

FINAL STATEMENT OF ADJUSTMENTS

HST REGISTRANT: Business #728610296RT0001-33 Parliament GP Inc. as general partner of and on behalf of Graywood 33 Limited Partnership
PURCHASER(S): Gholamreza Sharifpouran
VENDOR: 33 Parliament GP Inc. as general partner of and on behalf of Graywood 33 Limited Partnership
PROPERTY: Unit 7, Level 16 and Unit 234, Level C
Toronto Standard Condominium Plan No. 3153
City of Toronto
Suite 1607, 35 Parliament Street

OCCUPANCY CLOSING DATE: November 27, 2025
FINAL CLOSING DATE: January 21, 2026

SALE PRICE

Agreed Sale Price:	782,900.00	
+ Additional Consideration ¹ :	17,474.30	
= TOTAL including HST:	800,374.30	
- HST Federal Portion (5.0%):	36,476.74	
- HST Ontario Portion (8.0%):	58,362.78	
+ HST Rebate Federal Portion:	0.00	
+ HST Rebate Ontario Portion:	24,000.00	
= Net Sale Price:	729,534.78	
Credit Vendor (Agreed Sale Price):		\$782,900.00

DEPOSITS

October 6, 2021 deposit	5,000.00	
October 28, 2021 deposit	34,145.00	
January 20, 2022 deposit	39,145.00	
February 13, 2023 deposit	39,145.00	
Deposit paid on Occupancy	39,145.00	
Credit Purchaser:		\$156,580.00

HST REBATE

as noted above
Credit Vendor: 24,000.00

HST REBATE ADDED TO PURCHASE PRICE

Purchaser does NOT qualify for rebate
No Adjustment

INTEREST ON DEPOSITS

October 6, 2021 deposit of \$5,000.00		
Oct 6/21-Sep 30/22: 360 days @ 0.000%	0.00	
Oct 1/22-Mar 31/23: 182 days @ 1.500%	37.40	
Apr 1/23-Sep 30/23: 183 days @ 2.750%	68.94	
Oct 1/23-Sep 30/24: 366 days @ 3.250%	162.61	
Oct 1/24-Mar 31/25: 182 days @ 2.500%	62.24	
Apr 1/25-Sep 30/25: 183 days @ 1.000%	25.07	
Oct 1/25-Nov 26/25: 57 days @ 0.750%	5.86	
October 28, 2021 deposit of \$34,145.00		
Oct 28/21-Sep 30/22: 338 days @ 0.000%	0.00	
Oct 1/22-Mar 31/23: 182 days @ 1.500%	255.39	
Apr 1/23-Sep 30/23: 183 days @ 2.750%	470.78	
Oct 1/23-Sep 30/24: 366 days @ 3.250%	1,110.49	
Oct 1/24-Mar 31/25: 182 days @ 2.500%	425.05	
Apr 1/25-Sep 30/25: 183 days @ 1.000%	171.19	
Oct 1/25-Nov 26/25: 57 days @ 0.750%	39.99	
January 20, 2022 deposit of \$39,145.00		
Jan 20/22-Sep 30/22: 254 days @ 0.000%	0.00	
Oct 1/22-Mar 31/23: 182 days @ 1.500%	292.78	
Apr 1/23-Sep 30/23: 183 days @ 2.750%	539.72	
Oct 1/23-Sep 30/24: 366 days @ 3.250%	1,273.10	
Oct 1/24-Mar 31/25: 182 days @ 2.500%	487.29	
Apr 1/25-Sep 30/25: 183 days @ 1.000%	196.26	
Oct 1/25-Nov 26/25: 57 days @ 0.750%	45.85	
February 13, 2023 deposit of \$39,145.00		
Feb 13/23-Mar 31/23: 47 days @ 1.500%	75.61	
Apr 1/23-Sep 30/23: 183 days @ 2.750%	539.72	
Oct 1/23-Sep 30/24: 366 days @ 3.250%	1,273.10	
Oct 1/24-Mar 31/25: 182 days @ 2.500%	487.29	
Apr 1/25-Sep 30/25: 183 days @ 1.000%	196.26	
Oct 1/25-Nov 26/25: 57 days @ 0.750%	45.85	
Credit Purchaser:		8,287.84

