financings under reasonable terms and/or to refinance existing borrowings with debts of similar natures as needed; however, there is no assurance that such financing will be available on favourable terms or at all. The Company expects it will have sufficient capital resources to carry out expansion plans and support operations through Fiscal 2024 based on existing cash, cash expected to be generated from operations, and successful capital raising which it considers probable based on the history of refinancing of similar debts.

Contractual obligations

In the normal course of business, the Company enters into contracts that give rise to contractual obligations for future minimum payments. The following table summarizes the Company's remaining contractual undiscounted cash flows associated with the Company's financial liabilities and operating and capital commitments at May 31, 2024:

	Less than one year	2-3 years	4-5 years	Over 5 years	Total
<i>Financial Liabilities</i>					
Trade and other payables	\$ 14,624	-	-	-	14,624
Secured loans ⁽¹⁾	112,456	50,144	6,446	69,477	238,523
Lease payments ⁽²⁾	7,590	15,448	12,477	9,825	45,340
2019 and 2020 Debentures	208	5,758	-	-	5,966
Other loans	5,816	6,686	191	236	12,929
Total Financial Liabilities	\$ 140,694	78,036	19,114	79,538	317,382
<i>Other Commitments</i>					
Income taxes payable	549	-	-	-	549
Total Financial Liabilities and Commitments	\$ 141,243	78,036	19,114	79,538	317,931

⁽¹⁾ Interest reserves of \$810 exist to offset future interest payments on certain borrowings.

⁽²⁾ Includes lease payments recognized as lease liabilities, estimated variable lease payments and short-term lease payments.

Total financial liabilities increased by \$15,453 when compared to Fiscal 2024. The increase was mainly due to the net increase in secured loans and other loans advanced during the period, and the increase in lease payment obligations resulting from the GEC® VIVA lease extension.

Analysis of cash flows

The following table summarizes cash inflows and outflows for the periods shown. The Company's operations have been financed primarily through internal cash flow, third-party secured loans and other financing and contributions from non-controlling interests in limited partnerships controlled by the Company.

	Q3 2024	Q3 2023	2024 YTD	2023 YTD
Cash flows provided by (used in) operating activities	\$ 1,896	\$ 1,968	\$ (4,972)	\$ 1,258
Cash flows used in investing activities	(3,987)	(6,677)	(14,577)	(15,699)
Cash flows provided by (used in) financing activities	(353)	8,509	19,237	12,284
Effects of exchange rate changes on cash and cash equivalents	(5)	(35)	2	-
Increase (decrease) in cash and cash equivalents	\$ (2,449)	\$ 3,765	\$ (310)	\$ (2,157)

(in thousands of Canadian dollars except per share and share amounts)

Cash and cash equivalents, beginning of year	5,531	3,802	3,392	9,724
Cash and cash equivalents, end of year	\$ 3,082	\$ 7,567	\$ 3,082	\$ 7,567

Cash flows used in operating activities vary from period to period as a result of the Company's operational performance, working capital requirements associated with its educational business and real estate projects.

Cash flows used in investing activities vary depending on the nature of transactions during a period, in particular investments in real estate projects. In Q3 2024, cash flows used in investing activities were primarily related to property development associated with the GEC® Viva, GEC® King Edward, GEC Education Mega Center®, GEC® Oakridge, GEC® Oakridge, GEC® Langara and GEC® Cyber City projects. Similar factors influenced cash flows used in investing activities in 2024 YTD, in addition to the acquisition of GEC® Langara and net proceeds received from the sale of GEC® Granville.

Cash flows provided by financing activities vary depending on the borrowing transactions and non-controlling interest contributions and distributions. Note 13(b) to the Q3 2024 Financial Statements provides additional detail of the change in borrowings including cash and non-cash related items.

