

FINANCIAL ACCOUNTING SERIES



EXPOSURE DRAFT

Proposed Accounting Standards Update

Issued: August 17, 2010
Comments Due: December 15, 2010

Leases (Topic 840)

This Exposure Draft of a proposed Accounting Standards Update of Topic 840 is issued by the Board for public comment. Written comments should be addressed to:

Technical Director
File Reference No. 1850-100

Financial Accounting Standards Board
of the Financial Accounting Foundation

The *FASB Accounting Standards Codification™* is the source of authoritative generally accepted accounting principles (GAAP) recognized by the FASB to be applied by nongovernmental entities. An Accounting Standards Update is not authoritative; rather, it is a document that communicates how the Accounting Standards Codification is being amended. It also provides other information to help a user of GAAP understand how and why GAAP is changing and when the changes will be effective.

Notice to Recipients of This Exposure Draft of a Proposed Accounting Standards Update

The Board invites individuals and organizations to send written comments on all matters in this Exposure Draft of a proposed Accounting Standards Update. Responses from those wishing to comment on the Exposure Draft must be received in writing by December 15, 2010. Interested parties should submit their comments by email to director@fasb.org, File Reference No. 1850-100. Those without email should send their comments to "Technical Director, File Reference No. 1850-100, FASB, 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116." Do not send responses by fax.

All comments received constitute part of the FASB's public file. The FASB will make all comments publicly available by posting them to its website and by making them available in its public reference room in Norwalk, Connecticut.

An electronic copy of this Exposure Draft is available on the FASB's website until the FASB issues a final Accounting Standards Update.

Copyright © 2010 by Financial Accounting Foundation. All rights reserved. Permission is granted to make copies of this work provided that such copies are for personal or intraorganizational use only and are not sold or disseminated and provided further that each copy bears the following credit line: "Copyright © 2010 by Financial Accounting Foundation. All rights reserved. Used by permission."



Financial Accounting Standards Board
of the Financial Accounting Foundation
401 Merritt 7, PO Box 5116, Norwalk, Connecticut 06856-5116

Proposed Accounting Standards Update

Leases (Topic 840)

August 17, 2010

Comment Deadline: December 15, 2010

CONTENTS

	Page Numbers
Introduction and Invitation to Comment.....	1–11
Proposed Accounting Standards Update, <i>Leases</i>	13–61
Basis for Conclusions on the Exposure Draft, <i>Leases</i>	63–128

Introduction and Invitation to Comment

Why Are the FASB and the IASB Publishing This Exposure Draft?

Leasing is an important source of finance. Therefore, it is important that lease accounting should provide users of financial statements with a complete and understandable picture of an entity's leasing activities. The existing accounting models for leases require lessees to classify their leases as either capital leases or operating leases. However, those models have been criticized for failing to meet the needs of users of financial statements because they do not provide a faithful representation of leasing transactions. In particular, they omit relevant information about rights and obligations that meet the definitions of assets and liabilities in the boards' conceptual framework. The models also lead to a lack of comparability and undue complexity because of the sharp 'bright-line' distinction between capital leases and operating leases. As a result, many users of financial statements adjust the amounts presented in the statement of financial position to reflect the assets and liabilities arising from operating leases.

Accordingly, the US Financial Accounting Standards Board (FASB) and the International Accounting Standards Board (IASB) initiated a joint project to develop a new approach to lease accounting that would ensure that assets and liabilities arising under leases are recognized in the statement of financial position.

To meet that objective, the FASB and the IASB have jointly developed a draft standard on leases and, hence, are proposing amendments to the *FASB Accounting Standards Codification*TM and an International Financial Reporting Standard (IFRS). The boards developed the proposals after considering responses to their discussion paper, *Leases: Preliminary Views*, which was published in March 2009.

Although many of the problems associated with existing lease guidance relate to the treatment of operating leases in the financial statements of lessees, keeping the existing lease guidance for lessors would be inconsistent with the proposed approach to lessee accounting. It also would be inconsistent with the boards' proposed approach to revenue recognition, described in the FASB proposed Accounting Standards Update, *Revenue Recognition (Topic 605): Revenue from Contracts with Customers*. Consequently, this exposure draft deals with both lessee accounting and lessor accounting.

Who Would Be Affected by the Proposed Requirements?

If confirmed, the proposed requirements would affect any entity that enters into a lease, with some specified exemptions. The proposed requirements would supersede the guidance in Topic 840 on leases in US generally accepted accounting principles (GAAP) and IAS 17, *Leases*, in IFRSs.

What Are the Main Proposals?

This exposure draft proposes that lessees and lessors should apply a right-of-use model in accounting for all leases (including leases of right-of-use assets in a sublease) other than leases of biological and intangible assets, leases to explore for or use natural resources and leases of some investment properties. For leases within the scope of the proposed guidance, this means that:

- (a) a lessee would recognize an asset representing its right to use the leased ('underlying') asset for the lease term (the 'right-of-use' asset) and a liability to make lease payments.
- (b) a lessor would recognize an asset representing its right to receive lease payments and, depending on its exposure to risks or benefits associated with the underlying asset, would either:
 - (i) recognize a lease liability while continuing to recognize the underlying asset (a performance obligation approach); or
 - (ii) derecognize the rights in the underlying asset that it transfers to the lessee and continue to recognize a residual asset representing its rights to the underlying asset at the end of the lease term (a derecognition approach).

Assets and liabilities recognized by lessees and lessors would be measured on a basis that:

- (a) assumes the longest possible lease term that is more likely than not to occur, taking into account the effect of any options to extend or terminate the lease.
- (b) uses an expected outcome technique to reflect the lease payments, including contingent rentals and expected payments under term option penalties and residual value guarantees, specified by the lease.
- (c) is updated when changes in facts or circumstances indicate that there would be a significant change in those assets or liabilities since the previous reporting period.

For contracts that combine service and lease components, the right to receive lease payments and the liability to make lease payments would exclude payments arising from distinct service components and for the draft IFRS, non-distinct service components for lessors that apply the derecognition approach.

For leases of 12 months or less, lessees and lessors would be able to apply simplified requirements.

The exposure draft also proposes disclosures based on stated objectives, including disclosures about the amounts recognized in the financial statements arising from leases and the amount, timing and uncertainty of cash flows arising from those contracts.

How Would the Main Proposals Affect Current U.S. Generally Accepted Accounting Principles (GAAP) and IFRSs?

The proposals in this exposure draft would, if confirmed, result in significant changes to the accounting requirements for both lessees and lessors.

Changes to lessee accounting

US GAAP and IFRSs classify leases into two categories: capital leases and operating leases. Lessees would be most affected if they have a significant portfolio of assets held under operating leases, especially those with leases of property. At present, US GAAP and IFRSs account for the lease payments arising from operating leases by recognizing them in the period in which they occur. The proposals would require lessees to recognize the assets and liabilities arising from those leases.

Although the proposed changes may be less fundamental for leases currently classified as capital leases, they would result in significant changes in the measurement of the assets and liabilities arising from those leases because of the way this exposure draft proposes to account for options and contingent rentals. In addition, the pattern of income and expense recognition in the income statement would change significantly.

Changes to lessor accounting

The proposed approach to lessor accounting would differ significantly from existing US GAAP and IFRSs. Depending on the extent to which a lessor retains exposure to risks or benefits associated with the underlying asset, a lessor would apply either a performance obligation approach or a derecognition approach. There would be no separate approach proposed for leveraged leases.

If a lessor retains exposure to significant risks or benefits associated with the underlying asset, the lessor would continue to recognize the underlying asset and in addition recognize a right to receive lease payments and a lease liability. The lessor would be viewed as satisfying the lease liability continuously over the lease term, and therefore would recognize lease income continuously over the lease term.

If a lessor does not retain exposure to significant risks or benefits associated with the underlying asset, the lease would be accounted for in a way similar to the current accounting for capital leases. That pattern of income recognition is similar to the pattern of revenue recognition currently required for manufacturer/dealer lessors. However, there would be significant changes in the measurement of the right to receive lease payments, the recognition of lease income and the recognition and measurement of residual assets. For such leases, the lessor would satisfy the lease liability at the date of commencement of the lease by delivering the right-of-use asset to the lessee and, thus, would recognize lease income representing the sale of the right to use the underlying asset.

When Would the Proposals Be Effective?

The FASB and the IASB are working on various projects, including this project, as part of their commitment under their updated Memorandum of Understanding. Because the boards plan to complete those projects and issue Accounting Standards Codification Updates or IFRSs amendments for many projects in 2011, they will invite additional comment through a separate consultation on how best to introduce those new requirements.

Questions for Respondents

The boards invite individuals and organizations to comment on all matters in the exposure draft, particularly on the questions below. Comments are most helpful if they identify clearly the issue or question to which they relate. Those who disagree with the proposals are asked to describe their suggested alternatives, supported by specific reasoning.

Respondents should submit one comment letter to either the FASB or the IASB. The boards will share and jointly consider all comment letters received.

The accounting model

The exposure draft proposes a new accounting model for leases in which:

- (a) a lessee would recognize an asset (the right-of-use asset) representing its right to use an underlying asset during the lease term, and a liability to make lease payments (paragraphs 10 and BC5–BC12). The lessee would amortize the right-of-use asset over the expected lease term or the useful life of the underlying asset if shorter. The lessee would incur interest expense on the liability to make lease payments.
- (b) a lessor would apply either a performance obligation approach or a derecognition approach to account for the assets and liabilities arising from a lease, depending on whether the lessor retains exposure to significant

risks or benefits associated with the underlying asset during or after the expected term of the lease (paragraphs 28, 29 and BC23–BC27).

Question 1: Lessees

- (a) Do you agree that a lessee should recognize a right-of-use asset and a liability to make lease payments? Why or why not? If not, what alternative model would you propose and why?
- (b) Do you agree that a lessee should recognize amortization of the right-of-use asset and interest on the liability to make lease payments? Why or why not? If not, what alternative model would you propose and why?

Question 2: Lessors

- (a) Do you agree that a lessor should apply (i) the performance obligation approach if the lessor retains exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term and (ii) the derecognition approach otherwise? Why or why not? If not, what alternative approach would you propose and why?
- (b) Do you agree with the boards' proposals for the recognition of assets, liabilities, income and expenses for the performance obligation and derecognition approaches to lessor accounting? Why or why not? If not, what alternative model would you propose and why?
- (c) Do you agree that there should be no separate approach for lessors with leveraged leases, as is currently provided for under US GAAP (paragraph BC15)? If not, why not? What approach should be applied to those leases and why?

Question 3: Short-term leases

This exposure draft proposes that a lessee or a lessor may apply the following simplified requirements to short-term leases, defined in Appendix A as leases for which the maximum possible lease term, including options to renew or extend, is 12 months or less:

- (a) At the date of inception of a lease, a lessee that has a short-term lease may elect on a lease-by-lease basis to measure, both at initial measurement and subsequently, (i) the liability to make lease payments at the undiscounted amount of the lease payments and (ii) the right-of-use asset at the undiscounted amount of lease payments plus initial direct costs. Such lessees would recognize lease payments in the income statement over the lease term (paragraph 64).
- (b) At the date of inception of a lease, a lessor that has a short-term lease may elect on a lease-by-lease basis not to recognize assets and liabilities arising from a short-term lease in the statement of financial position, nor

derecognize any portion of the underlying asset. Such lessors would continue to recognize the underlying asset in accordance with other Topics and would recognize lease payments in the income statement over the lease term (paragraph 65).

(See also paragraphs BC41–BC46.)

Do you agree that a lessee or a lessor should account for short-term leases in this way? Why or why not? If not, what alternative approach would you propose and why?

Definition of a lease

This exposure draft proposes to define a lease as a contract in which the right to use a specified asset or assets is conveyed, for a period of time, in exchange for consideration (Appendix A, paragraphs B1–B4 and BC29–BC32). This exposure draft also proposes guidance on distinguishing between a lease and a contract that represents a purchase or sale (paragraphs 8, B9, B10 and BC59–BC62) and on distinguishing a lease from a service contract (paragraphs B1–B4 and BC29–BC32).

Question 4

- (a) Do you agree that a lease is defined appropriately? Why or why not? If not, what alternative definition would you propose and why?
- (b) Do you agree with the criteria in paragraphs B9 and B10 for distinguishing a lease from a contract that represents a purchase or sale? Why or why not? If not, what alternative criteria would you propose and why?
- (c) Do you think that the guidance in paragraphs B1–B4 for distinguishing leases from service contracts is sufficient? Why or why not? If not, what additional guidance do you think is necessary and why?

Scope

Question 5: Scope exclusions

This exposure draft proposes that a lessee or a lessor should apply the proposed guidance to all leases, including leases of right-of-use assets in a sublease, except leases of intangible assets, leases of biological assets and leases to explore for or use minerals, oil, natural gas and similar non-regenerative resources (paragraphs 5 and BC33–BC46).

Do you agree with the proposed scope of the proposed guidance? Why or why not? If not, what alternative scope would you propose and why?

Question 6: Contracts that contain service components and lease components

This exposure draft proposes that lessees and lessors should apply the guidance in proposed Accounting Standards Update, *Revenue Recognition* (Topic 605): *Revenue from Contracts with Customers*, to a distinct service component of a contract that contains service components and lease components (paragraphs 6, B5–B8 and BC47–BC54). If the service component in a contract that contains service components and lease components is not distinct:

- (a) The FASB proposes the lessee and lessor should apply the lease accounting requirements to the combined contract.
- (b) The IASB proposes that:
 - (i) A lessee should apply the lease accounting requirements to the combined contract.
 - (ii) a lessor that applies the performance obligation approach should apply the lease accounting requirements to the combined contract.
 - (iii) a lessor that applies the derecognition approach should account for the lease component in accordance with the lease requirements, and the service component in accordance with the guidance in the exposure draft on revenue from contracts with customers.

Do you agree with either approach to accounting for leases that contain service and lease components? Why or why not? If not, how would you account for contracts that contain both service and lease components and why?

Question 7: Purchase options

This exposure draft proposes that a lease contract should be considered terminated when an option to purchase the underlying asset is exercised. Thus, a contract would be accounted for as a purchase (by the lessee) and a sale (by the lessor) when the purchase option is exercised (paragraphs 8, BC63 and BC64).

Do you agree that a lessee or a lessor should account for purchase options only when they are exercised? Why or why not? If not, how do you think that a lessee or a lessor should account for purchase options and why?

Measurement

This exposure draft proposes that a lessee or a lessor should measure assets and liabilities arising from a lease on a basis that:

- (a) assumes the longest possible term that is more likely than not to occur, taking into account the effect of any options to extend or terminate the lease (paragraphs 13, 34, 51, B16–B20 and BC114–BC120).
- (b) includes in the lease payments contingent rentals and expected payments under term option penalties and residual value guarantees specified by the lease by using an expected outcome technique (paragraphs 14, 35, 36, 52, 53, B21 and BC121–BC131). Lessors should only include those contingent rentals and expected payments under term option penalties and residual value guarantees that can be reliably measured.
- (c) is updated when changes in facts or circumstances indicate that there is a significant change in the liability to make lease payments or in the right to receive lease payments arising from changes in the lease term or contingent payments, including expected payments under term option penalties and residual value guarantees, since the previous reporting period (paragraphs 17, 39, 56 and BC132–BC135).

Question 8: Lease term

Do you agree that a lessee or a lessor should determine the lease term as the longest possible term that is more likely than not to occur taking into account the effect of any options to extend or terminate the lease? Why or why not? If not, how do you propose that a lessee or a lessor should determine the lease term and why?

Question 9: Lease payments

Do you agree that contingent rentals and expected payments under term option penalties and residual value guarantees that are specified in the lease should be included in the measurement of assets and liabilities arising from a lease using an expected outcome technique? Why or why not? If not, how do you propose that a lessee or a lessor should account for contingent rentals and expected payments under term option penalties and residual value guarantees and why?

Do you agree that lessors should only include contingent rentals and expected payments under term option penalties and residual value guarantees in the measurement of the right to receive lease payments if they can be reliably measured? Why or why not?