INTEREST ON DEPOSIT INTEREST

November 27, 2025 deposit interest (\$8,287.84)
 Nov 27/25-Jan 20/26: 55 days @ 0.750% \$9.37
 Credit Purchaser:

9.37

LAND TAXES

2026 total taxes: 6,263.20
 Vendor has paid: 6,263.20
 Vendor's share for 20 days: 343.19
 Credit Vendor:

5,920.01

COMMON EXPENSES

Monthly Common Expenses: 374.19
 Paid by Vendor for
 month of January, 2026
 Vendor's share for 20 days: 241.41
 Credit Vendor:

132.78

TARION WARRANTY CORPORATION'

Registration number of Vendor: B60016
 Pursuant to section Par. 14(g) of Sch. "G" of Agreement
 Unit Enrolment fee: 1,515.00
 Low-rise common element fee: 100.00
 HST calculated at 13.00%: 209.95
 Credit Vendor:

1,824.95

HCRA REGULATORY OVERSIGHT FEE'

Par. 14(f) of Sch. "G" of APS
 Amount: 145.00
 HST calculated at 13.00%: 18.85
 Credit Vendor:

163.85

OCCUPANCY FEES CHARGEABLE TO PURCHASER

Monthly occupancy fees: 4,074.69
 Total occupancy fees accrued
 from occupancy to January 20, 2026: 7,246.81
 Credit Vendor:

7,246.81

OCCUPANCY FEES PAID BY PURCHASER

Monthly occupancy fees: 4,074.69
 Total occupancy fees paid
 from occupancy to January 31, 2026: 8,692.67
 Credit Purchaser:

8,692.67

ELECTRONIC REGISTRATION FEE'

Par. 37(a) of Schedule "G" to APS
 Amount: 300.00
 HST calculated at 13.00%: 39.00
 Credit Vendor:

339.00

STATUS CERTIFICATE'

Par. 14(h) of Sch. "G" to APS
 Amount: 100.00
 HST calculated at 13.00%: 13.00
 Credit Vendor:

113.00

TRANSACTION LEVY SURCHARGE'

Par. 14(e) of Sch. "G" to APS
 Amount: 65.00
 HST calculated at 13.00%: 8.45
 Credit Vendor:

73.45

CONNECTION/ENERGIZATION CHARGE(S)'

Par. 14(c) of Sch. "G" to APS
 Amount: 1,238.98
 HST calculated at 13.00%: 161.07
 Credit Vendor:

1,400.05

DEVELOPMENT CHARGE(S)'

Par. 14(i) of Sch. "G" to APS
 Amount: 12,000.00
 HST calculated at 13.00%: 1,560.00
 Credit Vendor:

13,560.00

REIMBURSE SECURITY DEPOSIT

Par. 4(d) of Sch. "G" to APS
 Credit Purchaser:

750.00

BALANCE DUE ON CLOSING

payable to
BRATTYS LLP in Trust
or as further directed

\$663,354.02

\$837,673.90

\$837,673.90

E. & O. E.
DPB/jz

Date Prepared: December 18, 2025

¹ Adjustment constitutes Additional Consideration eligible for HST Rebate in the Sale Price Adjustment

NOTE: Further cheque(s) required on closing:

17.2 **POST-DATED CHEQUE(S)** re common expense payments payable to **Toronto Standard Condominium Corporation No. 3153** in the amount of **\$374.19** dated **February 1st, 2026**.

AND

PRE-AUTHORIZED CHEQUING FORM AND VOID CHEQUE

18. **CERTIFIED CHEQUE** re initial reserve fund payable to **Toronto Standard Condominium Corporation No. 3153** in the amount of **\$748.38**