Outstanding share data

The authorized capital consists of 150,000,000 common shares without par value. As at July 14, 2024, the following common shares, stock options, and convertible debenture conversion options were outstanding:

	Number of shares	Exercise price	Remaining life (Years)
Common shares	67,440,040	-	-
Stock options	3,010,000	\$0.38 - \$0.53	0.7 - 4.2
Convertible debentures	6,926,994	\$0.81 - \$0.84	1.3
Fully diluted	77,377,034		

Treasury shares

In March 2023, the Company received approval from the TSX to commence a normal course issuer bid (the "2023 NCIB") to purchase up to 3,374,877 of the Company's previously issued common shares, subject to daily limits, from March 22, 2023 to March 21, 2024, to a maximum aggregate acquisition cost of approximately \$2,000.

Pursuant to the 2023 NCIB, the Company acquired the following common shares:

	May 31, 2024	May 31, 2023
Beginning of fiscal year – common shares held in treasury	47,100	733,800
Common shares purchased ⁽¹⁾	34,000	252,900
Common shares cancelled	(81,100)	(939,600)
End of period – common shares held in treasury	-	47,100

⁽¹⁾ During 2024 YTD, the Company incurred \$11 (2023 YTD - \$129) in purchasing common shares.

In March 2024, the Company received approval from the TSX to commence a new normal course issuer bid (the "2024 NCIB") to purchase up to 1,000,000 of the Company's previously issued common shares, subject to daily limits, from March 22, 2024 to March 21, 2025, to a maximum aggregate acquisition cost of approximately \$1,000. The Company did not acquire any common shares between June 1, 2024 to the date of the report.

Financial Instruments and Financial Risk Management

A description of the Company's financial instruments and financial risks that the Company is exposed to and management of these risks can be found in Notes 22 and 23, respectively, to the Annual Financial Statements. In addition, information on the valuation and sensitivity analysis associated with investment properties is described in Note 5(b) to the Annual Financial Statements.

TRANSACTIONS BETWEEN RELATED PARTIES

The Company's related parties include its subsidiaries, associates over which it exercises significant influence, and key management personnel and directors. Amounts paid to related parties were incurred in the normal course of operations and measured at the amount exchanged. Key management personnel include those persons having authority and responsibility for planning, directing and controlling the activities of the Company as a whole, which includes Toby Chu, its president and chief executive officer and Paul Harman, its chief financial officer. In addition, fees paid to the Company's directors are also presented below.

	Q3 2024		Q3 2023		2024 YTD		2023 YTD	
Management fees, salary, director's fees	\$	270	\$	297	\$	979	\$	799
Share-based payments		24		32		89		72
Total key management personnel compensation	\$	294	\$	329	\$	1,068	\$	871

The amounts due from (to) related parties are presented below.

	May 31, 2024		August 31, 2023	
Due from officers and directors of the Company ⁽¹⁾	\$	109	\$	138
Due from (to) the president of IRIX ⁽²⁾		91		(107)
Due from related parties	\$	200	\$	31

⁽¹⁾ Amounts due are non-interest bearing and have no fixed terms of repayment.

⁽²⁾ No fixed terms of repayment, bearing interest at a rate of 6% per annum.

NON-IFRS FINANCIAL MEASURES

Certain non-IFRS financial measures have been included in this MD&A. The Company believes that these measures, in addition to measures prepared in accordance with IFRS, provide readers with an improved ability to evaluate its underlying performance. The non-IFRS financial measures do not have standardized meanings prescribed by IFRS and are therefore unlikely to be directly comparable to similar measurements presented by other issuers. 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. These non-IFRS measures should be read in conjunction with the Q3 2024 Financial Statements.

EBITDA and Adjusted EBITDA

Management uses 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. Management also presents Adjusted EBITDA which is EBITDA adjusted to exclude: net gain (loss) recognized on fair value changes on investment properties under the fair value model, the provision for expected credit losses on development and other assets, the impairment of development assets, and the net gain or loss recognized on fair value changes in embedded derivatives associated with certain financial liabilities. Commencing in Q1 2024, the Adjusted EBITDA measure was changed to include gain (loss) from sale of property and equipment.