Question 10: Reassessment

Do you agree that lessees and lessors should remeasure assets and liabilities arising under a lease when changes in facts or circumstances indicate that there is a significant change in the liability to make lease payments or in the right to receive lease payments arising from changes in the lease term or contingent payments (including expected payments under term option penalties and residual

value guarantees) since the previous reporting period? Why or why not? If not, what other basis would you propose for reassessment and why?

Sale and leaseback

This exposure draft proposes that a transaction should be treated as a sale and leaseback transaction only if the transfer meets the conditions for a sale of the underlying asset and proposes to use the same criteria for a sale as those used to distinguish between purchases or sales and leases. If the contract represents a sale of the underlying asset, the leaseback also would meet the definition of a lease, rather than a repurchase of the underlying asset by the lessee (paragraphs 66–67, B31 and BC160–BC167).

Question 11

Do you agree with the criteria for classification as a sale and leaseback transaction? Why or why not? If not, what alternative criteria would you propose and why?

Presentation

This exposure draft proposes that lessees and lessors should present the assets, liabilities, income (or revenue), expenses and cash flows arising from leases separately from other assets, liabilities, income, expenses and cash flows (paragraphs 25–27, 42–45, 60–63 and BC142–BC159).

Question 12: Statement of financial position

- (a) Do you agree that a lessee should present liabilities to make lease payments separately from other financial liabilities and should present right-of-use assets as if they were tangible assets within property, plant and equipment, but separately from assets that the lessee does not lease (paragraphs 25 and BC143–BC145)? Why or why not? If not, do you think that a lessee should disclose this information in the notes instead? What alternative presentation do you propose and why?
- (b) Do you agree that a lessor applying the performance obligation approach should present underlying assets, rights to receive lease payments and lease liabilities gross in the statement of financial position, totalling to a net lease asset or lease liability (paragraphs 42, BC148 and BC149)? Why or why not? If not, do you think that a lessor should disclose this information in the notes instead? What alternative presentation do you propose and why?
- (c) Do you agree that a lessor applying the derecognition approach should present rights to receive lease payments separately from other financial

assets and should present residual assets separately within property, plant and equipment (paragraphs 60, BC154 and BC155)? Why or why not? Do you think that a lessor should disclose this information in the notes instead? What alternative presentation do you propose and why?

- (d) Do you agree that lessors should distinguish assets and liabilities that arise under a sublease in the statement of financial position (paragraphs 43, 60, BC150 and BC156)? Why or why not? If not, do you think that an intermediate lessor should disclose this information in the notes instead?

Question 13: Income statement

Do you think that lessees and lessors should present lease income and lease expense separately from other income and expense in the income statement (paragraphs 26, 44, 61, 62, BC146, BC151, BC152, BC157 and BC158)? Why or why not? If not, do you think that a lessee should disclose that information in the notes instead? Why or why not?

Question 14: Statement of cash flows

Do you think that cash flows arising from leases should be presented in the statement of cash flows separately from other cash flows (paragraphs 27, 45, 63, BC147, BC153 and BC159)? Why or why not? If not, do you think that a lessee or a lessor should disclose this information in the notes instead? Why or why not?

Disclosure

Question 15

Do you agree that lessees and lessors should disclose quantitative and qualitative information that:

- (a) identifies and explains the amounts recognized in the financial statements arising from leases; and
- (b) describes how leases may affect the amount, timing and uncertainty of the entity's future cash flows?

(paragraphs 70–86 and BC168–BC183)? Why or why not? If not, how would you amend the objectives and why?

Transition

Question 16

- (a) This exposure draft proposes that lessees and lessors should recognize and measure all outstanding leases as of the date of initial application using a simplified retrospective approach (paragraphs 88–96 and BC186–BC199). Are these proposals appropriate? Why or why not? If not, what transitional requirements do you propose and why?
- (b) Do you think full retrospective application of lease accounting requirements should be permitted? Why or why not?
- (c) Are there any additional transitional issues the boards need to consider? If yes, which ones and why?

Benefits and costs

Question 17

Paragraphs BC200–BC205 set out the boards' assessment of the costs and benefits of the proposed requirements. Do you agree with the boards' assessment that the benefits of the proposals would outweigh the costs? Why or why not?

Other comments

Question 18

Do you have any other comments on the proposals?

Non-public entities

Question 19

Should any of the proposed guidance be different for non-public entities (private companies and not-for-profit organizations)? If so, which requirement(s) and why?

Proposed Accounting Standards Update

Leases

CONTENTS

	Page Numbers
Overview and background.....	15
Objective	15
Scope.....	15
Lessee.....	16
Recognition.....	16
Measurement.....	17
Initial measurement	17
Present value of lease payments	17
Subsequent measurement.....	18
Reassessment of the liability to make lease payments	18
Amortization of the right-of-use asset	19
Revaluation of the right-of-use asset	20
Impairment of the right-of-use asset	20
Presentation	20
Lessor	21
When to apply the performance obligation or derecognition approach	21
Recognition: performance obligation approach	21
Measurement: performance obligation approach	22
Initial measurement	22
Present value of lease payments	22
Subsequent measurement.....	23
Reassessment of the right to receive lease payments.....	23
Impairment of the right to receive lease payments.....	24
Presentation: performance obligation approach	24
Recognition: derecognition approach	25
Measurement: derecognition approach	26
Initial measurement	26
Present value of lease payments	27
Subsequent measurement.....	28
Reassessment of the right to receive lease payments.....	28
Impairment of the right to receive lease payments and the residual asset.....	29
Presentation: derecognition approach	29
Short-term leases: lessees and lessors.....	30
Sale and leaseback transactions.....	30

Disclosure	31
Information that identifies and explains the amounts in the financial statements	32
Information about the amount, timing and uncertainty of cash flows arising from leases	34
Effective date and transition	35
Effective date	35
Transition	35
Lessees	35
Lessors: performance obligation approach	36
Lessors: derecognition approach	36
Disclosure	37
Withdrawal of other Topics	37
Appendix A: Defined terms	38
Appendix B: Application Guidance	41
Definition of a lease (Appendix A)	41
Fulfillment of the contract depends on providing a specified asset	41
Contract conveys the right to control the use of a specified asset	42
Scope	42
Contracts that contain both service components and lease components (paragraph 6)	42
Distinguishing between a lease and a purchase or sale (paragraph 8)	44
Lessee and lessor: initial measurement	44
Discount rate (paragraphs 12(a), 33(a) and 49(a))	44
Initial direct costs (paragraphs 12(b), 33(a) and 49(a))	45
Present value of the lease payments	46
Determining the lease term (paragraphs 13, 34 and 51)	46
Determining the amount of lease payments (paragraphs 14, 35 and 52)	48
Lessor: when to apply the performance obligation or derecognition approach (paragraphs 28 and 29)	49
Lessor: performance obligation approach	50
Accounting for changes in lease term (paragraph 39(a))	50
Presentation by intermediate lessor in a sublease (paragraph 43)	55
Lessor: derecognition approach	56
Accounting for changes in lease term (paragraph 56(a))	56
Sale and leaseback transactions	60
Determining whether the transferred asset has been purchased or sold (paragraphs 67(a) and 68(a))	60

Proposed Accounting Standards Update

Leases

Overview and background

1. This guidance establishes principles for the financial reporting of *leases* by *lessees* and *lessors*. Leases serve a vital role in many entities' operations and contain provisions that range from simple to complex.
2. This guidance establishes principles for lessees and lessors for recognizing, measuring and presenting assets and liabilities arising from leases and disclosing information about leasing arrangements and the assets and liabilities arising from them.
3. Terms defined in the glossary are in *italics* the first time they appear. Paragraphs presented in **bold** type state the main principles.

Objective

4. **This guidance establishes principles that lessees and lessors shall apply to report relevant and representationally faithful information to users of financial statements about the amounts, timing and uncertainty of the cash flows arising from leases.**

Scope

5. An entity shall apply this guidance to all leases, including leases of *right-of-use assets* in a *sublease*, except:
 - (a) leases of intangible assets (see Topic 350 on intangibles – goodwill and other).
 - (b) leases to explore for or use minerals, oil, natural gas and similar non-regenerative resources (see Topic 930 on extractive activities – mining and Topic 932 on extractive activities – oil and gas).
 - (c) leases of biological assets (see Topic 905 on agriculture).

6. An entity shall apply this guidance to a contract that contains service components and lease components (see paragraphs B5–B8), except as follows:
 - (a) A lessee shall apply the exposure draft on revenue from contracts with customers to a service component of a contract that contains service components and lease components if the service component is distinct and the lessee is able to do so.
 - (b) A lessor shall apply the exposure draft on revenue from contracts with customers to a service component of a contract that contains service components and lease components if the service component is distinct and the lessor is able to do so.
 - (c) [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
7. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
8. An entity shall not apply this guidance to the following contracts, which represent a purchase or sale of an *underlying asset*.
 - (a) a contract that results in an entity transferring control of the underlying asset and all but a trivial amount of the risks and benefits associated with the underlying asset to another entity (see paragraphs B9 and B10); and
 - (b) a lease after the lessee has exercised a purchase option specified in the lease. A contract ceases to be a lease when such an option is exercised and becomes a purchase (by the lessee) or sale (by the lessor).
9. Except as specified in paragraphs 30 and 46, an underlying asset in a lease is not within the scope of this guidance.

Lessee

Recognition

10. **At the date of commencement of a lease, a lessee shall recognize in the statement of financial position a right-of-use asset and a liability to make *lease payments*.**

11. A lessee shall recognize the following items in the income statement, except to the extent that another Topic requires or permits its inclusion in the cost of an asset:
 - (a) interest expense on the liability to make lease payments (see paragraph 16(a)).
 - (b) amortization of the right-of-use asset (see paragraphs 16(b) and 20).
 - (c) [this paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
 - (d) any changes in the liability to make lease payments resulting from reassessment of the expected amount of *contingent rentals* or expected payments under term option penalties and *residual value guarantees* relating to current or prior periods (see paragraph 18(a)).
 - (e) any impairment losses on a right-of-use asset (see paragraph 24).

Measurement

Initial measurement

12. At the date of inception of the lease, a lessee shall measure:
 - (a) the liability to make lease payments at the present value of the lease payments (see paragraphs 13-15), discounted using the *lessee's incremental borrowing rate* or, if it can be readily determined, the *rate the lessor charges the lessee* (see paragraph B11).
 - (b) the right-of-use asset at the amount of the liability to make lease payments, plus any *initial direct costs* incurred by the lessee (see paragraphs B14 and B15).

Present value of lease payments

13. A lessee shall determine the *lease term* by estimating the probability of occurrence for each possible term, taking into account the effect of any options to extend or terminate the lease (see paragraphs B16–B20).
14. A lessee shall determine, using all relevant information, the present value of lease payments payable during the lease term determined in

accordance with paragraph 13 on the basis of expected outcome. The expected outcome is the present value of the probability-weighted average of the cash flows for a reasonable number of outcomes (see paragraph B21). In determining the present value of lease payments payable, a lessee shall include:

- (a) an estimate of contingent rentals payable. If the contingent rentals depend on an index or a rate, the lessee shall determine the expected lease payments using readily available forward rates or indices. If forward rates or indices are not readily available, the lessee shall use the prevailing rates or indices.
 - (b) an estimate of amounts payable to the lessor under residual value guarantees. Residual value guarantees that are provided by an unrelated third party are not lease payments.
 - (c) an estimate of expected payments to the lessor under term option penalties.
15. The exercise price of a purchase option included in a lease is not a lease payment and the purchase option is not included in determining the present value of lease payments payable.

Subsequent measurement

16. **After the date of commencement of the lease, a lessee shall measure:**
- (a) **the liability to make lease payments at amortized cost using the *interest method*, subject to the requirements in paragraphs 17–19.**
 - (b) **the right-of-use asset at amortized cost unless paragraph 24 applies.**

Reassessment of the liability to make lease payments

17. **After the date of commencement of the lease, the lessee shall reassess the carrying amount of the liability to make lease payments arising from each lease if facts or circumstances indicate that there would be a significant change in the liability since the previous reporting period. When such indications exist, a lessee shall:**
- (a) **reassess the length of the lease term in accordance with paragraph 13 and adjust the right-of-use asset to reflect**

any change to the liability to make lease payments arising from changes to the lease term.

- (b) reassess the expected amount of any contingent rentals and expected payments under term option penalties and residual value guarantees in accordance with paragraph 14. A lessee shall recognize any resulting changes to the liability to make lease payments in accordance with paragraph 18.**

- 18. A lessee shall distinguish changes in contingent rentals and expected payments under term option penalties and residual value guarantees that relate to current or prior periods from those that relate to future periods. A lessee shall recognize changes in the expected amount of such payments:
 - (a) in net income, to the extent that those changes relate to current or prior periods.
 - (b) as an adjustment to the right-of-use asset to the extent that those changes relate to future periods.

For example, when lease payments depend on the amount of the lessee's sales, changes relating to sales in current or prior periods are recognized in net income, whereas changes relating to expectations of future sales are recognized as an adjustment to the right-of-use asset.

- 19. A lessee shall not change the rate used to discount the lease payments except to reflect changes in reference interest rates when contingent rentals are based on those reference interest rates. When contingent rentals are based on reference interest rates, a lessee shall recognize any changes to the liability to make lease payments arising from changes in the discount rate in net income.

Amortization of the right-of-use asset

- 20. A lessee shall amortize the right-of-use asset on a systematic basis from the date of commencement of the lease to the end of the lease term or over the useful life of the underlying asset if shorter. The lessee shall select the amortization method and review the amortization period and amortization method in accordance with Topic 350.

Revaluation of the right-of-use asset

21. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
22. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
23. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]

Impairment of the right-of-use asset

24. **A lessee shall apply Topic 350 at each reporting date to determine whether the right-of-use asset is impaired and shall recognize any impairment loss in accordance with Topic 350.**

Presentation

25. A lessee shall present the following items in the statement of financial position:
 - (a) liabilities to make lease payments, separately from other financial liabilities.
 - (b) right-of-use assets as if they were tangible assets within property, plant and equipment, separately from assets that the lessee does not lease.
26. A lessee shall present amortization of the right-of-use asset and interest expense on the liability to make lease payments separately from other amortization and interest expense, either in the income statement or in the notes.
27. A lessee shall classify cash payments for leases as financing activities in the statement of cash flows and present them separately from other financing cash flows.

Lessor

When to apply the performance obligation or derecognition approach

28. At the date of inception of the lease, a lessor shall assess whether a lease is accounted for in accordance with the performance obligation approach or the derecognition approach on the basis of whether the lessor retains exposure to significant risks or benefits associated with the underlying asset either:
- (a) during the expected term of the lease; or
 - (b) after the expected term of the lease by having the expectation or ability to generate significant returns by re-leasing or selling the underlying asset.

(see paragraphs B22-B27)

29. If a lessor retains exposure to significant risks or benefits associated with an underlying asset, the lessor shall apply the performance obligation approach to the lease. If a lessor does not retain exposure to significant risks or benefits associated with an underlying asset, the lessor shall apply the derecognition approach to the lease. A lessor shall not change the lessor accounting approach after the date of inception of the lease.

Recognition: performance obligation approach

30. **At the date of commencement of a lease, a lessor shall recognize in the statement of financial position a right to receive lease payments and a *lease liability*. The lessor shall not derecognize the underlying asset.**
31. **A lessor shall recognize the following items in the income statement:**
- (a) **interest income on the right to receive lease payments (see paragraph 37(a)).**
 - (b) **lease income as the lease liability is satisfied (see paragraph 37(b)).**
 - (c) **any changes in the lease liability resulting from reassessment of the expected amount of contingent rentals and expected payments under term option penalties and**

residual value guarantees when the lessor satisfies that liability (see paragraphs 39 and 40).

(d) any impairment losses on the right to receive lease payments (see paragraph 41).

32. A lessor shall classify lease income as revenue if it arises in the course of a lessor's ongoing, major or central activities.

