

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 CORPORATION¹

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 FEE¹

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 FEE¹

Par. 37(a) of Schedule "G" to APS
Amount: 300.00
HST calculated at 13.00%: 39.00
Credit Vendor: 339.00

STATUS CERTIFICATE¹

Par. 14(h) of Sch. "G" to APS
Amount: 100.00
HST calculated at 13.00%: 13.00
Credit Vendor: 113.00

TRANSACTION LEVY SURCHARGE¹

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)¹

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)¹

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**