



GLOBAL EDUCATION COMMUNITIES CORP.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
MAY 31, 2025 AND MAY 31, 2024

EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS UNLESS OTHERWISE NOTED

UNAUDITED

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF INCOME (LOSS) AND COMPREHENSIVE INCOME (LOSS)

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN EQUITY

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS

NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

NOTICE OF NO AUDITOR REVIEW OF INTERIM FINANCIAL STATEMENTS

In accordance with National Instrument 51-102, the Company discloses that its external auditors have not reviewed the accompanying condensed consolidated interim financial statements, notes to the condensed consolidated interim financial statements and the related Management's Discussion and Analysis.

GLOBAL EDUCATION COMMUNITIES CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION
EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS
(UNAUDITED)

	May 31, 2025	August 31, 2024
ASSETS		
CURRENT		
Cash and cash equivalents	\$ 1,091	\$ 2,132
Restricted cash	325	2,749
Trade and other receivables	22,450	13,677
Current development assets (Note 5)	3,300	3,300
Income taxes receivable	68	183
Prepayments	1,848	1,240
Inventory	835	933
TOTAL CURRENT ASSETS	29,917	24,214
Investment properties (Note 3)	318,474	419,002
Property and equipment	1,886	2,064
Right-of-use assets	10,956	12,584
Development assets (Note 5)	869	869
Investment in joint venture (Note 4)	38,835	-
Intangible assets and goodwill	11,465	11,506
Deferred income tax assets	5,140	3,825
Other	1,177	1,147
TOTAL ASSETS	\$ 418,719	\$ 475,211
LIABILITIES		
CURRENT		
Trade and other payables	\$ 20,737	\$ 15,315
Income taxes payable	712	490
Deferred revenue	20,880	20,979
Current portion of borrowings (Note 6)	73,768	83,986
Current lease liabilities	6,342	5,271
TOTAL CURRENT LIABILITIES	122,439	126,041
Borrowings (Note 6)	124,477	166,970
Lease liabilities	26,495	31,072
Deferred income tax liabilities	9,528	9,196
TOTAL LIABILITIES	282,939	333,279
EQUITY		
Share capital	44,969	44,969
Reserves	7,623	7,372
Deficit	(29,213)	(27,411)
Accumulated other comprehensive income	278	278
Shareholders' Equity	23,657	25,208
Non-controlling interests (Note 8)	112,123	116,724
TOTAL EQUITY	135,780	141,932
TOTAL LIABILITIES AND EQUITY	\$ 418,719	\$ 475,211

EVENTS AFTER THE REPORTING PERIOD (Note 15)

Approved on behalf of the Board:

"Toby Chu"
Toby Chu, Chief Executive Officer & Director

"Troy Rice"
Troy Rice, Director

The accompanying notes are an integral part of these condensed consolidated interim financial statements

GLOBAL EDUCATION COMMUNITIES CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF INCOME (LOSS)
AND COMPREHENSIVE INCOME (LOSS)
EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS EXCEPT PER SHARE DATA
(UNAUDITED)

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
REVENUES				
Educational	\$ 12,592	\$ 14,111	\$ 37,571	\$ 41,452
Rental	4,082	3,555	12,690	13,807
Development fees	-	381	-	1,333
Design and advertising	39	157	315	419
Commissions and referral fees	129	187	784	1,055
	16,842	18,391	51,360	58,066
DIRECT COSTS				
Educational	5,736	6,421	16,999	19,063
Rental	1,268	1,242	3,767	4,501
Design and advertising	18	19	94	91
Commissions and referral fees	106	196	368	543
	7,128	7,878	21,228	24,198
OTHER OPERATING COSTS				
General and administrative (Note 10)	6,859	8,157	22,711	24,896
Provision for expected credit loss on trade receivables	126	282	674	652
Depreciation and amortization	773	856	2,334	2,584
Share-based payment	63	31	125	115
	7,821	9,326	25,844	28,247
OPERATING INCOME				
	1,893	1,187	4,288	5,621
Finance costs (Note 11)	(3,395)	(3,021)	(10,382)	(10,875)
Net loss on fair value changes in investment properties (Note 3)	(1,009)	(286)	(3,257)	(1,043)
Share of net gain related to investment in joint venture (Note 4)	4,344	-	4,028	-
Other income (expense), net (Note 12)	(402)	(4)	(113)	10,550
INCOME (LOSS) BEFORE INCOME TAXES				
	1,431	(2,124)	(5,436)	4,253
Income tax recovery (expense)	(108)	(96)	542	(452)
NET INCOME (LOSS)				
	\$ 1,323	\$ (2,220)	\$ (4,894)	\$ 3,801
OTHER COMPREHENSIVE INCOME (LOSS):				
<i>Items that are or may be reclassified subsequent to profit or loss</i>				
Exchange differences on translating foreign operations	17	(1)	-	3
Other comprehensive income (loss), net of tax	\$ 17	\$ (1)	\$ -	\$ 3
TOTAL COMPREHENSIVE INCOME (LOSS)				
	1,340	(2,221)	(4,894)	3,804
Net income (loss) attributable to:				
Global Education Communities Corp. shareholders	(155)	251	(1,802)	2,822
Non-controlling interests (Note 8)	1,478	(2,471)	(3,092)	979
Net income (loss)	\$ 1,323	\$ (2,220)	\$ (4,894)	\$ 3,801
Total comprehensive income (loss) attributable to:				
Global Education Communities Corp. shareholders	(140)	250	(1,802)	2,825
Non-controlling interests (Note 8)	1,480	(2,471)	(3,092)	979
Total comprehensive income (loss)	\$ 1,340	\$ (2,221)	\$ (4,894)	\$ 3,804
Net income (loss) per share attributable to shareholders of Global Education Communities Corp.				
Basic and diluted	\$ (0.00)	\$ 0.00	\$ (0.03)	\$ 0.04
Weighted average number of common shares outstanding				
Basic and diluted	67,440,040	67,440,040	67,440,040	67,460,887

The accompanying notes are an integral part of these condensed consolidated interim financial statements