Measurement: performance obligation approach

Initial measurement

33. **At the date of inception of the lease, a lessor shall measure:**
- (a) the right to receive lease payments at the sum of the present value of the lease payments (see paragraphs 34-36), discounted using the rate the lessor charges the lessee (see paragraph B12), and any initial direct costs incurred by the lessor (see paragraphs B14 and B15).**
 - (b) the lease liability at the amount of the right to receive lease payments.**

Present value of lease payments

34. A lessor shall determine the lease term by estimating the probability of occurrence for each possible term, taking into account the effect of any options to extend or terminate the lease (see paragraphs B16-B20).
35. A lessor shall determine, using all relevant information, the present value of the lease payments receivable during the lease term determined in accordance with paragraph 34 on the basis of expected outcome. The expected outcome is the present value of the probability-weighted average of the cash flows for a reasonable number of outcomes (see paragraph B21). In determining the present value of lease payments receivable, a lessor shall include:
- (a) an estimate of contingent rentals receivable that the lessor can reliably measure. If the contingent rentals depend on an index or a rate, the lessor shall determine the expected lease payments using readily available forward rates or indices. If forward rates or indices are not readily available, the lessor shall use the prevailing rates or indices.

- (b) an estimate of amounts receivable from the lessee under residual value guarantees that the lessor can reliably measure. Residual value guarantees that are provided by an unrelated third party are not lease payments.
 - (c) an estimate of expected payments from the lessee under term option penalties.
36. The exercise price of a purchase option included in a lease is not a lease payment and the purchase option is not included in determining the present value of lease payments receivable.

Subsequent measurement

37. **After the date of commencement of the lease, a lessor shall measure:**
- (a) **the right to receive lease payments at amortized cost using the interest method, unless paragraph 39 or 41 applies.**
 - (b) **the remaining lease liability determined on the basis of the pattern of use of the underlying asset by the lessee. If the lessor cannot reliably determine the remaining lease liability in a systematic and rational manner on the basis of the pattern of use of the underlying asset by the lessee (see paragraph 38), it shall use the straight-line method.**
38. Systematic and rational methods of determining the lessor's remaining liability, other than the straight-line method, include:
- (a) output methods in which the pattern of use of the underlying asset is based on the number of units produced by the lessee (for example, units delivered, contract milestones, or estimates of goods or services transferred to date relative to the total goods or services to be transferred).
 - (b) input methods in which the pattern of use of the underlying asset is based on the efforts expended to date by the lessee (for example, machine hours used), relative to total efforts expected to be expended over the lease term.

Reassessment of the right to receive lease payments

39. **After the date of commencement of the lease, the lessor shall reassess the carrying amount of the right to receive lease payments arising from each lease if facts or circumstances**

indicate that there would be a significant change in the right to receive lease payments since the previous reporting period. When such indications exist, a lessor shall:

- (a) reassess the length of the lease term in accordance with paragraph 34 and adjust the lease liability to reflect any change to the right to receive lease payments arising from changes to the lease term (see paragraph B28).
 - (b) reassess the expected amount of any contingent rentals and expected payments under residual value guarantees that the lessor can reliably measure and any expected payments under term option penalties in accordance with paragraph 35. A lessor shall recognize any resulting changes to the right to receive lease payments:
 - (i) in net income to the extent that the lessor has satisfied the related lease liability.
 - (ii) as an adjustment to the lease liability to the extent that the lessor has not satisfied the related lease liability. However, the lessor shall recognize any changes that would reduce that liability below zero in net income.
40. A lessor shall not change the rate used to discount the lease payments except to reflect changes in reference interest rates when contingent rentals are based on those reference interest rates. When contingent rentals are based on reference interest rates, a lessor shall recognize any changes to the right to receive lease payments arising from changes in the discount rate in net income.

Impairment of the right to receive lease payments

41. **A lessor shall apply Topic 310 at each reporting date to determine whether the right to receive lease payments is impaired and shall recognize any impairment loss in net income.**

Presentation: performance obligation approach

42. A lessor shall present the following items together in the statement of financial position:
- (a) underlying assets.
 - (b) rights to receive lease payments.
 - (c) lease liabilities.

- (d) the total of (a) – (c) as a net lease asset or a net lease liability.
43. An intermediate lessor shall present the liability to make lease payments under a head lease separately from other assets and liabilities arising from the sublease and shall present the following items together in the statement of financial position:
- (a) right-of-use assets (which are the underlying assets in subleases).
 - (b) rights to receive lease payments under subleases.
 - (c) lease liabilities.
 - (d) the total of (a) – (c) as a net lease asset or a net lease liability.

(see paragraph B29)

44. A lessor shall present in the income statement interest income on a right to receive lease payments, lease income resulting from satisfaction of a lease liability and depreciation expense on an underlying asset separately, totalling to a net lease income or net lease expense.
45. A lessor shall classify the cash receipts from lease payments as operating activities in the statement of cash flows. If the lessor:
- (a) applies the direct method, it shall present those cash receipts separately from other cash flows from operating activities.
 - (b) applies the indirect method, it shall present changes in the right to receive lease payments separately from the changes in other operating receivables.

Recognition: derecognition approach

46. **At the date of commencement of a lease, a lessor shall:**
- (a) **recognize a right to receive lease payments in the statement of financial position.**
 - (b) **derecognize from the statement of financial position the portion of the carrying amount of the underlying asset that represents the lessee's right to use the underlying asset during the term of the lease (see paragraph 50).**
 - (c) **reclassify as a *residual asset* the remaining portion of the carrying amount of the underlying asset that represents the**

rights in the underlying asset that the lessor retains (see paragraph 50).

47. A lessor shall recognize the following items in the income statement:
- (a) lease income representing the present value of the lease payments and lease expense representing the cost of the portion of the underlying asset that is derecognized at the date of commencement of the lease.
 - (b) interest income on the right to receive lease payments (see paragraph 54).
 - (c) lease income and lease expense upon any reassessment of the lease term required by paragraph 56(a).
 - (d) any changes in the right to receive lease payments resulting from reassessment of the expected amount of contingent rentals and expected payments under term option penalties and residual value guarantees required by paragraph 56(b).
 - (e) any impairment losses on the right to receive lease payments or the residual asset (see paragraphs 58 and 59).
48. A lessor shall classify lease income as revenue and lease expense as cost of sales if that income and expense arise in the course of a lessor's ongoing, major or central activities.

Measurement: derecognition approach

Initial measurement

49. At the date of inception of the lease, a lessor shall measure:
- (a) the right to receive lease payments at the sum of the present value of the lease payments (see paragraphs 51–53), discounted using the rate the lessor charges the lessee (see paragraph B12), and any initial direct costs incurred by the lessor (see paragraphs B14 and B15).
 - (b) the residual asset at an allocated amount of the carrying amount of the underlying asset (see paragraph 50).
50. A lessor shall determine the amount derecognized and the initial carrying amount of the residual asset by allocating the carrying

amount of the underlying asset at the date of inception of the lease in proportion to the fair value of the rights that have been transferred and the fair value of the rights that have been retained by the lessor. Therefore, the amount derecognized by the lessor is the carrying amount of the underlying asset multiplied by the fair value of the right to receive lease payments divided by the fair value of the underlying asset (all determined at the date of inception of the lease).

Present value of lease payments

51. A lessor shall determine the lease term by estimating the probability of occurrence for each possible term, taking into account the effect of any options to extend or terminate the lease (see paragraphs B16–B20).
52. A lessor shall determine, using all relevant information, the present value of lease payments receivable during the lease term determined in accordance with paragraph 51 on the basis of expected outcome. The expected outcome is the present value of the probability-weighted average of the cash flows for a reasonable number of outcomes (see paragraph B21). In determining the present value of lease payments receivable, a lessor shall include:
 - (a) an estimate of contingent rentals receivable that the lessor can reliably measure. If the contingent rentals depend on an index or a rate, the lessor shall determine the expected lease payments using readily available forward rates or indices. If forward rates or indices are not readily available, the lessor shall use the prevailing rates or indices.
 - (b) an estimate of the amounts receivable from the lessee under residual value guarantees that the lessor can reliably measure. Residual value guarantees that are provided by an unrelated third party are not lease payments.
 - (c) an estimate of expected payments from the lessee under term option penalties.
53. The exercise price of a purchase option included in a lease is not a lease payment, and the purchase option is not included in determining the present value of lease payments receivable.

Subsequent measurement

54. **After the date of commencement of the lease, a lessor shall measure the right to receive lease payments at amortized cost using the interest method, unless paragraph 56(a) or 58 applies.**
55. **A lessor shall not remeasure the residual asset unless paragraph 56(a) or 59 applies.**

Reassessment of the right to receive lease payments

56. **After the date of commencement of the lease, the lessor shall reassess the carrying amount of the right to receive lease payments arising from each lease if facts or circumstances indicate that there would be a significant change in the right to receive lease payments since the previous reporting period. When such indications exist, a lessor shall:**
 - (a) **reassess the length of the lease term in accordance with paragraph 51. When that reassessment results in a change to the residual asset, the lessor shall allocate those changes to the rights derecognized and the residual asset in accordance with paragraph 50 and adjust the carrying amount of the residual asset accordingly (see paragraph B30).**
 - (b) **reassess the expected amount of any contingent rentals and any expected payments under residual value guarantees that the lessor can reliably measure and any expected payments under term option penalties in accordance with paragraph 52. A lessor shall recognize any resulting changes in the expected amount of the right to receive lease payments in net income.**
57. **A lessor shall not change the rate used to discount the lease payments except to reflect changes in reference interest rates when contingent rentals are based on those reference interest rates. When contingent rentals are based on reference interest rates, a lessor shall recognize any changes to the right to receive lease payments arising from changes in the discount rate in net income.**

Impairment of the right to receive lease payments and the residual asset

- 58. **A lessor shall apply Topic 310 at each reporting date to determine whether the right to receive lease payments is impaired. A lessor shall recognize any impairment loss in net income.**
- 59. **A lessor shall apply either Topic 350 or Topic 360 at each reporting date to determine whether the residual asset is impaired. A lessor shall recognize any impairment loss in net income.**

Presentation: derecognition approach

- 60. A lessor shall present the following items in the statement of financial position:
 - (a) rights to receive lease payments separately from other financial assets, distinguishing those that arise under a sublease.
 - (b) residual assets, separately within property, plant and equipment, distinguishing those that arise under a sublease.
- 61. A lessor shall present lease income and lease expense in the income statement either in separate line items or net in a single line item so that the lessor provides information that reflects the lessor's business model. For example:
 - (a) if a lessor's business model uses leases as an alternative means of realizing value from the goods it would otherwise sell, the lessor shall present lease income and lease expense in separate line items. Many manufacturers and dealers regard the lease of an asset as equivalent to selling the asset. Those lessors would present revenue and cost of sales so that income and expenses from sold and leased items are presented consistently.
 - (b) if a lessor's business model uses leases for the purposes of providing finance, the lessor would present lease income and lease expense net in a single line item.
- 62. A lessor shall present in the income statement interest income from rights to receive lease payments separately from other interest income.

63. A lessor shall classify cash receipts from lease payments as operating activities in the statement of cash flows. If a lessor:
- (a) applies the direct method, it shall present the cash receipts from lease payments separately from other cash flows from operating activities.
 - (b) applies the indirect method, it shall present the changes in the right to receive lease payments separately from changes in other operating receivables.

Short-term leases: lessees and lessors

64. At the date of inception of a lease, a lessee that has a *short-term lease* may elect on a lease-by-lease basis to measure, both at initial measurement and subsequently, (a) the liability to make lease payments at the undiscounted amount of the lease payments and (b) the right-of-use asset at the undiscounted amount of lease payments plus initial direct costs. Such lessees shall recognize lease payments in the income statement over the lease term.
65. At the date of inception of a lease, a lessor that has a short-term lease may elect on a lease-by-lease basis not to recognize assets or liabilities arising from a short-term lease in the statement of financial position, nor derecognize any portion of the underlying asset. Such lessors shall continue to recognize the underlying asset in accordance with other Topics and shall recognize lease payments in the income statement over the lease term.

Sale and leaseback transactions

66. If a transferor transfers an asset to another party and leases that asset back from that other party, both the transferor and the transferee shall account for the transfer contract and the lease contract in accordance with paragraphs 67- 69 if the contracts are:
- (a) entered into at or near the same time;
 - (b) negotiated as a package with a single commercial objective; or
 - (c) performed either concurrently or consecutively.
67. The transferor shall account for transactions that meet the criteria in paragraph 66 as follows:

- (a) If the transfer meets the conditions for a sale (see paragraphs B9, B10 and B31), the transferor shall account for the sale in accordance with applicable Topics and for the lease in accordance with paragraphs 10-27.
 - (b) If the transfer does not meet the conditions for a sale, the transferor shall account for the contract as a financing. The transferor shall not derecognize the transferred asset and shall recognize any amounts received as a financial liability.
- 68. The transferee shall account for transactions that meet the criteria in paragraph 66 as follows:
 - (a) If the transfer meets the conditions for a purchase (see paragraphs B9, B10 and B31), the transferee shall account for the purchase in accordance with applicable Topics and for the lease using the performance obligation approach (see paragraphs 30–45).
 - (b) If the transfer does not meet the conditions for a purchase, the transferee shall not recognize the transferred asset. The transferee shall recognize the amount paid as a receivable in accordance with applicable US GAAP.
- 69. If the consideration for a purchase or sale or the lease payments specified by the leaseback are not at fair value:
 - (a) a transferor shall adjust:
 - (i) the measurement of the right-of-use asset to reflect current market rates for lease payments for that asset.
 - (ii) the gain or loss on disposal of the underlying asset by any difference between the present value of lease payments based on the terms specified in the lease and the present value of the lease payments based on current market rates.
 - (b) a transferee shall adjust the carrying amount of the underlying asset and the lease liability it recognizes under the performance obligation approach to reflect current market rates for the lease payments for that lease.

Disclosure

- 70. **An entity shall disclose quantitative and qualitative financial information that:**

- (a) identifies and explains the amounts recognized in the financial statements arising from leases; and**
 - (b) describes how leases may affect the amount, timing and uncertainty of the entity's future cash flows.**
71. An entity shall consider the level of detail necessary to satisfy the disclosure requirements in paragraphs 73–86 and how much emphasis to place on each of the various requirements. An entity shall aggregate or disaggregate disclosures so that useful information is not obscured by either the inclusion of a large amount of insignificant detail or the aggregation of items that have different characteristics.
72. If the disclosures required by this and other Topics do not meet the objectives in paragraph 70, an entity shall disclose the additional information necessary to meet the objectives.

Information that identifies and explains the amounts in the financial statements

73. An entity shall disclose:
- (a) the nature of its lease arrangements, including:
 - (i) a general description of those lease arrangements.
 - (ii) the basis and terms on which contingent rentals are determined.
 - (iii) the existence and terms of options, including for renewal and termination. A lessee shall provide narrative disclosure about the options that were recognized as part of the right-of-use asset and those that were not.
 - (iv) the existence and principal terms of any options for the lessee to purchase the underlying asset.
 - (v) information about assumptions and judgements relating to amortization methods and changes to those assumptions and judgements.
 - (vi) the existence and terms of residual value guarantees.
 - (vii) initial direct costs incurred during the reporting period and included in the measurement of the right-of-use asset or right to receive lease payments.

- (viii) the restrictions imposed by lease arrangements, such as those relating to dividends, additional debt and further leasing.
 - (b) information about the principal terms of any lease that has not yet commenced if the lease creates significant rights and obligations for the entity.
- 74. An entity shall identify the nature and amount of significant subleases included in the disclosures provided in accordance with paragraph 73.
- 75. An entity that accounts for short-term leases in accordance with paragraphs 64 and 65 shall disclose that fact and, for lessees, the amount recognized in the statement of financial position for such short-term leases.
- 76. A lessee that enters into a sale and leaseback transaction shall disclose that fact, disclose the terms and conditions for that transaction and identify any gains or losses arising from such transactions separately from gains or losses on other disposals of assets.
- 77. A lessee shall disclose a reconciliation of opening and closing balances of right-of-use assets and liabilities to make lease payments, disaggregated by class of underlying asset. The reconciliation shall separately show the total cash lease payments paid during the period.
- 78. A lessor shall disclose the information about its exposure to the risks or benefits associated with the underlying asset that it used in determining whether to apply the performance obligation approach or the derecognition approach.
- 79. A lessor shall disclose impairment losses arising from leases to which it applies the performance obligation approach separately from those to which it applies the derecognition approach.
- 80. A lessor shall disclose a reconciliation of the opening and closing balances for each of the following:
 - (a) rights to receive lease payments.
 - (b) lease liabilities arising from leases to which it applies the performance obligation approach.
 - (c) residual assets arising from leases to which it applies the derecognition approach.