The following table reconciles these non-IFRS measures to the most directly comparable IFRS measure disclosed in the Annual Financial Statements, which is net income (loss).

	Q3 2024	Q3 2023	2024 YTD	2023 YTD
Net income (loss)	(2,220)	(1,818)	3,801	(3,989)
Deduct: interest income ⁽¹⁾	-	(24)	-	(38)
Add: interest expense	3,062	4,094	11,595	11,987
Add: income tax (recovery) provision	96	(200)	452	(885)
Add: depreciation and amortization ⁽²⁾	856	1,052	2,597	3,629
EBITDA [non-IFRS]	1,794	3,104	18,445	10,704
Deduct net gain on fair value changes in investment properties	286	511	1,043	(2,049)
Deduct gain from sale of property and equipment ⁽³⁾	-	-	(10,378)	-
Add loss/deduct (gain) on embedded derivatives, net ⁽⁴⁾	142	(65)	246	70
Adjusted EBITDA [non-IFRS]	2,222	3,550	9,356	8,725

(1) Interest income not associated with operations which is a component of interest and other income, net including in Note 12 to the Q3 2024 Financial Statements.

(2) Includes amortization of agency fees which is a component of educational direct costs.

(3) Gain from sale of GEC[®] Granville.

(4) Included in finance costs within Note 11 to the Q3 2024 Financial Statements.

Gross profit and gross margin

Gross profit for the Company is the difference between revenue and direct cost of sales. Gross profit is a non-IFRS financial measure as the term and subtotal for gross profit does not appear on the face of the consolidated statements of loss and comprehensive loss.

Gross margin is a non-IFRS ratio and is calculated as gross profit divided by revenue, expressed as a percentage. Gross margin in total and for each operating segment is presented in this MD&A. Management uses Gross Profit and Gross Margin to assess how efficiently the Company generates profit from the sale of goods or services. The presentation of gross margin for each operating segment provides additional information as to the profitability of each business unit considering the Company's diversified nature of revenues. Note 30 to the Annual Financial Statements provides gross profit and revenue amounts for each business unit.

ACCOUNTING MATTERS

Basis of presentation and accounting policies

The unaudited condensed consolidated interim financial statements include the accounts of GECC, the ultimate parent company of its consolidated group, and its subsidiaries and are prepared in accordance with International Accounting Standard 34 – Interim Financial Reporting (“IAS 34”) as issued by the IASB. Certain disclosures included in annual financial statements prepared in accordance with International Financial Reporting Standards as issued by the IASB have been condensed or omitted. Accordingly, the unaudited condensed consolidated interim financial statements should be read in conjunction with the Company's Annual Financial Statements. The accounting policies applied in the preparation of the unaudited condensed consolidated interim financial statements are consistent with those applied and disclosed in Note 29 of the Company's Annual Financial Statements.

Use of estimates, assumptions and judgements

In the preparation of the unaudited condensed consolidated interim financial statements and the application of the Company's accounting policies, management is required to make judgements, estimates and assumptions that affect the carrying amounts of assets and liabilities and disclosure of contingent liabilities at the dates of the unaudited condensed consolidated interim financial statements and the reported amounts of revenues and expenses during each reporting period. The estimates and associated assumptions are limited by the relevance of historical data and uncertainty of future events and are reviewed on an ongoing basis. Revisions to estimates are recognized in the period in which the estimates are revised and in any future periods. Actual results could differ from those estimates.

Critical judgements and estimates made by management in applying the Company's accounting policies including significant areas of estimation uncertainty were the same as those applied and disclosed in Note 3 to the Company's Annual Financial Statements.

Accounting standards development

There were new and amended accounting standards which were adopted by the Company in the current period. Details of these are disclosed in Note 2 to the Company's Q3 2024 Financial Statements. Certain new accounting standards, amendments to accounting standards, and interpretations have been issued by the IASB that are not mandatory for the current period and have not been early adopted. These standards are not expected to have a material impact on the Company in the year of adoption as described in Note 4(b) to the Company's Annual Financial Statements.