GLOBAL EDUCATION COMMUNITIES CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN EQUITY
EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS EXCEPT SHARE DATA
(UNAUDITED)

	Note	Share Capital		Reserves	AOCI	Deficit	Total Shareholders' Equity	Non-Controlling Interests	Total Equity
		Number of Common Shares	Dollar Amount						
August 31, 2023		67,521,140	\$ 45,003	\$ 7,215	\$ 273	\$ (28,505)	\$ 23,986	\$ 139,151	\$ 163,137
Net income for the period		-	-	-	-	2,822	2,822	979	3,801
Unrealized translation adjustments		-	-	-	3	-	3	-	3
Total comprehensive income (loss)					3	2,822	2,825	979	3,804
Share-based payments	7(b)	-	-	115	-	-	115	-	115
Treasury shares cancellation	7(a)	(81,100)	(34)	34	-	-	-	-	-
Purchase of treasury shares	7(a)	-	-	(11)	-	-	(11)	-	(11)
Contributions from non-controlling interests	8	-	-	-	-	-	-	5,515	5,515
Distributions to non-controlling interests	8	-	-	-	-	-	-	(5,814)	(5,814)
May 31, 2024		67,440,040	\$ 44,969	\$ 7,353	\$ 276	\$ (25,683)	\$ 26,915	\$ 139,831	\$ 166,746
August 31, 2024		67,440,040	\$ 44,969	\$ 7,372	\$ 278	\$ (27,411)	\$ 25,208	\$ 116,724	\$ 141,932
Net loss for the period		-	-	-	-	(1,802)	(1,802)	(3,092)	(4,894)
Unrealized translation adjustments		-	-	-	-	-	-	-	-
Total comprehensive loss					-	(1,802)	(1,802)	(3,092)	(4,894)
Share-based payments	7(b)	-	-	125	-	-	125	-	125
Distributions to non-controlling interests	8	-	-	-	-	-	-	(923)	(923)
Ownership changes resulting in loss of control	8	-	-	-	-	-	-	(24,046)	(24,046)
Ownership changes resulting in gain of control	8	-	-	-	-	-	-	23,460	23,460
Convertible debenture - equity component	6	-	-	126	-	-	126	-	126
May 31, 2025		67,440,040	\$ 44,969	\$ 7,623	\$ 278	\$ (29,213)	\$ 23,657	\$ 112,123	\$ 135,780

The accompanying notes are an integral part of these condensed consolidated interim financial statements

GLOBAL EDUCATION COMMUNITIES CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
EXPRESSED IN THOUSANDS OF CANADIAN DOLLARS
(UNAUDITED)

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
OPERATING ACTIVITIES				
Net income (loss)	\$ 1,323	\$ (2,220)	\$ (4,894)	\$ 3,801
Items not affecting cash:				
Depreciation and amortization	773	856	2,334	2,597
Share-based compensation (Note 7(b))	63	31	125	115
Net loss on fair value changes in investment properties (Note 3)	1,009	286	3,257	1,043
Provision for expected credit losses on trade receivables	126	282	674	652
Finance cost (Note 11)	3,395	3,021	10,382	10,875
Current Income tax expense	308	64	442	156
Deferred income tax (recovery) expense	(200)	32	(984)	296
Net (loss) gain on sale of property and equipment	8	-	(39)	(10,374)
Net gain related to investment in joint venture (Note 4)	(4,344)	-	(4,028)	-
Other	682	62	937	71
Net changes in non-cash working capital (Note 13(a))	2,537	1,607	3,596	(5,112)
Cash generated from operations	5,680	4,021	11,802	4,120
Interest paid	(2,302)	(2,125)	(6,495)	(8,699)
Income taxes paid	(104)	-	(104)	(393)
Net cash provided by (used in) operating activities	3,274	1,896	5,203	(4,972)
INVESTING ACTIVITIES				
Sale of property and equipment	-	-	-	14,880
Purchases of property and equipment	(89)	(667)	(291)	(738)
Return of capital from equity investment (Note 4)	-	-	5,000	-
Acquisition and development of investment properties (Note 3)	(147)	(489)	(1,514)	(20,923)
Capitalized borrowing costs	(1,295)	(2,819)	(6,054)	(8,252)
Acquisition of intangible assets	-	(12)	(9)	(54)
Other	(88)	-	53	510
Net cash used in investing activities	(1,619)	(3,987)	(2,815)	(14,577)
FINANCING ACTIVITIES				
Repayments of borrowings (Note 13(b))	(48,008)	(2,924)	(52,673)	(71,615)
Advances from borrowings (Note 13(b))	53,800	3,180	60,348	99,923
Payments of lease liabilities	(2,144)	(1,451)	(5,908)	(4,076)
Repurchase of common shares	-	-	-	(11)
Distributions to non-controlling interest	(20)	(160)	(43)	(7,030)
Contributions from non-controlling interest	-	1,515	-	5,515
Payment of financing costs	(5,470)	(578)	(5,999)	(3,677)
Other	126	65	847	208
Net cash provided by (used in) financing activities	(1,716)	(353)	(3,428)	19,237
Effects of exchange rate changes on cash and cash equivalents	17	(5)	(1)	2
Decrease in cash and cash equivalents	(44)	(2,449)	(1,041)	(310)
Cash and cash equivalents, beginning of period	1,135	5,531	2,132	3,392
Cash and cash equivalents, end of period	\$ 1,091	\$ 3,082	\$ 1,091	\$ 3,082

Supplement cash flow information (Note 13)

The accompanying notes are an integral part of these condensed consolidated interim financial statements

GLOBAL EDUCATION COMMUNITIES CORP.

NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

NOTE 1 – NATURE OF OPERATIONS

Global Education Communities Corp. (the “Company” or “GECC”) is an educational and student-housing real estate company headquartered in Vancouver, British Columbia, Canada. The Company’s current business operations include education, media communications, revenue producing properties and real estate development. The Company currently has five principal business units/segments, being Sprott Shaw College Corp. (“SSCC”), Sprott Shaw Language College (“SSLC”), which includes Vancouver International College (“VIC”), CIBT School of Business & Technology Corp. (“CIBT”), IRIX Design Group Inc. (“IRIX”), and Global Education City Holdings Inc. (“GECH”). The Company’s education business is conducted through SSCC and SSLC/VIC in Canada and through CIBT and its subsidiaries in Asia. The Company operates its media communications business through IRIX. GECH is an investment holding and management company with a focus on education related real estate projects in Vancouver, Canada.

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The head office and principal address of the Company are located at Suite 1200, 777 West Broadway, Vancouver, British Columbia, Canada and its registered and records offices are located at 733 Seymour Street, Suite 2900, Vancouver BC V6B 0S6.

NOTE 2 – BASIS OF PREPARATION

(a) Statement of Compliance

These 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 International Accounting Standards Board (“IASB”). Certain disclosures included in annual financial statements prepared in accordance with IFRS® Accounting Standards as issued by the IASB have been condensed or omitted. Accordingly, these unaudited condensed consolidated interim financial statements should be read in conjunction with the Company’s audited consolidated financial statements for the year ended August 31, 2024. The accounting policies applied in the preparation of these unaudited condensed consolidated interim financial statements are consistent with those applied and disclosed in Note 29 of the Company’s audited consolidated financial statements for the year ended August 31, 2024.

These unaudited condensed consolidated interim financial statements of the Company were approved by the Company’s Board of Directors and authorized for issue on July 13, 2025.

(b) 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 audited consolidated financial statements for the year ended August 31, 2024.

GLOBAL EDUCATION COMMUNITIES CORP.

NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

(c) Application of new and revised IFRS Accounting Standards

The Company adopted the following standards in the current period and they did not have a material impact on these unaudited condensed consolidated interim financial statements.

In September 2022, the IASB issued Lease Liability in a Sale and Leaseback (*Amendments to IFRS 16*) with amendments that clarify how a seller-lessee subsequently measure sale and lease-back transactions that satisfy the requirement of IFRS 15 – *Revenues from contracts with customers* to be accounted for as a sale.

In January 2020, the IASB issued *Classification of Liabilities as Current or Non-current (Amendments to IAS 1)* which provides a more general approach to the classification of liabilities under IAS 1 based on the contractual arrangements in place at the reporting date. In October 2022, the IASB issued further amendments to IAS 1 *Non-current Liabilities with Covenants* to clarify the requirements for classification of debt with covenants. The amendments specify that only covenants with which an entity must comply on or before the reporting date may impact the classification of a liability as current or non-current. The amendments also require additional disclosure requirements of covenants.

(d) New accounting standards, interpretations and amendments not yet effective

Certain new accounting standards, amendments to 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 audited consolidated financial statements for the year ended August 31, 2024.

NOTE 3 – INVESTMENT PROPERTIES

The following table is a reconciliation of investment properties balances, including both revenue producing properties and properties under development, which are owned by the real estate limited partnerships which the Company controls. The Company selected the fair value model to apply to its investment properties.

	May 31, 2025	August 31, 2024
Balance, beginning of year	\$ 419,002	\$ 385,227
Acquisition of investment property	-	17,532
Acquisition of right-of-use asset ⁽¹⁾	-	12,243
Remeasurement of right-of-use asset ⁽¹⁾	-	10,760
Development costs	1,514	6,672
Capitalized borrowing costs ⁽²⁾	6,715	12,412
Derecognized investment properties (Note 4)	(105,500)	-
Net loss on change in fair value	(3,257)	(25,844)
Balance, end of period	\$ 318,474	\$ 419,002

⁽¹⁾ Two right-of-use assets are classified as investment properties. The fair value of the right-of-use assets are determined based on present value of the estimated future net cash flows of the right-of-use assets.

⁽²⁾ Borrowing costs are capitalized on properties under development which are considered qualifying assets. Borrowings are directly associated with the specific project.

GLOBAL EDUCATION COMMUNITIES CORP.**NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)**

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

NOTE 4 – INVESTMENT IN JOINT VENTURE**(a) GEC Oakridge**

On November 20, 2024, the Company executed several agreements relating to the investment in the GEC® Oakridge investment property by an affiliate of Pomerleau Capital Inc. ("PCAP"). A series of reorganization transactions were completed which resulted in the Company and PCAP jointly controlling the limited partnership which owns the GEC® Oakridge investment property ("LP11"). PCAP's gross investment amount was \$10,000, of which \$5,000 was invested into the LP11 and \$5,000 was repatriated by the existing unit holders, which are controlled limited partnerships of the Company. Upon completion of these transactions, PCAP and the Company own 34.5% and 13.1% equity interest in LP11, respectively. The remaining 52.4% of LP11 is owned by a limited partnership of which the Company gained control during the reorganization ("Oakridge LP").

Upon closing of the transaction, the carrying amounts of net assets of LP11 and \$18,807 of associated non-controlling interest were derecognized and the fair value of the Company's interest in LP11 was recognized. The Company recognized \$nil in gain associated with the loss of control of LP11.

	November 30, 2024
Fair value ascribed to LP11	\$ 23,807
Less:	
Investment property	(53,000)
Current assets	(317)
Add:	
Current portion of secured loans ⁽¹⁾	28,722
Current liabilities	202
Non-controlling interest	586
<u>Gain associated with loss of control of LP11</u>	<u>\$ -</u>

(1) LP11 secured loans are guaranteed by the Company.

The assets and liabilities of the LP11, on a 100% basis, as at May 31, 2025 were as follows:

	May 31, 2025
Assets	
Cash	\$ 999
Other current assets	688
Investment property	59,342
<u>Total assets</u>	<u>\$ 61,029</u>
Liabilities	
Current liabilities	\$ 1,401
Non-current portion of secured loans	31,436
<u>Total liabilities</u>	<u>32,837</u>
Equity	\$ 28,192
<u>Total liabilities and equity</u>	<u>\$ 61,029</u>

(c) GEC Education Mega Center

On May 1, 2025, the Company executed several agreements with Pure Group of Companies (the "Pure Group") relating to the investment in the GEC Education Mega Center ("GEC EMC") investment property. A series of reorganization transactions were completed which resulted in the Company and the Pure Group jointly controlling the newly formed limited partnership (the "Pure GECC LP") which became the beneficial owner of the GEC EMC investment property. The Pure Group contributed \$4,000 in cash in exchange for 20% of equity interest in Pure GECC LP, and the Company contributed the GEC EMC investment property in exchange for 80% of equity interest in, and \$7,750 in non-interest bearing receivables from, the Pure GECC LP. Pure GECC LP also assumed all secured loans associated with the GEC EMC investment property as part of the transaction.