81. A lessor shall disclose information about the nature and amount of each class of residual asset arising from leases to which it applies the derecognition approach.
82. A lessor shall disclose information about the nature of significant service obligations related to its leases.

Information about the amount, timing and uncertainty of cash flows arising from leases

83. An entity shall disclose information about significant assumptions and judgements and any changes in assumptions and judgements relating to renewal options, contingent rentals, term option penalties, residual value guarantees and the discount rate used when determining the present value of lease payments.
84. An entity shall disclose information in accordance with the proposed Accounting Standards Update, *Accounting for Financial Instruments and Revisions to the Accounting for Derivative Instruments and Hedging Activities—Financial Instruments (Topic 825) and Derivatives and Hedging (Topic 815)*.
85. A lessee shall disclose a maturity analysis of the liabilities to make lease payments showing the undiscounted cash flows on an annual basis for the first five years and a total of the amounts for the remaining years. The maturity analysis shall distinguish the minimum obligations specified in the lease (that is, excluding contingent rentals and expected payments under term option penalties and residual value guarantees) and the amounts recognized in the statement of financial position.
86. A lessor shall disclose a maturity analysis of the right to receive lease payments showing the undiscounted cash flows on an annual basis for the first five years and a total of the amounts for the remaining years. The maturity analysis shall distinguish the cash flows attributable to the minimum amounts receivable specified in the lease (that is, excluding contingent rentals and expected payments from the lessee under term option penalties and residual value guarantees) and the amounts recognized in the statement of financial position.

Effective date and transition

Effective date

87. An entity shall apply this guidance in its annual financial statements for periods beginning on or after [date to be inserted after exposure].

Transition

88. For the purposes of the transition provisions in paragraphs 88-96, the date of initial application is the beginning of the first comparative period presented in the first financial statements in which the entity applies this guidance. An entity shall recognize and measure all outstanding contracts within the scope of this guidance as of the date of initial application using a simplified retrospective approach as described in paragraphs 90–96.
89. An entity shall adjust the opening balance of each affected component of equity for the earliest prior period presented and the other comparative amounts disclosed for each prior period presented as if the new accounting policy had been applied from the beginning of the earliest period presented.

Lessees

90. Unless paragraphs 91-93 apply, at the date of initial application, a lessee shall:
- (a) recognize a liability to make lease payments for each outstanding lease, measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate on the date of initial application.
 - (b) recognize a right-of-use asset for each outstanding lease, measured at the amount of the related liability to make lease payments, subject to any adjustments required to reflect impairment.
91. When lease payments are uneven over the lease term, a lessee shall adjust the right-of-use asset recognized at the date of initial application by the amount of any recognized prepaid or accrued lease payments.

92. For leases that were classified in accordance with Topic 840 as capital leases and do not have options, contingent rentals, term option penalties or residual value guarantees, the carrying amount at the date of initial application of the right-of-use asset and the liability to make lease payments shall be the carrying amount of the lease asset and liability under that guidance.
93. For each short-term lease that the lessee accounts for in accordance with paragraph 64, at the date of initial application a lessee shall recognize a liability to make lease payments measured at the undiscounted amount of the remaining lease payments and a right-of-use asset at the amount of the liability recognized.

Lessors: performance obligation approach

94. At the date of initial application, a lessor shall:
 - (a) recognize a right to receive lease payments for each outstanding lease, measured at the present value of the remaining lease payments, discounted using the rate charged in the lease determined at the date of inception of the lease, subject to any adjustments required to reflect impairment.
 - (b) recognize a lease liability for each outstanding lease, measured at the amount of the related right to receive lease payments.
 - (c) reinstate previously derecognized underlying assets at depreciated cost, determined as if the asset had never been derecognized, subject to any adjustments required to reflect impairment.

Lessors: derecognition approach

95. At the date of initial application, a lessor shall:
 - (a) recognize a right to receive lease payments for each outstanding lease, measured at the present value of the remaining lease payments, discounted using the rate charged in the lease determined at the date of inception of the lease, subject to any adjustments required to reflect impairment.
 - (b) recognize a residual asset at fair value determined at the date of initial application.

Disclosure

96. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]

Withdrawal of other Topics

97. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
98. This guidance supersedes Topic 840 of the Accounting Standards Codification.

Appendix A

Defined terms

A1. The following terms and their definitions are used throughout the guidance in this exposure draft. This appendix is an integral part of the guidance.

contingent rentals	Lease payments that arise under the contractual terms of a lease because of changes in facts or circumstances occurring after the date of inception of the lease , other than the passage of time.
date of commencement of the lease	The date on which the lessor makes the underlying asset available for use by the lessee .
date of inception of the lease	The earlier of the date of the lease agreement and the date of commitment by the parties to the lease agreement.
initial direct costs	Recoverable costs that are directly attributable to negotiating and arranging a lease that would not have been incurred had the lease transaction not been made.
lease	A contract in which the right to use a specified asset (the underlying asset) is conveyed, for a period of time, in exchange for consideration.
lease liability	The lessor's obligation to permit the lessee to use the underlying asset over the lease term .
lease payments	Payments arising under a lease including fixed rentals and rentals subject to uncertainty, including, but not limited to, contingent rentals and amounts payable by the lessee under residual value guarantees and term option penalties.

lease term	The longest possible term that is more likely than not to occur.
lessee	An entity that enters into a contract to provide another entity with consideration in return for the right to use an asset for a period of time.
lessor	An entity that enters into a contract to provide another entity with the right to use an asset for a period of time in return for consideration.
lessee's incremental borrowing rate	The rate of interest that, at the date of inception of the lease , the lessee would have to pay to borrow over a similar term, and with a similar security, the funds necessary to purchase a similar underlying asset .
rate the lessor charges the lessee	A discount rate that takes into account the nature of the transaction as well as the specific terms of the lease such as lease payments, lease term and contingent rentals .
residual asset	An asset representing the rights to the underlying asset retained by the lessor under the derecognition approach for lessor accounting.
residual value guarantee	A guarantee made by the lessee that the fair value of the underlying asset that the lessee will return to the lessor will be at least a specified amount. If the fair value is less than that amount, the lessee is obliged to pay the difference to the lessor .
right-of-use asset	An asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term .
short-term lease	A lease that, at the date of commencement of the lease , has a maximum possible lease term , including options to renew or extend, of 12 months or less.

sublease

A transaction in which an **underlying asset** is re-leased by the original **lessee** (or 'intermediate **lessor**') to a third party, and the **lease** agreement (or 'head lease') between the original **lessor** and **lessee** remains in effect.

underlying asset

The asset for which a right of use is conveyed in a **lease**.

The term *interest method* is defined in the Accounting Standards Codification Master Glossary and is used in this proposed Update with the meaning specified in that Master Glossary.

The term *performance obligation* is used in the guidance with the meaning proposed in the proposed Accounting Standards Update, *Revenue Recognition (Topic 605): Revenue from Contracts with Customers*.

Appendix B

Application Guidance

Note: This appendix is an integral part of the guidance in this exposure draft.

Definition of a lease (Appendix A)

- B1. At the date of inception of a contract, an entity shall determine whether the contract is, or contains, a lease on the basis of the substance of the contract, by assessing whether:
- (a) the fulfilment of the contract depends on providing a specified asset or assets (the 'underlying asset') (paragraphs B2 and B3); and
 - (b) the contract conveys the right to control the use of a specified asset for an agreed period of time (paragraph B4).

Fulfilment of the contract depends on providing a specified asset

- B2. In assessing whether fulfilment of the contract depends on providing a specified asset or assets (the 'underlying asset') to the lessee, it may be necessary to consider whether the asset or assets are implicitly or explicitly identified. An asset is implicitly 'specified' if it is (a) infeasible or impractical for a lessor to provide alternative assets in place of the underlying asset during the lease term or (b) if a lessor can substitute another asset for the underlying asset but rarely does so in practice. For example, in a lease of an aircraft, it may not be practical to substitute another aircraft if the lessee has made extensive changes to the underlying asset (the aircraft) to suit the lessee's image, brand and requirements.
- B3. A contract that permits an entity to substitute a similar asset for the specified asset after the date of commencement of the lease does not contain a lease because the underlying asset is not specified, even if the contract explicitly identifies a specified asset. For example, if a supplier of a specified quantity of goods or services has the right and current ability to provide those goods or services using assets not specified in the arrangement, the underlying assets are not specified

and the contract does not contain a lease. However, a contract that permits or requires the supplier to substitute other assets only when the specified asset is not operating properly may be a lease. In addition, a contractual provision (contingent or otherwise) that permits or requires a supplier to substitute other assets for any reason on or after a specified date does not preclude lease treatment before the date of substitution.

Contract conveys the right to control the use of a specified asset

- B4. A contract conveys the right to use an asset if it conveys to an entity the right to control the use of the underlying asset during the lease term. The right to control the use of the underlying asset is conveyed if any one of the following conditions is met:
- (c) The entity has the ability or right to operate the asset or direct others to operate the asset in a manner that it determines while obtaining or controlling more than an insignificant amount of the output or other utility of the asset.
 - (d) The entity has the ability or right to control physical access to the underlying asset while obtaining or controlling more than an insignificant amount of the output or other utility of the asset.
 - (e) The entity will obtain all but an insignificant amount of the output or other utility of the asset during the term of the lease, and the price that the entity will pay for the output is neither contractually fixed per unit of output nor equal to the current market price per unit of output as of the time of delivery of the output. If the price that the entity will pay is contractually fixed per unit of output or at the current market price as of the time of delivery of the output, then the entity is paying for a product or service rather than paying for the right to use the underlying asset.

Scope

Contracts that contain both service components and lease components (paragraph 6)

- B5. An entity shall apply the proposals in the boards' exposure draft on revenue from contracts with customers to identify separate performance obligations within a contract that contains both service

components and lease components. An entity shall account for each component as follows:

- (a) If the service component is distinct (see paragraphs B6 and B7), the entity allocates the payments required by the contract between the service components and lease components using the principles proposed in paragraphs 50-52 in the exposure draft on revenue from contracts with customers. However, if a lessee or a lessor is unable to allocate the payments, the lessee or lessor applies this guidance to the whole contract.
- (b) If the service component is not distinct, a lessee and a lessor shall account for the whole of the contract as a lease.
- (c) [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]

B6. An entity shall determine whether a service component is distinct at the date of inception of the lease considering all concurrently negotiated contracts with another party.

B7. A service component is distinct if either:

- (a) the entity, or another entity, sells an identical or similar service separately; or
- (b) the entity could sell the service separately because the service meets both of the following conditions:
 - (i) It has a distinct function—a service has a distinct function if it has a utility either (1) on its own or (2) together with other non-leasing goods and services that the lessee has acquired from the lessor or is provided separately by the lessor or by another entity.
 - (ii) It has a distinct profit margin—a service has a distinct profit margin if it is subject to distinct risks and the lessor can separately identify the resources needed to provide the service.

B8. If the payments required by a contract that contains both lease and service components change after the commencement of the lease, an entity shall determine the change attributable to the lease and service components. If the amount of the change attributable to each component cannot be determined, the entity shall allocate the change to the service components and lease components in the same proportion as determined at the date of commencement of the contract.

Distinguishing between a lease and a purchase or sale (paragraph 8)

- B9. An entity shall not apply this guidance to contracts that meet the criteria for classification as a purchase or sale of an underlying asset. A contract represents a purchase or sale of an underlying asset if, at the end of the contract, an entity transfers to another entity control of the entire underlying asset and all but a trivial amount of the risks and benefits associated with the entire underlying asset. That determination is made at inception and is not subsequently reassessed.
- B10. An entity shall consider all relevant facts and circumstances when determining whether control of the underlying asset is transferred at the end of the contract. A contract normally transfers control of an underlying asset when the contract:
- (a) automatically transfers title to the underlying asset to the transferee at the end of the contract term; or
 - (b) includes a bargain purchase option. A bargain purchase option is an option to purchase the asset at a price that is expected to be significantly lower than the fair value of the asset at the date that the option becomes exercisable. If the exercise price is significantly lower than fair value, it would be reasonably certain at the inception of the lease that such options will be exercised. An entity that has a bargain purchase option is in an economically similar position to an entity that will automatically obtain title to the underlying asset at the end of the lease term. By exercising its bargain purchase option, the transferee would be able to direct the use of, and receive the benefits from, the whole of the underlying asset for the whole of its life.

Lessee and lessor: initial measurement

Discount rate (paragraphs 12(a), 33(a) and 49(a))

- B11. The discount rate used to determine the present value of lease payments for lessees is the lessee's incremental borrowing rate or the rate the lessor charges the lessee if that rate can be reliably determined. The lessee's incremental borrowing rate may be the same as the rate the lessor charges the lessee.

- B12. The discount rate used to determine the present value of lease payments for lessors is the rate that the lessor charges the lessee. The rate the lessor charges the lessee could be, for example, the lessee's incremental borrowing rate, the rate implicit in the lease (that is, the rate that causes the sum of the present value of cash flows and the present value of the residual value of the underlying asset at the end of the lease to equal the fair value of the underlying asset) or, for property leases, the yield on the property.
- B13. Both the lessee's incremental borrowing rate and the rate the lessor charges the lessee would reflect the nature of the transaction and the specific terms of the lease, such as lease payments, lease term, expected contingent rentals, expected payments under term option penalties and residual value guarantees, the expected value of the underlying asset at the end of the lease term and security attached to the underlying asset during and at the end of the lease term.

Initial direct costs (paragraphs 12(b), 33(a) and 49(a))

- B14. Initial direct costs result directly from, and are essential to, acquiring or originating a lease and would not have been incurred had the lease transaction not been made. They may include:
- (a) commissions
 - (b) legal fees
 - (c) evaluation of the prospective lessee's financial condition
 - (d) evaluating and recording guarantees, collateral and other security arrangements
 - (e) negotiating lease terms
 - (f) preparing and processing lease documents
 - (g) closing the transaction
 - (h) other costs that are incremental and directly attributable to negotiating and arranging the lease.
- B15. The following items are not initial direct costs:
- (a) general overheads, such as rent, depreciation, occupancy and equipment costs, unsuccessful origination efforts and idle time.

- (b) costs related to activities performed by the lessor for advertising, soliciting potential lessees, servicing existing leases or other ancillary activities.

Present value of the lease payments

Determining the lease term (paragraphs 13, 34 and 51)

- B16. The lease term is defined as the longest possible term that is more likely than not to occur. An entity determines the lease term considering all explicit and implicit options included in the contract and given effect by the operation of statutory law.
- B17. The following illustrates how an entity applies paragraphs 13, 34 and 51 to determine the lease term. An entity may have a lease that has a non-cancellable 10-year term, an option to renew for 5 years at the end of 10 years and an option to renew for an additional 5 years at the end of 15 years. Assume that the entity determines the probability for each term as follows:
 - (a) 40 per cent probability of 10-year term
 - (b) 30 per cent probability of 15-year term
 - (c) 30 per cent probability of 20-year term.

The term will be at least 10 years, there is a 60 per cent chance that the term will be longer than 15 years or longer, but only a 30 per cent chance that the term will be 20 years. Therefore, there is a 60 per cent chance that the term will be 15 years, which is the longest possible term more likely than not to occur. Therefore, the lease term is 15 years.

- B18. An entity considers the following factors in assessing the probability of each possible term:
 - (a) contractual factors, which are the explicit contractual terms that could affect whether the lessee extends or terminates the lease. Examples of contractual factors are the level of lease payments in any secondary period (bargain, discounted, market or fixed rate), the existence and amount of any contingent rentals or other contingent payments such as payments under term option penalties and residual value guarantees, the existence and terms of any renewal options and costs associated with returning the underlying asset in a contractually specified condition or to a contractually specified location.