OFF-BALANCE SHEET ARRANGEMENTS

Various forms of security, in addition to a mortgage over lands, have been granted by the relevant limited partnership and by the Company and certain of its subsidiaries in favour of arm's length lenders in connection with the student housing projects. The security granted gives the lenders a comprehensive level of protection against a default by the borrower in the performance of its obligations including the repayment of the indebtedness and interest thereon.

PROPOSED TRANSACTIONS

The Company does not have any proposed transactions as at May 31, 2024 and the date of this report other than as disclosed elsewhere in this document.

DISCLOSURE CONTROLS AND PROCEDURES & INTERNAL CONTROLS OVER FINANCIAL REPORTING

Management is responsible for establishing and maintaining adequate internal control over financial reporting and disclosure controls and procedures. Any system of internal control over financial reporting, no matter how well designed, has inherent limitations. Therefore, even those systems determined to be effective can provide only reasonable assurance with respect to financial statement preparation and presentation. There have been no changes in the Company's internal controls over financial reporting or disclosure controls and procedures during the three months ended May 31, 2024, that have materially affected, or are reasonably likely to have materially affected, the Company's internal controls over financial reporting.

RISKS RELATED TO THE COMPANY'S BUSINESS

The Company's business, financial condition, operating results, and prospects are subject to several risks and uncertainties which include but are not limited to those below as well as those specified elsewhere in this MD&A. A more detailed description of certain of the risks and uncertainties can be found under the heading "Risk Factors" in the Company's annual information form for Fiscal 2023 filed under the Company's profile on SEDAR+ at www.sedarplus.ca. See also above under "Forward-Looking Information."

- the performance of the real estate business depends on fluctuation of real estate prices
- risks related to real estate project developments generally include construction delays (due to factors including permit issuance, construction costs and construction labour market shortages) and rezoning process risk (due to delays in rezoning which may result from design changes and may result in substantial cost increases)
- the Company's dependence upon third parties in respect of the construction of its real estate projects and the financial stability of the parties involved
- lending sentiment by construction lenders may impact the cost of mortgage financing
- although the general partners of the Company's real estate limited partnerships are subsidiaries of the Company, they are required to act in good faith towards all of the limited partners which may result in decisions that are not beneficial to GECC
- the Company's ability to repay or refinance debt obligations and to fund committed capital expenditures will depend on certain financial, business and other factors and significant interest rate increases will affect financial performance
- the inability of any of the Company's limited partnerships to repay loans guaranteed by the Company or its subsidiaries could have a significant effect on the Company's financial performance
- increased competition in the sectors in which the Company has investments
- need for additional capital to complete acquisitions and expand operations and ability to manage planned growth and integrate new business opportunities into existing operations
- dependence on key personnel, the Company's facility providers and educational service providers
- ability to compete effectively with competitors that have greater financial, marketing, and other resources
- availability of government funded programs and increasing interest rates may impact student enrollment

- increases in the frequency and severity of extreme weather events, such as wildfires and snowstorms, could lead to supply chain interruptions
- risks involving the Chinese legal system, tax system, and foreign currency limitation
- the possibility that personal information that the Company collects may be vulnerable to breach, theft, or loss, which could subject the Company to liability or adversely affect its reputation and operations
- the Company stores significant amounts of information from various business activities on cloud servers which may be susceptible to cyber threats. There is also a heavy dependency on online digital platforms like websites and certain software critical to business operations. A cyber breach would bring significant impact and downtime to the Company's ability to offer its products and services.
- risks related to government regulations and obtaining required approvals
- government policy relating to rent control may affect rental income
- government policy relating to foreign investment may affect investor sentiment
- government policies relating to education that may affect international students from studying abroad
- Bank of Canada monetary policy may affect market interest rates
- compliance with rules and requirements applicable to public companies may cause the Company to incur increased costs