GLOBAL EDUCATION COMMUNITIES CORP.

NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

Upon closing of the transaction, the Company derecognized \$52,500 of investment property and \$28,750 of secured loans associated with GEC EMC, and the fair value of the Company's interest in Pure GECC LP was recognized. The Company recognized \$1,045 of fair value losses associated with the derecognition of the GEC EMC investment property, and \$413 in losses associated with the derecognition of secured loans.

The assets and liabilities of the Pure GECC LP, on a 100% basis, as at May 31, 2025 were as follows:

	May 31, 2025
Assets	
Cash	\$ 1,841
Other current assets	854
Investment property	59,800
Total assets	\$ 62,495
Liabilities	
Current liabilities	\$ 8,441
Current portion of secured loans ⁽¹⁾	28,250
Total liabilities	36,691
Equity	\$ 25,804
Total liabilities and equity	\$ 62,495

(1) Pure GECC LP secured loans are guaranteed by the Company.

(b) Changes in Investment in joint venture

Changes in Investment in joint venture during the period are summarized below.

	May 31, 2025
Balance, beginning of period	\$ -
Recognition of Investment in GEC Oakridge joint venture	23,807
Recognition of Investment in GEC EMC joint venture	16,000
Return of capital	(5,000)
Share of net loss in Investment in GEC Oakridge joint venture	(615)
Share of net gain in Investment in GEC EMC joint venture ¹	4,643
Balance, end of period	\$ 38,835

(1) During the period ended May 31, 2025, a \$5,804 fair value gain in investment properties was recognized by Pure GECC LP.

NOTE 5 – DEVELOPMENT ASSETS

At May 31, 2025, real estate properties under development included \$3,300 of receivable from developer (August 31, 2024 - \$3,300) and \$869 Deferred costs and other (August 31, 2024 - \$869). Receivable from developer relates to GEC Project 9 described below, and the amount before provision for expected credit losses includes \$6,000 of outstanding interest receivable (August 31, 2024 - \$6,000).

GEC 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 limited partnership of the Company, GEC 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 and the Company has recognized accrued interest of \$6,000 as at May 31, 2025 (August 31, 2023 - \$6,000).

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.

GLOBAL EDUCATION COMMUNITIES CORP.

NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

At May 31, 2025, 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. GEC LP9 has recognized an expected credit loss provision related to the \$20,000 receivable (plus \$6,000 of accrued interest) due from the developer of \$22,700, and an impairment loss of \$40,000 related to the \$40,000 deposit during the year ended August 31, 2022. At May 31, 2025, net development assets associated with GEC Project 9 was \$3,300 (August 31, 2024 - \$3,300).

On October 6, 2022, GEC LP9 and its general partner filed a notice of civil claim with the Supreme 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, GEC LP9 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. On August 7, 2024, the Supreme Court dismissed the claims of GEC LP9 and its general partner, and allowed the mortgage lender's counterclaim against them with damages to be assessed. GEC LP9 and its general partner have appealed that decision to the BC Court of Appeal where proceedings are on-going.

NOTE 6 – BORROWINGS

The carrying value of borrowings by entities controlled by the Company are as follows:

	May 31, 2025	August 31, 2024
Current liabilities		
Current portion of secured loans (a)	\$ 59,095	\$ 74,945
Current portion of convertible debentures (b)	5,537	285
Current portion of government loans ⁽¹⁾	84	83
Current portion of loans payable ⁽²⁾	4,622	5,489
Bank credit facilities ⁽³⁾	3,430	2,184
Bonds payable ⁽⁴⁾	1,000	1,000
	<u>\$ 73,768</u>	<u>\$ 83,986</u>
Non-current liabilities		
Secured loans (a)	117,161	156,505
Convertible debentures (b)	1,399	4,749
Loans payable ⁽²⁾	5,440	5,177
Government loans ⁽¹⁾	477	539
	<u>\$ 124,477</u>	<u>\$ 166,970</u>
Total borrowings	<u>\$ 198,245</u>	<u>\$ 250,956</u>

⁽¹⁾ Loans payable to the Government of Canada or designated lender under COVID-19 related programs with monthly payments up to March 2032.

⁽²⁾ In January 2024, the Company issued a loan with total principal of \$5,000. The loan bears interest at 12% per annum with a portion of interest deferred until maturity in December 2026. Loans payable have maturity dates ranging from July 2025 to December 2026.

⁽³⁾ Line of credit balance on bank credit facilities is due on demand.

⁽⁴⁾ Unsecured bonds bearing interest at 8% per annum payable semi-annually and matures in June 2025. The holders may request repayment of amounts due under the bonds with 60-days prior notice. Bonds are guaranteed by a subsidiary of the Company.

Total interest expense and finance fees associated with borrowings, including amounts capitalized to investment properties, was \$4,565 for the period ended May 31, 2025 (May 31, 2024 - \$6,018), of which \$2,849 was recognized in net income (May 31, 2024 - \$2,635). Approximately 22% of the outstanding borrowings at May 31, 2025 have variable interest rates linked to the Canadian prime rate (August 31, 2024 – 47%). Certain interest rates are subject to minimum rates with certain loans including escalation clauses.

(a) Secured loans

The following table is a continuity of the activity of the loans secured by mortgages associated with the real estate business. Loan payments are interest only or blended payments of principal and interest. Secured loans have maturity dates ranging from June 2025 to September 2035. Full repayment of loans before maturity is permitted for some secured loans, subject to specific criteria and satisfaction of minimum interest payment requirements. See Note 9(d) for cash flow commitments related to these loans.