- (b) non-contractual factors, such as statutory law or the financial consequences of a decision to extend or terminate the lease that the contract does not explicitly state. Examples of non-contractual features are local regulations that affect the lease term, the existence of significant leasehold improvements that would be forgone if the lease were terminated or not extended, non-contractual relocation costs, costs of lost production, tax consequences and costs associated with sourcing an alternative item.
- (c) business factors, such as whether the underlying asset is crucial to the lessee's operations, or whether the underlying asset is a specialized asset or the location of the asset.
- (d) other lessee-specific factors, such as lessee's intentions and past practice.

B19. Leases sometimes include options and residual value guarantees. For example, a lease may have a term of 10 years. At the end of the 10-year period, the contract permits the lessee to return the underlying asset to the lessor or to extend the lease for an additional 5 years. If the lessee returns the leased asset to the lessor, the contract may specify that the lessee will pay the lessor the difference between the expected residual value of the leased asset at the end of 10 years and the actual residual value at the end of 10 years (a residual value guarantee). At the date of inception of the lease, a lessee or lessor shall determine whether exercising the option to extend is more likely than not to occur. At the date of commencement of the lease, the lessee recognizes a liability to make lease payments and the lessor recognizes a right to receive lease payments that is consistent with that outcome. Thus:

- (a) if the lessee or lessor determines that returning the asset at the end of the 10-year period is more likely than not to occur, the lease term for the lessee or lessor is 10 years. In that case:
 - (i) the lessee would recognize a liability to make lease payments equal to the present value of 10 years of lease payments plus an estimate of the amount payable under the residual value guarantee.
 - (ii) if the lessor retains exposure to significant risks or benefits associated with the underlying asset, the lessor would recognize a receivable and a liability equal to the present value of 10 years of lease payments plus an estimate of the amount receivable under the residual

value guarantee. The lessor would continue to recognize the underlying asset.

(iii) if the lessor does not retain exposure to significant risks or benefits associated with the underlying asset, the lessor would recognize a receivable equal to the present value of 10 years of lease payments plus an estimate of the amount receivable under the residual value guarantee and would derecognize a portion of the underlying asset.

(b) if the lessee or lessor determines that renewal is more likely than not to occur, the lease term for the lessee or lessor is 15 years. In that case:

(i) the lessee would recognize a liability to make lease payments equal to the present value of 15 years of lease payments.

(ii) if the lessor retains exposure to significant risks or benefits associated with the underlying asset, the lessor would recognize a receivable and a liability equal to the present value of 15 years of lease payments. The lessor would continue to recognize the underlying asset.

(iii) if the lessor does not retain exposure to significant risks or benefits associated with the underlying asset, the lessor would recognize a receivable equal to the present value of 15 years of lease payments and would derecognize a portion of the underlying asset.

B20. At each reporting date, the lessee or lessor reassesses which outcome it considers to be most likely to occur on the basis of any new facts or circumstances that indicate that there would be a significant change in the recognized right to receive lease payments or liability to make lease payments since the previous reporting period. The lessee and lessor may have different information on the likelihood of an option being exercised; therefore, they may reach different decisions about what is the most likely outcome.

Determining the amount of lease payments (paragraphs 14, 35 and 52)

B21. Estimating expected outcome involves:

(a) identifying each reasonably possible outcome. An entity need not assess every possible outcome to identify the reasonably

possible outcomes included in the expected present value of the cash flows.

- (b) estimating the amount and timing of the cash flows for each reasonably possible outcome.
- (c) determining the present value of those cash flows.
- (d) estimating the probability of each outcome.

Lessor: when to apply the performance obligation or derecognition approach (paragraphs 28 and 29)

- B22. A lessor shall consider the following factors in assessing whether it retains exposure to significant risks or benefits associated with the underlying asset during the expected term of the current lease:
- (a) significant contingent rentals during the lease term that are based on the use or performance of the underlying asset.
 - (b) options to extend or terminate the lease.
 - (c) material non-distinct services provided under the current lease.
- B23. [This paragraph in the IASB exposure draft is not used in the FASB exposure draft.]
- B24. A lessor shall consider the following factors when determining whether it retains exposure to significant risks or benefits associated with the underlying asset after the expected term of the current lease:
- (a) whether the duration of the lease term is not significant in relation to the remaining useful life of the underlying asset.
 - (b) whether a significant change in the value of the underlying asset at the end of the lease term is expected. In making that assessment, the lessor shall consider:
 - (i) the present value of the underlying asset at the end of the lease term, and
 - (ii) the effect that any residual value guarantees (including those provided by an unrelated third party) may have on the lessor's exposure to risks or benefits.
- B25. In general, a residual value guarantee will reduce a lessor's exposure to downside risk but may give the lessor the potential to benefit from

increases in the expected value of the underlying asset at the end of the lease.

- B26. The existence of one or more indicators is not conclusive in determining whether the lessor retains exposure to significant risks or benefits associated with the underlying asset.
- B27. A lessor shall not consider the risks associated with the counterparty credit risk of the lessee when determining whether it retains exposure to significant risks or benefits associated with the underlying leased asset during the expected term of the current lease.

Lessor: performance obligation approach

Accounting for changes in lease term (paragraph 39(a))

- B28. The following examples illustrate how a lessor might apply the performance obligation approach if the lease term increases or decreases after recognition and initial measurement.

Example 1 – When the assessed lease term decreases

Entity A enters into a 5-year lease of a machine with an expected useful life of 15 years. The lease includes an option to terminate after three years. Annual lease payments are CU1,000¹ in arrears. The rate the lessor charges in the lease is 8 per cent. The carrying amount of the machine at the commencement of the lease is CU15,000. The lessor initially estimates the lease term is five years. The lessor further determines that it retains exposure to significant risks or benefits associated with the underlying asset after the expected lease term and accounts for the lease using the performance obligation approach.

The present value of 5 years of lease payments is CU3,993.

The lessor amortizes the lease liability on a straight-line basis.

¹ In this guidance, monetary amounts are denominated in 'currency units (CU)'.

At the end of year 1, the lessor reassesses the lease term and determines that the option will be exercised and the lease will terminate at the end of 3 years. The present value of the remaining 2 years of lease payments is CU1,783.

At the date of commencement of the lease, the lessor recognizes a right to receive lease payments (lease receivable) and a lease liability:

Dr	lease receivable	CU3,993	
	Cr	lease liability	CU3,993

At the end of year 1, the lessor recognizes (1) receipt of the lease payment, (2) interest on the lease receivable, (3) lease income from satisfaction of the lease liability and (4) depreciation expense on the underlying asset:

Dr	cash	CU1,000	
	Cr	lease receivable	CU1,000
Dr	lease receivable	CU319	(CU3,993 x 8%)
	Cr	interest income	CU319
Dr	lease liability	CU799	(CU3,993 ÷ 5 years)
	Cr	lease income	CU799
Dr	depreciation expense	CU1,000	(CU15,000 ÷ 15 years)
	Cr	accumulated depreciation	CU1,000

Following these events, the carrying amount of the lease receivable is CU3,312 (CU3,993 – CU1,000 + CU319), the carrying amount of the lease liability is CU3,194 (CU3,993 – CU799) and the net amount recognized in the income statement is income of CU118 (lease income of CU799 plus interest income of CU319 less depreciation expense of CU1,000).

At the end of year 1, the lessor reassesses the lease term and decreases its lease receivable to reflect the new expected payments (2 years remaining). The lessor makes a corresponding decrease in the lease liability to reflect the shorter term of the lease:

Dr	lease liability	CU1,529	
	Cr lease receivable	CU1,529	(CU3,312 – CU1,783)

After making this adjustment, the carrying amount of the lease receivable is CU1,783 (representing the present value of the two remaining CU1,000 lease payments) and the carrying amount of the lease liability is CU1,665 (representing the lease liability of CU3,194 adjusted for the decrease in the lease receivable of CU1,529).

At the end of year 2, the lessor recognizes (1) receipt of the lease payment, (2) interest on the lease receivable, (3) lease income from satisfaction of the lease liability and (4) depreciation expense on the underlying asset:

Dr	cash	CU1,000	
	Cr lease receivable	CU1,000	
Dr	lease receivable	CU143	(CU1,783 x 8%)
	Cr interest income	CU143	
Dr	lease liability	CU832	(CU1,665 ÷ 2 years)
	Cr lease income	CU832	
Dr	depreciation expense	CU1,000	(CU15,000 ÷ 15 years)
	Cr accumulated depreciation	CU1,000	

Following these events, the carrying amount of the lease receivable is CU926 (CU1,783 – CU1,000 + CU143), the carrying amount of the lease liability is CU833 (CU1,665 – CU832) and the net amount recognized in the income statement is a loss of CU25 (lease income of CU832 plus interest income of CU143 less depreciation expense of CU1,000).

Example 2 – When the assessed lease term increases

Example 2 uses the same facts as in example 1 except that the lessor initially estimates that the lease term is 3 years. The lessor further determines that it retains exposure to significant risks or benefits associated with the underlying asset after the expected lease term and accounts for the lease using the performance obligation approach.

The present value of 3 years of lease payments is CU2,577.

At the end of year 1, the lessor reassesses the lease term and determines that the lease term is 5 years. The present value of 4 years of lease payments is CU3,312.

At the date of commencement of the lease, the lessor recognizes a right to receive lease payments (lease receivable) and a lease liability:

Dr	lease receivable	CU2,577	
	Cr	lease liability	CU2,577

At the end of year 1, the lessor recognizes (1) receipt of the lease payment, (2) interest on the lease receivable, (3) lease income from satisfaction of the lease liability and (4) depreciation expense on the underlying asset:

Dr	cash	CU1,000	
	Cr	lease receivable	CU1,000
Dr	lease receivable	CU206	(CU2,577 x 8%)
	Cr	interest income	CU206
Dr	lease liability	CU859	(CU2,577 ÷ 3 years)
	Cr	lease income	CU859
Dr	depreciation expense	CU1,000	(CU15,000 ÷ 15 years)
	Cr	accumulated depreciation	CU1,000

Following these events, the carrying amount of the lease receivable is CU1,783 (CU2,577 – CU1,000 + CU206), the carrying amount of the lease liability is CU1,718 (CU2,577 – CU859) and the net amount recognized in the income statement is income of CU65 (lease income of CU859 plus interest income of CU206 less depreciation expense of CU1,000).

At the end of year 1, the lessor reassesses the lease term and increases its lease receivable to the newly expected payments (remaining 4 years) with a corresponding increase in the lease liability to reflect the longer term of the lease:

Dr	lease receivable	CU1,529	(CU3,312 – CU1,783)
	Cr	lease liability	CU1,529

After making this adjustment, the carrying amount of the lease receivable is CU3,312 (representing the present value of four CU1,000 lease payments) and the carrying amount of the lease liability is CU3,247 (representing the lease liability of CU1,718 adjusted for the increase in the lease receivable of CU1,529).

At the end of year 2, the lessor recognizes (1) receipt of the lease payment, (2) interest on the lease receivable, (3) lease income from satisfaction of the lease liability and (4) depreciation expense on the underlying asset:

Dr	cash	CU1,000	
	Cr	lease receivable	CU1,000
Dr	lease receivable	CU265	(CU3,312 x 8%)
	Cr	interest income	CU265
Dr	lease liability	CU812	(CU3,247 ÷ 4 years)
	Cr	lease income	CU812
Dr	depreciation expense	CU1,000	(CU15,000 ÷ 15 years)
	Cr	accumulated depreciation	CU1,000

Following these events, the carrying amount of the lease receivable is CU2,577 (CU3,312 – CU1,000 + CU265), the carrying amount of the lease liability is CU2,435 (CU3,247 – CU812) and the net amount recognized in the income statement is income of CU77 (lease income of CU812 plus interest income of CU265 less depreciation expense of CU1,000).

Presentation by intermediate lessor in a sublease (paragraph 43)

- B29. The following example illustrates in italics how an intermediate lessor would present lease assets and liabilities arising from a sublease.

Example 3 – Presentation of information from a sublease

Property, plant and equipment		X
Cash		X
<i>Right-of-use asset</i>	X	
<i>Lease receivables</i>	X	
<i>Lease liability</i>	(X)	
<i>Net sublease asset</i>		X
Total assets		<u>X</u>
Trade and other payables		X
<i>Liability to make lease payments</i>		X
Total liabilities		<u>(X)</u>

Lessor: derecognition approach

Accounting for changes in lease term (paragraph 56(a))

- B30. The following examples illustrate how a lessor might apply the derecognition approach if the lease term increases or decreases after recognition and initial measurement.

Example 4 – When the assessed lease term decreases

Entity A enters into a 10-year lease of a machine. The lease includes an option to terminate after eight years. Annual lease payments are CU1,000² in arrears. The rate the lessor is charges in the lease is 8 per cent. The fair value of the machine at the commencement of the lease is CU7,000 and its carrying amount is CU5,000. The useful life of the machine is 10 years. The lessor initially estimates the lease term is 10 years. The lessor further determines that it does not retain exposure to significant risks or benefits associated with the underlying asset either during or after the expected lease term and accounts for the lease using the derecognition approach.

The present value of 10 years of lease payments is CU6,710.

At the end of year 1, the lessor reassesses the lease term and determines that the option will be exercised and the lease will terminate at the end of 8 years. The fair value of the machine at the end of year 1 is CU6,250. The present value of 7 years of lease payments is CU5,206.

At the date of commencement of the lease, the lessor derecognizes the portion of the asset transferred to the lessee, recognizes a right to receive lease payments (lease receivable) and recognizes revenue and cost of sales:

² In this guidance, monetary amounts are denominated in 'currency units (CU)'.

Dr	lease receivable	CU6,710	
Dr	cost of sales	CU4,793	
	Cr	underlying asset	CU4,793 (CU5,000 x CU 6,710 ÷ CU7,000)
	Cr	revenue	CU6,710

At date of commencement of the lease, the lessor recognizes a profit from the lease of CU1,917 (CU6,710 – CU4,793).

At the end of year 1, the lessor recognizes receipt of a lease payment and interest on the lease receivable:

Dr	cash	CU1,000	
	Cr	lease receivable	CU1,000
Dr	lease receivable	CU537	(CU6,710 x 8%)
	Cr	interest income	CU537

Following these events, the carrying amount of the residual asset is CU207 (CU5,000-CU4,793) and the carrying amount of the lease receivable is CU6,247 (CU6,710 – CU1,000 + CU537).

At the end of year 1, the lessor reassesses the lease term and reinstates a portion of the asset, recognizes an adjustment to lease receivable, revenue and cost of sales:

Dr	revenue	CU1,041	
Dr	residual asset	CU34	(CU207 x CU1,041 ÷ CU6,250)
	Cr	cost of sales	CU34
	Cr	lease receivable	CU1,041 (CU6,247 – CU5,206)

The net result of the reassessment of the lease term is a loss of CU1,007 (CU34 – CU1,041).

After making this adjustment, the carrying amount of the lease receivable is CU5,206 (representing the present value of the 7 remaining CU1,000 lease payments) and the carrying amount of the residual asset is CU241 (CU207+CU34).

At the end of year 1, the net amount recognized in the income statement is income of CU1,447 (initial lease income of CU1,917 plus interest income of CU537 less CU1,007 loss from reassessment).

Example 5 –When the assessed lease term increases

Example 5 uses the same facts as in example 4 except that the lessor initially estimates that the lease term is 8 years. The lessor determines that it does not retain exposure to significant risks or benefits associated with the underlying asset either during or after the expected lease term and accounts for the lease using the derecognition approach.

The present value of 8 years of lease payments is CU5,747.

At the end of year 1, the lessor reassesses the lease term and determines that the lease term is 10 years. The present value of 9 years of lease payments is CU6,247.

Upon lease commencement, the lessor derecognizes the portion of the asset transferred to the lessee, recognizes a right to receive lease payments (lease receivable) and recognizes revenue and cost of sales:

Dr	lease receivable	CU5,747
Dr	cost of sales	CU4,105
	Cr underlying asset	CU4,105 (CU5,000 x CU5,747 ÷ CU7,000)
	Cr revenue	CU5,747

Upon lease commencement, the lessor recognizes profit from the lease of CU1,642 (CU5,747 – CU4,105).