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May 31, 2025

	May 31, 2025 ⁽¹⁾	August 31, 2024
Balance, beginning of period	\$ 231,450	\$ 257,332
Advances	58,827	123,923
Repayments	(52,611)	(95,555)
Derecognition of liability (Note 4)	(57,472)	(54,100)
Finance costs incurred	(5,966)	(3,175)
Accretion of finance costs	2,179	2,092
Loss on derecognition of liability	982	725
Modification (gains) losses on non-substantial modification ⁽²⁾	(1,133)	208
Total current and non-current secured loans, end of period ⁽³⁾	\$ 176,256	\$ 231,450

(1) At May 31, 2025, interest rates range from 1.88% to 15.00% per annum (August 31, 2024 – 1.88% to 14.30%)

(2) During the nine months ended May 31, 2025, certain terms for several secured mortgages were changed resulting in non-substantial modifications resulting in non-cash modification gains and losses, net.

(3) Secured loans are secured by investment properties with an aggregate carrying value of \$294,526.

(b) Convertible debentures

In September 2024, the Company issued convertible debentures for proceeds of \$1,505 (“2024 Debentures”). The 2024 Debentures have a maturity of one year, extendable for one additional year at the option of the Company, and are convertible into common shares of the Company at a price of \$0.30 in the first of year and \$0.36 in the second year. Interest is payable quarterly at a 10% per annum interest rate. At initial recognition, the convertible debentures are considered a compound financial instrument that included a host liability classified as amortized cost and a conversion option classified as equity. The fair value of the host liability was determined first with the residual amount of the principal allocated to the equity component.

Terms of the 2019 and 2020 convertible debentures are disclosed in Note 15(b) to the Company’s audited consolidated financial statements for the year ended August 31, 2024.

The balances associated with the 2019, 2020 and 2024 Debentures are presented as follows:

	May 31, 2025	August 31, 2024
Carrying value of host liabilities at beginning of period	\$ 4,951	\$ 5,199
Issuances	1,505	-
Less: transaction costs	(33)	(298)
Gain on modification	-	(599)
Equity component of 2024 debenture	(126)	-
Accretion of carrying value of host liabilities	546	650
Foreign exchange adjustments	49	(1)
Carrying value of host liabilities at end of period	\$ 6,892	\$ 4,951
Fair value of embedded derivatives at beginning of period	\$ 83	\$ 45
Fair value (decrease) increases in liability	(41)	35
Foreign exchange adjustments	2	3
Balance, embedded derivatives at end of period	\$ 44	\$ 83
Total convertible debentures at end of period	\$ 6,936	\$ 5,034
Current portion of debentures	\$ 5,537	\$ 285
Non-current portion of debentures	1,399	4,749
Total convertible debentures	\$ 6,936	\$ 5,034

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NOTE 7 – CAPITAL AND RESERVES**(a) Treasury shares**

Pursuant to the provisions of a normal course issuer bid approved by the Toronto Stock Exchange, the Company from time to time acquires its own common shares for cancellation. The following table details changes in the treasury shares balance:

	Nine Months Ended	
	May 31, 2025	May 31, 2024
Beginning of fiscal year – common shares held in treasury	-	47,100
Common shares purchased	-	34,000
Common shares cancelled	-	(81,100)
End of period – common shares held in treasury	-	-

(b) Stock options

	Nine Months Ended	
	May 31, 2025	May 31, 2024
Beginning of fiscal year – stock options	3,010,000	2,870,000
Granted	2,100,000	1,000,000
Expired/forfeited	(1,060,000)	(860,000)
End of period – stock options	4,050,000	3,010,000

During the period ended May 31, 2025, the weighted average fair value of stock options granted of \$0.12 per option (May 31, 2024 - \$0.16) was calculated as of the date of grant using the Black-Scholes option pricing model with the following weighted average assumptions and inputs: expected life of 5 years (May 31, 2024 – 5 years); risk-free interest rate of 2.90% (May 31, 2024 – 4.25%); expected volatility of 45.4% (May 31, 2024 – 39.7%); weighted average forfeiture rate of 8.6% (May 31, 2024 – 8.3%); and weighted average share price of \$0.25 (May 31, 2024 - \$0.38). The expected volatility assumption is based on historical volatility of the Company's common share price on the TSX. The risk-free interest rate assumption is based on yield curves on Canadian government zero coupon bonds with the remaining term equal to the stock options expected life.

The options outstanding at May 31, 2025 had an exercise price range of \$0.22 to \$0.71 (May 31, 2024 - \$0.38 to \$0.53) and a weighted average contractual life of 3.69 years (May 31, 2024 – 2.64 years). At May 31, 2025, if all exercisable options were exercised total cash received would be \$857 (May 31, 2024 - \$1,361).

NOTE 8 – INTERESTS IN OTHER ENTITIES

The following continuity reflects the movement in the equity attributable to non-controlling interests in the Company. Additional information about each subsidiary which has a non-controlling interest is presented in Note 17 to the audited consolidated financial statements for the year ended August 31, 2024.

	May 31, 2025	August 31, 2024
GECH at beginning of period	\$ 117,040	\$ 139,463
Contributions from sale of limited partnership units	-	6,040
Distribution declared	(922)	(6,100)
Ownership changes resulting in gain of control ⁽¹⁾ (Note 4a)	23,460	-
Ownership changes resulting in loss of control ⁽²⁾ (Note 4a)	(24,046)	-
Allocation of net comprehensive income for period ended	(3,092)	(22,363)
GECH at end of period	112,440	117,040
CIBT	(50)	(50)
IRIX	(267)	(266)
Total non-controlling interests	\$ 112,123	\$ 116,724

⁽¹⁾ Non-controlling interests associated with Oakridge LP.

⁽²⁾ Non-controlling interests associated with LP11.

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NOTE 9 – FINANCIAL INSTRUMENTS**(a) Classification and measurement of financial assets and liabilities by category**

The following represents the carrying values of the financial assets and liabilities of the Company and the associated classifications and measurement basis for each balance after initial recognition.

Financial assets	<u>Measurement basis</u>	<u>May 31, 2025</u>		<u>August 31, 2024</u>	
Cash and cash equivalents	Amortized cost	\$	1,091	\$	2,132
Restricted cash	Amortized cost		325		2,749
Trade and other receivables	Amortized cost		22,450		13,677
Current development assets	Amortized cost		3,300		3,300
		\$	27,166	\$	21,858

Financial liabilities	<u>Measurement basis</u>	<u>May 31, 2025</u>		<u>August 31, 2024</u>	
Trade and other payables	Amortized cost		20,737		15,315
Secured loans (Note 6)	Amortized cost		176,256		231,450
Lease liabilities	Amortized cost		32,837		36,343
Convertible debentures – liability (Note 6(b))	Amortized cost		6,892		4,951
Convertible debentures – derivatives (Note 6(b))	FVTPL		44		83
Loans payable (Note 6)	Amortized cost		10,062		10,666
Bonds payable (Note 6)	Amortized cost		1,000		1,000
Government loans (Note 6)	Amortized cost		561		622
Bank credit facilities (Note 6)	Amortized cost		3,430		2,184
		\$	251,820	\$	302,614

Financial instruments not measured at fair value

The carrying amounts of cash and cash equivalents, restricted cash, trade receivables, interest reserves, other assets and trade and other payables are considered reasonable approximations of their fair values due to the short-term nature of these instruments. The fair value of the majority of secured loans, the credit line, bonds payable and other loans payable approximate their carrying value as current market interest rates are not significantly different than stated interest rates for these instruments.

At May 31, 2025, the fair value of one secured loan was \$3,569 lower than the carrying amount due to below market interest rate on the loan. The fair value of secured loans has been determined by discounting the contractual cash flows using implied yields of obligations bearing similar credit risk and maturities. All financial instruments not measured at fair value are considered level 2 financial assets or liabilities under the fair value hierarchy, except for the receivable from developer of \$3,300 and loans receivable of \$3,740 which are considered level 3 financial assets.

Measurement of fair value

As described in Note 29(O) to the Company's audited consolidated financial statements for the year ended August 31, 2024 the fair value hierarchy establishes three levels to classify the significance of inputs to valuation techniques used in making fair value measurements of financial assets and liabilities. At May 31, 2025 and August 31, 2024 there were no financial assets and financial liabilities measured and recognized at fair value on a non-recurring basis.

There were no transfers between any of the levels during the nine months ended May 31, 2025. The valuation methodologies for level 2 and level 3 financial liabilities are described in Note 22(b) to the audited consolidated financial statements for the year ended August 31, 2024. There were no changes to the valuation methodology used in the measurement of fair value for level 2 or level 3 financial assets and liabilities during the nine months ended May 31, 2025.

(b) Financial instruments risk

A description of the Company's financial instruments and financial risks that the Company is exposed to and management of these risks is included in Note 22 and Note 23 to the audited consolidated financial statements for the year ended August 31, 2024. There were no significant changes in the Company's exposures to those risks during the nine months ended May 31, 2025.

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The Canadian prime rate decreased from 4.50% to 2.75% during the nine months ended May 31, 2025. Lower interest rates result in reduced required cash flows to finance debt which will impact the Company's results and future cash flows. The total proportion of principal subject to variable interest was 22% at May 31, 2025 (August 31, 2024 - 47%). The weighted average rate paid by the Company at May 31, 2025 was 6.4% on its secured loans, convertible and other corporate debt (August 31, 2024 – 8.0%).

Maturities of financial liabilities

The table below presents the Company's contractual undiscounted cash flows associated with financial liabilities broken into relevant maturity groupings based on their contractual maturities.

May 31, 2025	Less than one year	2-3 years	4-5 years	Over 5 years	Total
Trade and other payables	\$ 20,737	\$ -	\$ -	\$ -	\$ 20,737
Secured loans ⁽¹⁾	68,904	11,916	49,339	90,477	220,636
Lease payments ⁽²⁾	11,260	21,261	14,457	6,462	53,440
2019 and 2020 Debentures	5,750	304	-	-	6,054
Other loans	9,997	5,637	184	149	15,967
Total	\$ 116,649	\$ 39,118	\$ 63,980	\$ 97,088	\$ 316,835

(1) Interest reserves of \$80 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.

August 31, 2024	Less than one year	2-3 years	4-5 years	Over 5 years	Total
Trade and other payables	\$ 15,315	\$ -	\$ -	\$ -	\$ 15,315
Secured loans ⁽¹⁾	88,085	79,226	45,240	29,514	242,065
Lease payments ⁽²⁾	10,696	21,788	18,466	9,749	60,699
2019 and 2020 Debentures	853	5,774	-	-	6,627
Other loans	8,994	6,620	189	217	16,020
Total	\$ 123,943	\$ 113,408	\$ 63,895	\$ 39,480	\$ 340,726

(1) Interest reserves of \$2,312 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.

NOTE 10 – GENERAL AND ADMINISTRATIVE EXPENSES

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
Salaries and benefits	\$ 3,600	\$ 4,010	\$ 11,039	\$ 11,729
Office and general	955	1,162	2,812	3,067
Advertising	703	724	2,534	2,760
Professional fees	852	806	3,240	2,807
Consulting and management fees	82	217	608	830
Investor relations	(50)	133	24	219
Bank charges and interest	125	116	358	362
Rent	540	909	1,996	2,698
Travel and promotion	52	80	100	424
General and administrative expenses	\$ 6,859	\$ 8,157	\$ 22,711	\$ 24,896

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NOTE 11 – FINANCE COSTS

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
<i>Interest expense comprised of:</i>				
Interest expense on borrowing	\$ 3,454	\$ 4,880	\$ 12,729	\$ 16,583
Accretion of finance fee and other	1,111	1,138	2,718	3,037
Accretion of lease liabilities	702	427	2,190	1,282
	5,267	6,445	17,637	20,902
Less: capitalized interest and finance fees	(1,716)	(3,383)	(6,715)	(9,307)
Total interest expense	3,551	3,062	10,922	11,595
Gain on embedded derivatives, net (Note 6(b))	41	142	(41)	246
Debt modification gains, net	(197)	(182)	(499)	(966)
Other	-	(1)	-	-
Finance costs	\$ 3,395	\$ 3,021	\$ 10,382	\$ 10,875