At the end of year 1, the lessor recognizes receipt of a rental payment and interest on the lease receivable:

Dr	cash`	CU1,000	
	Cr	lease receivable	CU1,000
Dr	lease receivable	CU460	(CU5,747 x 8%)
	Cr	interest income	CU460

Following these events, the carrying amount of the residual asset is CU895 (CU5,000-CU4,105) and the carrying amount of the lease receivable is CU5,207 (CU5,747 – CU1,000 + CU460).

Upon reassessing the lease term, the lessor derecognizes an additional portion of the asset transferred to the lessee, recognizes additional lease receivable and recognizes revenue and cost of sales:

Dr	lease receivable	CU1,040	(CU6,247 – CU5,207)
Dr	cost of sales	CU149	
	Cr	residual asset	CU149 (CU895 x CU1,041 ÷ CU6,250)
	Cr	revenue	CU1,040

In the income statement the net result of the reassessment of the lease term is income of CU891 (CU1,040 – CU149).

After making this adjustment, the carrying amount of the lease receivable is CU6,247 (representing the present value of the 9 remaining CU1,000 lease payments) and the carrying amount of the residual asset is CU746 (CU895-CU149).

At the end of year 1, the net amount recognized in the income statement is income of CU2,993 (initial lease income of CU1,642 plus interest income of CU460 plus CU891 lease income from reassessment).

Sale and leaseback transactions

Determining whether the transferred asset has been purchased or sold (paragraphs 67(a) and 68(a))

- B31. An entity considers the effect of the transfer contract and the lease contract together to assess whether the transferred asset has been purchased or sold in accordance with paragraphs B9 and B10. Additionally, such sale and leaseback contracts may have conditions that generally do not arise in other transactions and may result in the transfer not meeting the conditions for a purchase or sale. For example, the following conditions normally preclude the seller/lessee from transferring more than a trivial amount of the risks and benefits associated with the transferred asset at the end of the contract and do not result in a purchase or sale:
- (a) The seller/lessee has an obligation or an option to repurchase the asset at an amount that is not fair value at the time of repurchase, or the buyer/lessor can compel the seller/lessee to repurchase the asset.
 - (b) The seller/lessee guarantees the buyer/lessor's investment or a return on that investment.
 - (c) The seller/lessee provides the buyer/lessor with a residual value guarantee.
 - (d) The seller/lessee provides non-recourse financing to the buyer/lessor.
 - (e) The seller/lessee retains an obligation to service any existing debt related to the asset.
 - (f) The seller/lessee provides collateral on behalf of the buyer/lessor (other than the transferred asset) or guarantees the buyer/lessor's debt.
 - (g) The seller/lessee's rental payment is contingent on some predetermined or determinable level of future operations of the buyer/lessor.
 - (h) The seller/lessee enters into a sale and leaseback transaction involving asset enhancements without leasing the transferred asset from the buyer/lessor.

- (i) The buyer/lessor is obliged to share a significant portion of the appreciation of the asset with the seller/lessee.
- (j) Any other provisions or circumstances exist that allow the seller/lessee to participate in any future profits of the buyer/lessor or the appreciation of the transferred asset, for example, a situation in which the seller/lessee owns or has an option to acquire a significant interest in the buyer/lessor.

This proposed Update was approved for publication by the unanimous vote of the five members of the Financial Accounting Standards Board:

Robert H. Herz, *Chairman*
Thomas J. Linsmeier
Leslie F. Seidman
Marc A. Siegel
Lawrence W. Smith

Basis for Conclusions on the Exposure Draft, *Leases*

CONTENTS

	Page Number
Introduction	67
Summary of proposals	67
The accounting models	68
The accounting model for lessees	68
Concerns about the right-of-use model.....	70
Alternative models	71
The accounting model for lessors.....	73
Performance obligation approach	74
Derecognition approach.....	75
Selecting the accounting model for lessors (paragraphs 28, 29 and B22–B27).....	75
Scope	77
Definition of a lease (Appendix A and paragraphs B1–B4).....	77
Scope exclusions (paragraphs 5–9, 64, 65, Appendix A and paragraphs B5–B10)	78
Subleases	79
Long-term leases of land	79
Non-core assets.....	80
Short-term leases (paragraphs 64 and 65 and Appendix A).....	81
Contracts that contain both service and lease components (paragraphs 6 and B5–B8)	82
Leases of investment property (paragraph 7)	83
Distinguishing between a lease and a purchase or sale (paragraphs 8(a), B9 and B10)	84
Purchase options (paragraph 8(b)).....	85
Measurement: lessees	86
Initial measurement of the liability to make lease payments (paragraphs 12(a), 13–15 and B11–B13).....	86
Discount rate (paragraphs 12(a) and B11–B13)	86
Initial measurement of the right-of-use asset (paragraphs 12(b) and 13–15)	87
Subsequent measurement (paragraphs 16–24).....	88
Revaluation (paragraphs 21–23)	89
Impairment (paragraph 24)	91
Reassessment of lease term (paragraph 17(a))	92

Reassessment of contingent rentals, term option penalties and residual value guarantees (paragraphs 17(b) and 18)	92
No reassessment of the discount rate (paragraph 19)	93
Measurement: lessors	93
Performance obligation and derecognition approaches: right to receive lease payments	93
Initial measurement of the right to receive lease payments (paragraphs 33(a), 34–36, 49(a) and 51–53)	94
Discount rate (paragraphs 33(a) and 49(a), Appendix A and paragraphs B12 and B13)	94
Subsequent measurement of the right to receive lease payments (paragraphs 37(a), 39–41, 54 and 56–59)	95
Impairment (paragraphs 41 and 58)	95
Reassessment (paragraphs 39 and 56)	96
Performance obligation approach (paragraphs 33–41)	96
Initial and subsequent measurement of the lease liability (paragraphs 33(b), 37(b) and 38)	96
Derecognition approach (paragraphs 49–59)	97
Initial measurement	98
Initial measurement of the residual asset (paragraphs 49(b) and 50)	98
Subsequent measurement	99
Subsequent measurement of the residual asset (paragraph 55)	99
Reassessment of lease term (paragraph 56(a))	99
Reassessment of contingent rentals and expected payments under term option penalties and residual value guarantees (paragraph 56(b))	100
Measurement issues common to lessee and lessor accounting	100
Reflecting uncertainties in the lease payments (paragraphs 13–15, 34–36, 51–53 and B16–B21)	100
Lease term: options to extend or terminate the lease (paragraphs 13, 34 and 51, Appendix A and paragraphs B16–B20)	101
Amount of the lease payments: contingent rentals, term option penalties and residual value guarantees (paragraphs 14, 35, 52 and B21)	104
How to estimate amounts payable for contingent rentals (paragraphs 14, 35, 52 and B21)	107
Contingent rentals based on an index or rate (paragraphs 14(a), 35(a) and 52(a))	107
Reassessment	108
Reassessment of lease term (paragraphs 17(a), 39(a) and 56(a))	108
Reassessment of contingent rentals, term option penalties and residual value guarantees (paragraphs 17(b), 39(b) and 56(b))	109
No reassessment of the discount rate (paragraphs 19, 40 and 57)	109
Initial direct costs (paragraphs 12(b), 33(a) and 49(a), Appendix A and paragraphs B14 and B15)	110
Measurement: subleases	110

Presentation: lessees and lessors.....	111
Presentation: lessees (paragraphs 25–27).....	111
Statement of financial position (paragraph 25).....	111
Income statement (paragraph 26).....	112
Statement of cash flows (paragraph 27).....	112
Presentation: lessors (paragraphs 42–45 and 60–63).....	113
Performance obligation approach (paragraphs 42–45).....	113
Statement of financial position (paragraphs 42 and 43).....	113
Income statement (paragraph 44).....	114
Statement of cash flows (paragraph 45).....	114
Derecognition approach (paragraphs 60–63).....	115
Statement of financial position (paragraph 60).....	115
Income statement (paragraphs 61 and 62).....	115
Statement of cash flows (paragraph 63).....	116
Sale and leaseback transactions (paragraphs 66–69 and B31).....	116
Disclosure: lessees and lessors (paragraphs 70–86).....	117
Disaggregation (paragraph 71).....	118
Nature of lease arrangements (paragraphs 73(a) and 78).....	118
Rights and obligations arising between the date of inception and date of commencement of the lease (paragraph 73(b)).....	119
Short-term leases (paragraph 75).....	120
Sale and leaseback transactions (paragraph 76).....	120
Reconciliation of opening and closing balances (paragraphs 77 and 80)....	120
Assumptions and estimates (paragraph 83).....	121
Information about credit risk (paragraph 84).....	121
Maturity analyses (paragraphs 85 and 86).....	121
Effective date (paragraph 87).....	122
Transition.....	122
Lessees and lessors (paragraphs 88–96).....	122
Lessees only (paragraphs 90–93).....	123
Uneven lease payments (paragraph 91).....	123
Leases that do not have options, contingent rentals, term option penalties or residual value guarantees (paragraph 92).....	124
Discount rate on transition (paragraph 90(a)).....	124
Lessor only (paragraphs 94–96).....	125
Discount rate on transition (paragraphs 94(a) and 95(a)).....	125
Performance obligation approach: previously derecognized assets (paragraph 94(c)).....	125
Derecognition approach: lessor's residual asset (paragraph 95(b)).....	126
Cost-benefit considerations.....	126

Basis for Conclusions on the Exposure Draft, *Leases*

This basis for conclusions accompanies, but is not part of, the guidance in this exposure draft.

Introduction

- BC1 This basis for conclusions summarizes the considerations of the International Accounting Standards Board (IASB) and US Financial Accounting Standards Board (FASB) in reaching the conclusions in this exposure draft. Individual board members gave greater weight to some factors than to others.
- BC2 In March 2009, the IASB and the FASB published a joint discussion paper, *Leases: Preliminary Views*. The paper set out the boards' preliminary views on significant components of an accounting model for leases. The boards developed this exposure draft after considering the 302 comment letters received on the discussion paper, as well as input obtained from their International Working Group on Lease Accounting, users of financial statements, preparers, auditors, regulators and others interested in the financial reporting of leases.

Summary of proposals

- BC3 If confirmed, the proposals in this exposure draft would establish an accounting model in which:
- (a) a lessee recognizes an asset representing the right to use an underlying asset during the lease term (the 'right-of-use' asset) and a liability to make lease payments. The right-of-use asset is amortized over the lease term or the useful life of the underlying asset if shorter, and the lessee incurs interest expense on the liability to make lease payments.

- (b) a lessor applies the performance obligation approach to leases when the lessor retains exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term. In the performance obligation approach, a lessor continues to recognize the underlying asset and also recognizes an asset representing the right to receive lease payments from the lessee and a lease liability representing the obligation to permit the lessee to use the underlying asset (a 'performance obligation').
- (c) a lessor applies the derecognition approach to leases when the lessor does not retain exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term. In the derecognition approach, a lessor recognizes an asset representing the right to receive lease payments from the lessee. It derecognizes a portion of the underlying asset representing the cost of the rights it transfers to the lessee during the lease term and recognizes a residual asset for the rights it does not transfer. (The residual asset represents the lessor's rights to the underlying asset at the end of the lease term.)

BC4 In addition, this exposure draft proposes to permit lessees and lessors to apply a simplified method of accounting for short-term leases; defined as leases that, at the date of commencement of the lease, have a maximum possible lease term of 12 months or less.

The accounting models

The accounting model for lessees

- BC5 The discussion paper set out the boards' preliminary view that a lessee should account for leases using a 'right-of-use' model in which a lessee recognizes:
- (a) an asset representing the right to use the underlying asset during the lease term;
 - (b) a liability for the obligation to make lease payments in return for the right to use the underlying asset;

- (c) amortization expense on the right-of-use asset, and
- (d) interest expense on the liability to make lease payments.

BC6

In the boards' view, the principles underlying the proposed right-of-use model would address many of the problems in existing US GAAP. In particular, application of the model:

- (a) would reflect the assets and liabilities arising in all leases in the statement of financial position. In contrast, the existing requirements reflect only the assets and liabilities arising from leases that the entity classifies as capital leases. Many users of financial statements adjust the amounts presented in the statement of financial position to reflect the assets and liabilities arising from operating leases.
- (b) would result in the same accounting for the majority of leases. That would increase comparability of the statement of financial position and the income statement for users of financial statements and reduce the opportunity to structure transactions to achieve a desired accounting outcome.
- (c) would be possible for a wide range of leasing arrangements. For example, the measurement of a right-of-use asset arising from a 3-year lease of an asset with an estimated useful life of 20 years would be small relative to the value of the underlying asset. In contrast, the measurement of a right-of-use asset arising from a 45-year lease of an asset with a life of 50 years would approximate the value of the underlying asset. The boards think that both situations would be appropriately represented using a right-of-use model.
- (d) would be consistent with the boards' conceptual frameworks. A right-of-use asset is a resource controlled by the lessee as a result of entering into the lease (a past event) and from which future economic benefits are expected to flow to the lessee. It therefore meets the definition of an asset. An obligation to make lease payments is a present obligation of the lessee arising from entering the lease, the settlement of which is expected to result in an outflow from the lessee of resources embodying economic benefits. It therefore meets the definition of a liability.

Concerns about the right-of-use model

BC7 The boards considered the following concerns about a right-of-use model expressed by respondents to the discussion paper:

- (a) *Consistency between the lease accounting model and the conceptual framework currently being developed by the boards would be possible only once the conceptual framework project has advanced further.* The boards think that progress in individual projects should not wait until the conceptual framework project is completed. The objective of the conceptual framework project, particularly the phase on the definition and recognition of elements, is to improve and clarify existing concepts. Furthermore, the proposals are consistent with the existing conceptual framework and it is unlikely that future developments in the conceptual framework project would cause the boards to revise their fundamental conclusions about the definitions of assets and liabilities arising from leases or their recognition.
- (b) *A right-of-use model would lead to recognizing assets and liabilities for all executory contracts, including purchase orders and long-term sales and supply agreements.* Those who hold this view think that the application of a right-of-use model would inappropriately gross up the statement of financial position. However, in the boards' view, a simple lease is not an executory contract after the date of commencement of the lease. When the lessor provides access to the underlying asset, the lessee has an unconditional right to use the underlying asset and, therefore, an unconditional liability to make lease payments. At that point, the lessor cannot prevent the lessee from using the underlying asset nor can the lessee avoid payment without causing a breach of contract.
- (c) *The existing guidance is well understood by both preparers and users of financial statements, and the boards should address the implementation issues relating to the existing model rather than abandon a model that is not fundamentally flawed.* In the boards' view, the existing model is fundamentally flawed. When a lessee enters into a lease, it obtains a valuable right that meets the boards' definitions of an asset. Similarly, the lessee incurs an obligation that meets the boards' definitions of a liability. At present, if a lease is

classified as an operating lease, the lessee does not recognize in the statement of financial position the right to use the underlying asset and the liability to make lease payments. In addition, the existence of two very different accounting models for leases (the capital lease model and the operating lease model) leads to similar transactions being accounted for very differently and to significant structuring opportunities.

- (d) *The right-of-use model is too complex and its benefits would not outweigh the costs.* In the boards' view, the benefits of improved information resulting from this model would outweigh the costs of applying it, as discussed in paragraphs BC200–BC205.

Alternative models

BC8 Some respondents to the discussion paper expressed concern that, in the right-of-use model, the measurement of the liability to make lease payments would differ from that of the right-of-use asset subsequent to initial measurement. Those respondents think that the accounting model should represent the lease as a single contract with both an asset and a liability component. Accordingly, they proposed an approach in which:

- (a) a lease that has the same economic effect as a loan and purchase should be accounted for as the issuance of debt and the purchase of an asset; and
- (b) a lease that does not have the same economic effect as a loan and purchase should be accounted for in a way that links the amortization of the asset and liability arising from the lease. Thus, the liability to make lease payments would be accounted for as proposed in the right-of-use model and amortized using the interest method, and the right-of-use asset would be subject to an amortization pattern on a basis similar to that of an interest-bearing loan (that is, low amortization charges in the early years and increasing in later years).

BC9 Supporters of this approach think it would better reflect the economics of most leases in which a lessee pays for the right to use the underlying asset at the same time as it receives the right and

consumes the benefits. Supporters also think that this approach might be simpler for lessees to apply than other approaches because it would result in the lessee recognizing rental expense evenly during the lease term, which is generally consistent with the treatment of such leases for tax purposes in some jurisdictions. In contrast, the proposed model results in recognition of expenses greater than the lease payments in the early years of a lease and lower than the lease payments in the later years.

BC10 However, in the boards' view, the alternative approach described in paragraph BC8 has the following problems:

- (a) the treatment of the liability to make lease payments would be inconsistent with the treatment of other financial liabilities, which could reduce comparability for users of financial statements because no interest expense is recognized.
- (b) although the value of the right-of-use asset and the liability to make lease payments are clearly linked at the inception of the lease, they are not necessarily linked subsequently because the value of the right-of-use asset can change with no corresponding change to the liability to make lease payments. Some board members view the purchase of the right-of-use asset as similar to the purchase of property, plant and equipment because the consideration is paid in installments. The consideration would not be linked to the fair value of the property, plant and equipment under existing US GAAP.
- (c) the treatment of amounts recognized in the income statement is inconsistent with the boards' view that the lessee has acquired a right-of-use asset and is paying for that right over the term of the lease.

BC11 Accordingly, the boards rejected this approach when developing the exposure draft.

BC12 The discussion paper also described alternative models for accounting for leases (the whole asset model, the executory contract model and the model in existing lease guidance) and discussed the strengths and weaknesses of those alternative models. Most respondents, particularly users of financial statements, supported the right-of-use model more than the other models. In particular, the responses expressed support for a single model for lessee accounting. Therefore, this exposure draft develops only a right-of-

use model. The boards did not reconsider the alternative models described in the discussion paper.

The accounting model for lessors

- BC13 The boards acknowledge that many of the problems associated with existing lease guidance relate to the treatment of operating leases in the financial statements of lessees. However, the existing lease guidance for lessors is inconsistent with the proposed approach to lessee accounting. Many respondents to the discussion paper recommended that the boards develop a consistent accounting model for lessees and lessors. Furthermore, the boards think that it is important that accounting for leases by lessors should, as much as possible, be consistent with the proposals in their project on revenue recognition. Consequently, the boards decided to develop an exposure draft that addresses both lessee and lessor accounting.
- BC14 The boards propose that lessors also should apply a right-of-use model in which a lessor also would recognize assets and liabilities arising from the lease. However, the boards think that application of the right-of-use model by lessors should differ depending on whether the lessor retains exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term. The boards considered the following approaches for how a lessor would apply a right-of-use model:
- (a) a performance obligation approach (see paragraphs BC16–BC18).
 - (b) a derecognition approach (see paragraphs BC19–BC22).
- BC15 The FASB considered the possibility of retaining the current distinction for leveraged leases because many leases are partially financed by recourse debt and others are partially financed by non-recourse debt. However, the FASB thinks that the cash inflows from the tax attributes of a leased asset are the same to the lessor whether it finances the asset with recourse or nonrecourse debt. Additionally, a difference in the method of financing should not affect the pattern of income recognition or influence how the lessor presents in the statement of financial position its positions in the separate transactions, the borrowing from the lender, and the lease with the lessee. The FASB also noted that IFRSs do not provide special guidance for leveraged leases and there does not seem to be

a compelling reason to perpetuate such a significant difference. Therefore, the board decided to eliminate a distinct accounting model for leveraged leases.

Performance obligation approach

- BC16 The performance obligation approach views the underlying asset as the lessor's economic resource. The lease creates a new asset, the right to receive lease payments and a new lease liability, representing the obligation to permit the lessee to continue to use the underlying asset during the lease term (a 'performance obligation'). The asset and liability arising from the lease are separate from the underlying asset. When the lessor grants the lessee the right to use the underlying asset during the lease term in exchange for a right to receive lease payments from the lessee, it does not lose control of the underlying asset and, thus, continues to recognize the underlying asset in the statement of financial position, with no adjustments.
- BC17 The obligation to permit the lessee to use the underlying asset is a present obligation of the lessor arising from past events that would result in an outflow of future economic benefits from the lessor. Thus, that obligation meets the boards' definitions of a liability. The lessor is committed to allowing the lessee to use the underlying asset for the entire lease term, even if the price or availability of similar assets changes or if there are changes in other economic factors. The lessor has an unconditional right to receive lease payments as a result of transferring to the lessee the right to use the underlying asset. The unconditional right is a resource controlled by the lessor as a result of past events from which future economic benefits are expected to flow to the lessor and, thus, meets the boards' definitions of an asset.
- BC18 Under the proposals in the exposure draft on revenue from contracts with customers, entities would recognize revenue when a performance obligation is satisfied. The performance obligation approach views the obligation to permit the lessee to use the underlying asset during the lease term as a performance obligation. That performance obligation is satisfied continuously during the lease term as the lessor permits the lessee to use the underlying asset. Therefore, the lessor would recognize lease income continuously during the lease term.

Derecognition approach

- BC19 The derecognition approach views the lessor as having transferred economic benefits associated with the underlying asset during or after the expected lease term to the lessee at the date of commencement of the lease. In exchange, the lessor receives an unconditional right to receive payments from the lessee. The lessor derecognizes the economic benefits associated with the rights it transfers to the lessee when it transfers those rights. The remaining economic benefits, that is, the lessor's residual interest in the underlying asset, are classified as a residual asset in the lessor's statement of financial position.
- BC20 In the derecognition approach, the obligation to deliver the right-of-use asset to the lessee is the performance obligation. The obligation is satisfied at the date of commencement of the lease. Therefore, consistent with the proposals in the exposure draft on revenue from contracts with customers, the lessor may recognize at the date of commencement of the lease revenue that is not attributable to the financing component of the lease.
- BC21 The boards discussed a full derecognition approach and a partial derecognition approach. In a full derecognition approach, the lessor derecognizes the whole of the underlying asset and recognizes a receivable for the right to receive payments and a residual asset, representing its rights after the lease term ends. The boards rejected a 'full' derecognition approach to lessor accounting because of concerns that the lessor would recognize a profit on day 1 equal to the difference between the carrying amount of the underlying asset and its fair value, even though only a portion of the underlying asset has been transferred.
- BC22 That concern is mitigated by using a partial derecognition approach. In a partial derecognition approach, the lessor derecognizes only the portion of rights representing the use of the underlying asset during the lease term and recognizes only the income arising on the portion of the underlying asset that is transferred to the lessee.

Selecting the accounting model for lessors (paragraphs 28, 29 and B22–B27)

- BC23 The boards discussed whether to require lessors to apply a single accounting model to all leases. They discussed using the

performance obligation approach for all leases, with limited exceptions, as well as using the derecognition approach for all leases except for some leases of portions of buildings and short-term leases.

- BC24 Comments on the discussion paper and feedback received as part of the boards' outreach activities indicated that a majority of constituents support using a derecognition approach to lessor accounting for most leases. Those who support that approach think that the performance obligation approach is inconsistent with the boards' proposed approach to lessee accounting because they think that the recognition by the lessor of a liability representing the lessor's obligation to permit the lessee to use the underlying asset implies that the lessee does not have an unconditional obligation to make lease payments. In addition, some constituents expressed concerns regarding the grossing up of the statement of financial position that occurs under the performance obligation approach.
- BC25 However, in the boards' view, a single approach to lessor accounting would not be appropriate for all leases because of differences in the economics of the business models for different lessors. The boards think that the performance obligation approach is appropriate for lessors in some circumstances and that the partial derecognition approach is appropriate in others.
- BC26 The boards propose that lessors should determine the appropriate approach to apply on the basis of whether the lessor retains exposure to significant risks or benefits associated with the underlying asset. The boards think that if a lessor retains exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term, it would be inappropriate to apply an approach that derecognizes all or part of the underlying asset. Therefore, such lessors should not apply the derecognition approach. Conversely, if a lessor has not retained exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term, it would be inappropriate to continue to recognize the whole of the underlying asset and the lessor should apply the derecognition approach.
- BC27 In most cases, an entity's business model will indicate whether a derecognition or a performance obligation approach would be appropriate as follows:
- (a) The derecognition approach is likely to be appropriate when the entity's business model is primarily the provision of finance because the profit of that business is derived from

interest income and the principal risk associated with the business is credit risk.

- (b) The performance obligation approach is likely to be appropriate in situations in which the entity's business model is primarily to generate a return from the active management of the underlying assets either from leasing those assets to multiple lessees during their life or from use or sale of those assets at the end of the lease. The lessor also may generate a variable return during the term of the lease by accepting payments that are contingent on the usage or performance of the underlying asset. In that business model, the principal risk is asset risk.

Scope

- BC28 The discussion paper set out the boards' preliminary view that the scope of the proposed guidance should be based on the scope of existing guidance. For the IASB, that is IAS 17, *Leases*, and IFRIC 4, *Determining whether an Arrangement contains a Lease*, and for the FASB it is Topic 840 on leases. The boards considered the differences between the existing definitions and eliminated the differences as described below.

Definition of a lease (Appendix A and paragraphs B1–B4)

- BC29 The boards propose to define a lease as a contract in which the right to use a specified asset is conveyed, for a period of time, in exchange for consideration. In the boards' view, this definition retains the principle in the definition of a lease in both IFRSs and US GAAP.
- BC30 Existing requirements regard a contract as conveying a right to use the underlying asset when the contract conveys to the lessee the right to control the use of the underlying asset. There are three criteria to determine whether the contract conveys a right of use. This exposure draft carries forward those criteria with some clarification.

- BC31 Existing requirements require classification of contracts as leases if the purchaser obtains all but an insignificant amount of the output of an asset unless payments are specified in terms of a fixed price per unit of output or the current market price per unit of output because, in those circumstances, the entity pays for a product or service rather than the right to use the underlying asset. However, contracts in which the purchaser will obtain all but an insignificant amount of the output of an asset and the lease payments are specified in terms of the time that the underlying asset is made available for use, rather than in terms of the output from the asset, may meet the definition of a lease.
- BC32 The boards considered whether a contract that supplies the purchaser with all but an insignificant amount of the output of an asset and specifies lease payments in terms of units of output should be classified as a lease. The boards agreed with the conclusion in IFRIC 4 and Topic 840 that if the price that the purchaser will pay is specified per unit of output, the purchaser is paying for a product or service rather than the right to use the asset. Consequently, the boards propose to retain the concept in which a contract that supplies the purchaser with all but an insignificant amount of the output of an asset and specifies lease payments in terms of a fixed price per unit of output or the current market price per unit of output is not a lease.

Scope exclusions (paragraphs 5–9, 64, 65, Appendix A and paragraphs B5–B10)

- BC33 IAS 17 applies to all leases, with specified exclusions. Those exclusions include leases to explore for or use natural resources and leases of rights to use biological assets. Topic 840 applies only to leases of property, plant and equipment.
- BC34 The boards propose that the guidance on leases should exclude leases:
- (a) to explore for or use natural resources, such as minerals, oil and natural gas, because accounting practices for assets relating to exploration and evaluation are diverse and differ from the accounting for other types of assets. Furthermore, the accounting for assets related to the exploration and use of natural resources is specified by another IFRS that is currently being reconsidered by the IASB.

- (b) of biological assets (including living plants and animals), to ensure that requirements relating to biological assets are found in a single Topic. Furthermore, for those who use IFRSs, the existing requirement that leases of biological assets be measured at fair value better reflects the economics of leasing biological assets than would the cost-based model proposed in the exposure draft, for the reasons discussed in the Basis for Conclusions on IAS 41 *Agriculture*.

BC35 The exposure draft proposes that a lessee should apply IAS 37 *Provisions, Contingent Liabilities and Contingent Assets* to leases between the date of inception and the date of commencement of a lease if the lease meets the definition of an onerous contract in IAS 37. The boards did not consider it necessary to develop separate guidance for such contracts. After the date of commencement of the lease, the costs of meeting an obligation under the lease and the economic benefits expected from the lease would be accounted for separately and IAS 37 does not apply to the lease.

BC36 This exposure draft also proposes to exclude from its scope leases of most intangible assets to be consistent with most existing IFRS practice and US GAAP. Although the boards have identified no conceptual reason why lease accounting guidance should exclude intangible assets, the boards decided that they would not include leases of intangible assets within the scope of the proposed guidance until they had considered the accounting for intangible assets more broadly.

Subleases

BC37 In the boards' view, leases of right-of-use assets (that is, a sublease) should be accounted for as other leases. Therefore, this exposure draft proposes that leases of right-of-use assets arising from a sublease are within the scope of the proposed guidance.

Long-term leases of land

BC38 Some regard long-term leases of land as economically similar to the purchase or sale of the land and think they should be excluded from the scope of the proposed guidance. However, the boards propose that long-term leases of land should be within the scope of the proposed guidance because:

- (a) leases are not purchases or sales of the land, no matter how long the lease. The lessor retains title to the land during the lease term and regains possession of the land at the end of the lease term. Because the value of land generally does not decline with time, the title to the land is likely to have a significant value at the end of the lease term and can be re-leased at a current market rate.
- (b) there is no conceptual basis for differentiating long-term leases of land from other leases. Inevitably, any definition of a long-term lease of land would be arbitrary.

Non-core assets

BC39 Some regard assets that are not essential to the operations of an entity as being of little interest to users of an entity's financial statements because such assets do not relate to the entity's operations. Accordingly, they think that the costs associated with recognizing and measuring the assets and liabilities arising from leases of such non-core assets would outweigh the benefits to users of financial statements. For example, these commentators think that information about assets and liabilities arising from the lease of a printer is important to assess the operations of a printing company, but would not be important in assessing the operations of a consumer products manufacturer. Those who hold this view state that entities should account for leases of non-core assets using the approach for operating leases in existing guidance, that is, by recognizing the lease payments in the period in which they occur.

BC40 This exposure draft proposes to include leases of non-core assets within the scope of the proposed guidance. Neither IFRSs nor US GAAP distinguish core and non-core purchased assets for the purposes of recognition, and the boards could not justify distinguishing a right-of-use asset relating to a core asset from one that relates to a non-core asset. Additionally, leases of non-core assets may give rise to significant assets and liabilities. In the boards' view, such assets and liabilities are relevant to users of financial statements, regardless of whether they arise from leases of core or non-core assets.

Short-term leases (paragraphs 64 and 65 and Appendix A)

- BC41 This exposure draft proposes to define short-term leases as leases that, at the date of commencement of the lease, have a maximum lease term, including options to renew or extend, of 12 months or less. An entity determines whether a lease is a short-term lease at the date of inception of the lease. That definition is consistent with the distinction between long-term and short-term items in US GAAP.
- BC42 Some responses to the discussion paper questioned whether the cost of tracking and recording a large number of short-term leases would outweigh the benefits of accounting for the rights and obligations arising from a lease as recognized assets and liabilities. Those who hold this view think that it would be sufficient to disclose information about short-term leases that describes the nature of the underlying asset, the value of lease payments and the length of the lease.
- BC43 The boards disagree that disclosure is an adequate substitute for recognition. Short-term leases could give rise to material assets and liabilities. If an entity did not account for the assets and liabilities arising from short-term leases, the assets and liabilities in the statement of financial position would be incomplete and would not be a faithful representation of those short-term leases. Furthermore, a scope exemption for short-term leases would introduce an artificial distinction between leases that are recognized and those that are not. Therefore, this exposure draft proposes that short-term leases are within the scope of the proposed guidance.
- BC44 The boards propose to mitigate concerns about the cost of accounting for short-term leases by providing simplified requirements for such leases (paragraphs 64 and 65).
- BC45 For lessees, the simplified accounting requirements would provide users of financial statements with information on the assets and liabilities arising from short-term leases at the end of each reporting period. However, preparers would not necessarily be required to comply with all of the estimations and calculations proposed for other leases because the short lease period may make their impact on the financial statements insignificant.
- BC46 For lessors, the simplified accounting requirements would reflect in the income statement only the lease payments that are contractually due. The lessor would not be required to recognize in the statement

of financial position the lease liability or the right to receive lease payments during the whole of the lease term, or to derecognize any portion of the underlying asset that represents the lessee's right to use the underlying asset during the term of the lease because the short lease period may make the assets and liabilities arising from those leases insignificant.