NOTE 12 – OTHER INCOME (EXPENSE), NET

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
Interest and other income, net	\$ 87	\$ 74	\$ 260	\$ 217
Foreign exchange (gain) loss	236	(47)	(53)	(10)
Gain (loss) on sale of property and equipment	(9)	-	38	10,374
Loss on derecognition of financial liabilities	(982)	(31)	(982)	(31)
Other	266	-	624	-
Other income, net	\$ (402)	\$ (4)	\$ (113)	\$ 10,550

NOTE 13 – SUPPLEMENTAL CASH FLOW INFORMATION**(a) Changes in working capital**

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
<i>Changes in:</i>				
Accounts receivable	\$ 935	\$ (719)	\$ (1,705)	\$ (2,596)
Prepayments	297	896	1,544	(833)
Inventory	138	7	97	(143)
Accounts payable and accrued liabilities	1,588	(113)	3,760	(4,273)
Deferred revenue	(421)	1,536	(100)	2,733
Changes in working capital	\$ 2,537	\$ 1,607	\$ 3,596	\$ (5,112)

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(b) Changes in liabilities arising from financing activities

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
Total borrowings, beginning of period	\$ 225,034	\$ 242,657	\$ 250,956	\$ 269,879
Cash flows, comprised of:	5,792	256	7,674	28,308
Repayments of secured loans (Note 6(a))	(47,987)	(1,904)	(52,611)	(70,431)
Advances of secured loans	54,327	3,180	58,827	94,923
Advances of credit facility	(527)	-	1,246	-
Issuance of convertible debt (Note 6(b)) ⁽¹⁾	-	-	275	-
Repayment of other loans	(21)	(1,020)	(63)	(1,184)
Advances of other loans	-	-	-	5,000
Liability related items:				
Finance fees	(5,470)	(578)	(5,999)	(3,677)
Non-cash related items:				
Finance cost accretion ⁽²⁾	914	956	2,219	2,072
Equity component of convertible debt (Note 6(b))	-	-	(126)	-
Derecognition of secured loans	(28,750)	-	(57,472)	(54,100)
Derivative fair value (gain) loss	41	142	(41)	246
Loss on derecognition of liability	982	30	982	725
Foreign exchange and other	(298)	32	52	42
Total borrowings, end of period	\$ 198,245	\$ 243,495	\$ 198,245	\$ 243,495

⁽¹⁾ \$1,230 of the \$1,505 proceeds from 2024 Debentures were received in the quarter ended August 31, 2024.

⁽²⁾ Includes increase in carrying value of secured debt resulting from net debt modification gain.

NOTE 14 – RELATED PARTY TRANSACTIONS

The Company's related parties include its subsidiaries, associates over which it exercises significant influence, and key management personnel. During its normal course of operation, the Company enters into transactions with its related parties for goods and services. Transactions with related parties are in the normal course of operations and are measured at the amount exchanged.

(a) Key management personnel compensation:

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
Management salaries and director's fees	\$ 227	\$ 270	\$ 740	\$ 979
Share-based payments	43	24	102	89
Total key management personnel compensation	\$ 270	\$ 294	\$ 842	\$ 1,068

(b) Management fee income:

	Three Months Ended		Nine Months Ended	
	May 31, 2025	May 31, 2024	May 31, 2025	May 31, 2024
Management fees charged to joint venture	\$ 265	\$ -	\$ 530	\$ -

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(c) Other related party balances:

	May 31, 2025	August 31, 2024
Due to officers and directors of the Company ⁽¹⁾	\$ 1,085	\$ 229
Due to the president of IRIX ⁽²⁾	158	110
Due to related parties	\$ 1,243	\$ 339
Convertible debentures issued to officers and directors of the Company	140	140

⁽¹⁾ Includes \$750 of principal amounts due which bear interest between 12% to 15% per annum and have no fixed terms of repayment. Other 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.

NOTE 15 – EVENTS AFTER THE REPORTING PERIOD

On July 7, 2025, the Company announced it has entered into a definitive agreement to sell its SSCC subsidiary for cash proceeds of approximately \$35,000. The sale is subject to customary closing conditions.

NOTE 16 – SEGMENTED INFORMATION

The Company's primary industry and geographic segments are in Canada where SSCC operates technical and career training schools, SSLC and VIC operate English language schools, IRIX conducts web design and advertising services, and GECH invests in and manages education related real estate projects, and in China where CIBT operates technical and career training schools. The Company's corporate operations are also in Canada. Transactions between SSCC, SSLC/VIC, IRIX, GECH, CIBT and the Company (Corporate) are reported as inter-segment transactions and are eliminated on consolidation.

	Nine Months Ended May 31, 2025						
	CIBT	SSCC	SSLC/VIC	IRIX	GECH	Corporate	Total
Revenues							
Revenues from contracts with customers							
Educational	\$ 1,452	\$ 30,770	\$ 5,349	\$ -	\$ -	\$ -	\$ 37,571
Rental	-	-	-	-	1,454	-	1,454
Design and advertising	-	-	-	315	-	-	315
Commissions and referral fees	784	-	-	-	-	-	784
Total revenues from customers	2,236	30,770	5,349	315	1,454	-	40,124
Revenues from leases	-	-	-	-	11,236	-	11,236
Revenues from development fees	-	-	-	-	-	-	-
Total revenues	\$ 2,236	\$ 30,770	\$ 5,349	\$ 315	\$ 12,690	\$ -	\$ 51,360
Revenues, net of direct costs	\$ 1,007	\$ 18,029	\$ 1,951	\$ 222	\$ 8,923	\$ -	\$ 30,132
Other expenses (income):							
General and administrative	885	13,875	2,726	269	3,047	2,583	23,385
Depreciation and amortization	8	1,847	361	20	12	86	2,334
Share-based payment expense	-	-	-	-	-	125	125
Interest expense	-	714	200	2	8,335	1,172	10,423
Finance fees expense and other	-	-	-	-	-	(40)	(40)
Loss on fair value changes in investment properties	-	-	-	-	3,257	-	3,257
Interest and other income	(103)	(2)	(24)	(1)	(754)	-	(884)
Foreign exchange loss	-	-	-	-	-	53	53
Loss (Gain) on sale of property and equipment	-	7	-	(45)	-	-	(38)
Share of net loss related to joint venture	-	-	-	-	(4,028)	-	(4,028)
Loss on derecognition of financial liabilities	-	-	-	-	982	-	982
Inter-segment transactions	2	(169)	341	(21)	115	(269)	(1)
Income (loss) before taxes	\$ 215	\$ 1,757	\$ (1,653)	\$ (2)	\$ (2,043)	\$ (3,710)	\$ (5,436)
Income tax provision (recovery), net	\$ 58	\$ 502	\$ (440)	\$ -	\$ 339	\$ (1,001)	\$ (542)
Net income (loss)	\$ 157	\$ 1,255	\$ (1,213)	\$ (2)	\$ (2,382)	\$ (2,709)	\$ (4,894)

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	As at May 31, 2025						
	CIBT	SSCC	SSLC/VIC	IRIX	GECH	Corporate	Consolidated
Total assets	\$ 2,111	\$ 32,524	\$ 2,768	\$ 144	\$ 375,769	\$ 5,403	\$ 418,719
Property and equipment	\$ 34	\$ 1,663	\$ 149	\$ 17	\$ 13	\$ 10	\$ 1,886
Investment properties	\$ -	\$ -	\$ -	\$ -	\$ 318,474	\$ -	\$ 318,474
Intangible assets	\$ -	\$ 6,219	\$ 28	\$ -	\$ -	\$ -	\$ 6,247
Goodwill	\$ -	\$ 5,218	\$ -	\$ -	\$ -	\$ -	\$ 5,218
Total liabilities	\$ 582	\$ 42,451	\$ 7,123	\$ 341	\$ 228,688	\$ 3,754	\$ 282,939
Non-controlling interests	\$ (50)	\$ -	\$ -	\$ (267)	\$ 112,440	\$ -	\$ 112,123

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Nine Months Ended May 31, 2024

	CIBT	SSCC	SSLC/VIC	IRIX	GECH	Corporate	Total
Revenues							
Revenues from contracts with customers							
Educational	\$ 1,867	\$ 31,302	\$ 8,283	\$ -	\$ -	\$ -	\$ 41,452
Rental	-	-	-	-	3,239	-	3,239
Design and advertising	-	-	-	419	-	-	419
Commissions and referral fees	1,055	-	-	-	-	-	1,055
Total revenues from customers	2,922	31,302	8,283	419	3,239	-	46,165
Revenues from leases	-	-	-	-	10,568	-	10,568
Revenues from development fees	-	-	-	-	-	1,333	1,333
Total revenues	\$ 2,922	\$ 31,302	\$ 8,283	\$ 419	\$ 13,807	\$ 1,333	\$ 58,066
Revenues, net of direct costs	\$ 1,245	\$ 18,310	\$ 3,347	\$ 328	\$ 9,305	\$ 1,333	\$ 33,868
Other income (expenses):							
General and administrative	1,107	14,333	3,714	294	3,122	2,978	25,548
Depreciation and amortization	10	2,024	343	29	93	85	2,584
Share-based payment expense	-	-	-	-	-	115	115
Interest expense	-	561	76	1	9,545	445	10,628
Finance fees expense and other	-	-	-	-	-	247	247
Loss on fair value changes in investment properties	-	-	-	-	1,043	-	1,043
Interest and other income	(126)	(2)	(37)	-	(33)	(19)	(217)
Foreign exchange loss (gain)	(52)	-	-	-	5	57	10
Loss on derecognition of financial liabilities	-	-	-	-	31	-	31
Loss on derecognition of goodwill	-	-	-	-	-	300	300
Gain on sale of property and equipment	-	4	-	-	(10,678)	-	(10,674)
Inter-segment transactions	(73)	(363)	508	(19)	1,991	(2,044)	-
Income (loss) before taxes	\$ 379	\$ 1,753	\$ (1,257)	\$ 23	\$ 4,186	\$ (831)	\$ 4,253
Income tax provision (recovery), net	\$ 114	\$ 478	\$ (327)	\$ 6	\$ 208	\$ (27)	\$ 452
Net income (loss)	\$ 265	\$ 1,275	\$ (930)	\$ 17	\$ 3,978	\$ (804)	\$ 3,801

GLOBAL EDUCATION COMMUNITIES CORP.**NOTES TO CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)**

All amounts in thousands of Canadian Dollars except share and per share amounts

May 31, 2025

	As at May 31, 2024						
	CIBT	SSCC	SSLC/VIC	IRIX	GECH	Corporate	Consolidated
Total assets	\$ 3,155	\$ 35,686	\$ 3,816	\$ 160	\$ 438,743	\$ 4,722	\$ 486,282
Property and equipment	\$ 43	\$ 1,959	\$ 154	\$ 22	\$ 21	\$ 13	\$ 2,212
Investment properties	\$ -	\$ -	\$ -	\$ -	\$ 425,174	\$ -	\$ 425,174
Intangible assets	\$ 461	\$ 6,091	\$ 44	\$ -	\$ -	\$ -	\$ 6,596
Goodwill	\$ -	\$ 5,218	\$ -	\$ -	\$ -	\$ -	\$ 5,218
Total liabilities	\$ 625	\$ 37,535	\$ 8,719	\$ 345	\$ 266,132	\$ 6,180	\$ 319,536
Non-controlling interests	\$ (45)	\$ -	\$ -	\$ (258)	\$ 140,134	\$ -	\$ 139,831

--- END OF FINANCIAL STATEMENTS ---