Contracts that contain both service and lease components (paragraphs 6 and B5–B8)

- BC47 Many contracts contain service components and lease components. Some of those contracts may be primarily service contracts with embedded lease components, whereas others may be primarily leases with attached services, such as maintenance services.
- BC48 Existing US GAAP requires lessees to apply accounting for operating leases that is similar to that for service contracts. Furthermore, many contracts that contain both service and lease components would be classified as operating leases under existing US GAAP. Thus, compared with existing US GAAP, the right-of-use model places more importance on distinguishing between components of contracts that contain both service and lease components. Therefore, the boards propose to provide guidance on how entities should account for contracts that contain both service and lease components.
- BC49 The boards propose that both lessees and lessors should account separately for a distinct service component in a contract that contains both service and lease components. That approach ensures that the service element of a lease is accounted for on a basis that is consistent with the proposals in the boards' exposure draft on revenue from contracts with customers.
- BC50 This exposure draft proposes that an entity should consider together all concurrently negotiated contracts with another entity when allocating lease and service components. Under the performance obligation approach, if a lessee or a lessor is unable to allocate the payments, this exposure draft proposes to treat the whole contract as a lease. However, in the boards' view, it would be rare to be able to identify a distinct service component and yet not be able to allocate the payments between the components.

- BC51 The boards have different views on how a lessor that applies the derecognition approach should account for leases that include service components that are not distinct.
- BC52 The FASB proposes that a lessor should not separate non-distinct service components of a contract because that approach is consistent with the proposals in the exposure draft on revenue from contracts with customers. That is because that exposure draft proposes that an entity should account for a separate performance obligation only if the promised asset is distinct from other goods or services promised in the contract. Additionally, the FASB notes that requiring different measurement of non-distinct service components for a lessor applying the derecognition approach (as the IASB proposes) would result in inconsistent measurement for a lessee's payables and a lessor's receivables.
- BC53 The IASB proposes that a lessor that applies the derecognition approach should separate all service components of a contract to ensure that income from a service component is not recognized before the lessor provides that service. Although the IASB notes that this is inconsistent with how it proposes that lessees and lessors that apply the performance obligation approach treat non-distinct service components and could result in the lessee's receivables and lessor's payables being measured on different bases, the IASB thinks that it is more important that income from a service component is not recognized before the lessor provides that service. Additionally, the IASB thinks that it should be rare that a lessor will not be able to identify service components within a contract that contains service and lease components.
- BC54 The boards noted that a lessor that applies the performance obligation approach does not recognize income from service components before providing that service, regardless of whether the service component is separated from the lease component. Consequently, both boards propose that a lessor that applies the performance obligation approach should not be required to separate a non-distinct service component of a contract.

Leases of investment property (paragraph 7)

- BC55 The proposals in this exposure draft for leases of investment property differ for IFRS and US GAAP. In principle, a lease of investment property should be within the scope of the proposed standard.

- BC56 However, IFRSs permit investment property to be accounted for using either a cost or a fair value model. Investment property analysts have told the IASB that these requirements provide useful information, especially when the fair value model in IAS 40 *Investment Property* is used. In particular, they say that total rental income is an important measure for investment property analysts.
- BC57 Neither the performance obligation approach nor the derecognition approach to lessor accounting would reflect in the statement of financial position the present value of total expected rental income. Therefore, the IASB proposes that the lessor requirements would not apply to a lessor that accounts for investment property at fair value in accordance with IAS 40. Accordingly, the IASB proposes to amend IAS 40 to require lessors that use the fair value model to recognize lease income arising on the investment property (other than fair value gains and losses) on a straight-line basis over the lease term.
- BC58 The guidance in this exposure draft proposes different accounting for leases of investment property in IFRSs and US GAAP because IFRSs permit fair value measurement of investment property. Existing US GAAP does not permit fair value measurement of investment property. However, the FASB has added to its agenda a project on investment properties to consider whether entities should be given the option (or be required) to measure an investment property at fair value through earnings. The outcome of that project could affect the accounting for leases associated with investment properties.

Distinguishing between a lease and a purchase or sale (paragraphs 8(a), B9 and B10)

- BC59 The requirements in this exposure draft would apply to transactions in which one entity transfers to another the right to use an underlying asset. They would not apply to transactions in which control and all but a trivial amount of the risks and benefits associated with the underlying asset is transferred at the end of the lease term, because such transactions do not meet the proposed definition of a lease and are outside the scope of the proposed guidance. Such transactions are purchases or sales within the scope of other IFRSs and US GAAP, in particular IAS 18, *Revenue*, and Topic 605, *Revenue Recognition*.

- BC60 The boards propose that an entity should determine whether a contract transfers the underlying asset to another entity using the principles developed in their projects on revenue recognition and consolidation. Those projects propose that transfer of control is the determining factor in whether an entity transfers an asset to another entity. However, an entity assesses control of the underlying asset at both the start and the end of the lease.
- BC61 In some cases, a transaction may not be described as a purchase or sale but may transfer control of an underlying asset (rather than a right to use the underlying asset) from one party to another. For example, an entity obtains control of a machine if the lease includes a bargain purchase option exercisable after five years. Thus, the transaction represents a purchase rather than a lease. Such transactions would not be included within the scope of the proposed guidance, even if the contract is described as a lease.
- BC62 Some respondents to the discussion paper were concerned that attempting to distinguish between purchases or sales and leases would reintroduce a classification requirement that would increase the complexity of the proposals. However, the boards think that purchases or sales and leases have different economic effects and that the accounting should reflect those economic differences, regardless of the way that the contract describes the transaction.

Purchase options (paragraph 8(b))

- BC63 The boards considered whether a purchase option is:
- (a) a term of the lease that should be accounted for as if it were an option to extend the lease term; or
 - (b) a means of terminating the lease that should be accounted for only when it is exercised.
- BC64 The boards concluded that when a lessee exercises a purchase option, it terminates the lease and purchases the underlying asset. Thus, the exercise price of the option is not a lease payment and should not be included in the measurement of assets and liabilities arising from a lease. Accordingly, the boards propose that purchase options should not be accounted for until they are exercised. However, bargain purchase options are considered when determining if a transaction is a lease or a purchase or sale.

Measurement: lessees

Initial measurement of the liability to make lease payments (paragraphs 12(a), 13–15 and B11–B13)

BC65 This exposure draft proposes that a lessee should measure the liability to make lease payments at the present value of the lease payments (paragraph 12(a)) at the date of inception of the lease. Nearly all respondents to the discussion paper supported this approach. In the boards' view, the present value of lease payments, discounted using an appropriate discount rate, is a reasonable approximation to fair value. However, the boards concluded that it would normally be less complex for lessees to determine the present value than fair value. This exposure draft proposes that the amount of lease payments to be discounted is determined on a similar basis to that of lessees and lessors. Paragraphs BC110–BC131 discuss the boards' conclusions on how to determine the amount of the lease payments to be discounted.

Discount rate (paragraphs 12(a) and B11–B13)

BC66 The discussion paper proposed that the discount rate used to determine the lessee's liability to make lease payments should be the lessee's incremental borrowing rate, that is, the rate that takes into account the credit standing of the lessee, the length of the lease and the nature and quality of the security provided. The discussion paper also discussed the boards' view that the lessee should not use the rate implicit in the lease, that is, the rate that causes the sum of the present value of cash flows and the present value of the residual value of the underlying asset at the end of the lease to equal the fair value of the underlying asset.

BC67 In theory, the rate implicit in the lease should equal the lessee's incremental borrowing rate. However, the rate implicit in the lease is affected by differences between the lessee's and lessor's estimates of contingent rentals and the residual value of the underlying asset at the end of the lease and may be affected by taxes and other factors known only to the lessor. Thus, it may be difficult for lessees to determine the rate implicit in the lease for some leases, particularly those in which the underlying asset has a significant residual value at

the end of the lease (such as for leases currently classified as operating leases) or in which there are significant contingent rentals.

- BC68 Respondents to the discussion paper said that the rate implicit in the lease is often relatively easy to determine and has the advantage of being specific to the transaction. Some respondents also said that using the lessee's incremental borrowing rate for the lease obligation would not necessarily reduce complexity because the incremental borrowing rate must reflect the credit standing of the lessee as well as the security provided by the underlying asset. The degree of security could be different from lease to lease and from period to period, depending on the fair value of the underlying asset. Lastly, the incremental borrowing rate may not be readily obtainable when the lease term is long.
- BC69 The boards agreed with respondents that the rate implicit in the lease could be readily determined in some circumstances. However, there would be circumstances in which the rate implicit in the lease would be difficult to determine. Accordingly, this exposure draft proposes that the lessee should discount the liability to make lease payments using the lessee's incremental borrowing rate or the rate that the lessor charges the lessee if that rate can be readily determined. The rate that the lessor charges the lessee could be the rate implicit in the lease.

Initial measurement of the right-of-use asset (paragraphs 12(b) and 13–15)

- BC70 The discussion paper proposed that, at the date of inception of the lease, a lessee should measure the right-of-use asset at cost.
- BC71 Cost for a right-of-use asset is the amount of the liability to make lease payments during the lease term, that is, the present value of the lease payments discounted at an appropriate discount rate, plus any initial direct costs incurred by the lessee. At initial recognition, cost represents a reasonable approximation of the fair value of the right-of-use asset. Nearly all respondents to the discussion paper supported the boards' preliminary view that lessees should measure a right-of-use asset at cost.
- BC72 The boards considered the view that lessees should initially measure the right-of-use asset at fair value because that measurement may provide a more relevant assessment of the economic benefits derived

from the use of the underlying asset. However, initial measurement of a right-of-use asset at cost is consistent with the measurement of many non-financial assets, such as assets within the scope of IAS 16, *Property, Plant and Equipment*, and Topic 360, *Property, Plant, and Equipment*, and IAS 38, *Intangible Assets*, and Topic 350, *Intangibles—Goodwill and Other*. The boards think that it would increase comparability for users of financial statements if entities measured right-of-use assets on a basis similar to that of the underlying asset. Furthermore, initial measurement of the right-of-use asset at cost is easier and less costly for entities to apply than fair value measurement because there is usually no active market for right-of-use assets and cost usually provides a reasonable approximation to the fair value of the right-of-use asset at its inception.

Subsequent measurement (paragraphs 16–24)

- BC73 This exposure draft proposes that after the date of commencement of a lease, the lessee should measure both the liability to make lease payments and the right-of-use asset at amortized cost.
- BC74 The boards did not propose that such assets and liabilities should be measured at fair value after initial measurement because:
- (a) it would be inconsistent with the subsequent measurement of many other non-financial assets and non-derivative financial liabilities, thus decreasing comparability for users of financial statements. Some respondents to the discussion paper suggested including an option to measure at fair value liabilities to make lease payments that are similar to other financial liabilities. However, in the boards' view, such an option is inappropriate because it would impair the ability for users of financial statements to compare liabilities to make lease payments.
 - (b) it would be more complex and costly for entities to apply than a cost-based approach because it requires the use of both current expected cash flows and current market interest rates.
 - (c) it would be inconsistent with the proposal that initial measurement of assets and liabilities arising from a lease should not be at fair value (see paragraphs BC65 and BC72).

BC75 Some respondents to the discussion paper suggested that lessees should account for the liability to make lease payments as a financial liability. However, although the liability to make lease payments meets the definition of a financial liability, such a liability has features unique to leases because the liability is linked to a right-of-use asset. Additionally, leases often include specific lease terms such as options and contingent rentals. Therefore, the boards concluded that lessors should not account for the liability to make lease payments as a financial liability.

Revaluation (paragraphs 21–23)

BC76 IFRSs permit the revaluation of non-financial assets, such as property, plant and equipment. US GAAP does not permit revaluation. The boards think that an entity should be permitted to measure a right-of-use asset on the same basis as an asset in the same class as the underlying asset. Therefore, this exposure draft proposes the following approaches to the revaluation of right-of-use assets:

- (a) lessees using IFRSs would have the option to revalue right-of-use assets.
- (b) lessees using US GAAP would not be permitted to revalue right-of-use assets unless required to do so to recognize an impairment loss.

BC77 In the boards' view, the benefits of increased understandability for users of financial statements and improved comparability between entities that report in accordance with either IFRSs or US GAAP would outweigh the disadvantage of non-convergence.

BC78 Revaluation of right-of-use assets by lessees using IFRSs would be consistent with the accounting permitted by other IFRSs for non-financial assets that are initially measured at cost. Accordingly, in situations in which the underlying asset is property, plant or equipment, the revalued right-of-use asset would be comparable to property, plant and equipment that is revalued in accordance with IFRSs. Such non-financial assets are subject to depreciation or amortization and may be subsequently remeasured at fair value, if fair value can be reliably measured. This exposure draft proposes to carry forward the requirements in other IFRSs for entities to make revaluations with such regularity that the carrying amount of the asset

at the end of the reporting period does not differ materially from its fair value.

- BC79 The IASB considered whether lessees should apply the revaluation model in IAS 38 to the revaluation of the right-of-use asset. IAS 38 permits entities to measure intangible assets at a revalued amount, which is the fair value of the asset at the date of revaluation, determined by reference to an active market less any subsequent accumulated amortization and any subsequent accumulated impairment losses. However, the IASB thinks that an active market for right-of-use assets would be very rare. This would mean that very few right-of-use assets would be revalued and would result in inconsistent accounting between owned assets and similar leased assets. Accordingly, the IASB proposes to permit revaluation of the right-of-use asset in accordance with IAS 38 but to remove the requirement for entities to determine the fair value of the revalued right-of-use asset by reference to an active market. As a result, this exposure draft proposes that right-of-use assets may be carried at a revalued amount, that is, the fair value of the asset at the date of revaluation (which need not be determined by reference to an active market) less any subsequent accumulated amortization and any subsequent accumulated impairment losses.
- BC80 This exposure draft proposes that if an entity applying IFRSs revalues a right-of-use asset, it should revalue the entire class of assets (that is, the entire class of assets comprising all owned and leased assets) to which the underlying asset belongs. That would result in information that is more relevant to users of financial statements because entities would measure all owned and leased assets in the same class of asset in the same way. It would also be consistent with the requirement in IAS 16 and IAS 38 that an entity must revalue all assets in a class of assets. However, the IASB decided not to propose requiring an entity to revalue leases of an asset whenever it revalues owned assets in that class of asset. In the IASB's view, to do so might increase the burden on reporting entities because they may not have the information available to revalue the right-of-use asset, even if they have that information for their owned assets.
- BC81 Because US GAAP does not permit revaluation of non-financial assets, the FASB is proposing that lessees applying US GAAP cannot revalue right-of-use assets. Permitting such revaluations would create inconsistency between the accounting for a right-of-use asset and an owned asset in US GAAP.

Impairment (paragraph 24)

- BC82 This exposure draft proposes the following two approaches to the impairment of right-of-use assets:
- (a) entities applying IFRSs apply the impairment requirements of IAS 36, *Impairment of Assets*; and
 - (b) entities applying US GAAP apply the impairment requirements of Section 360-10-35.
- BC83 That approach would result in divergence between IFRSs and US GAAP because guidance on impairment in IFRSs and US GAAP differ. However, in the boards' view, the benefits of increased understandability for users of financial statements and improved comparability of leased and owned assets for entities that report under either IFRSs or US GAAP outweigh this disadvantage.
- BC84 The boards rejected an approach in which all lessees would apply the requirements of either IFRSs or US GAAP for right-of-use assets because such an approach would result in an impairment model for right-of-use assets that is different from that for other non-financial assets in IFRSs or US GAAP. That could cause difficulties in determining impairment for a group of assets comprising both leased and owned assets. In the boards' view, consistent accounting between right-of-use assets and other non-financial assets provides more useful information than adopting a common approach for impairment of right-of-use assets. Such information would be easier for reporting entities in each jurisdiction to implement and would benefit users of financial statements through increased comparability between assets that the reporting entity owns and those that it leases.
- BC85 The boards also decided not to develop a new impairment approach that applied only to right-of-use assets. Having a different impairment accounting model for right-of-use assets and other non-financial assets would be difficult to justify because right-of-use assets are similar to other non-financial assets subject to amortization and impairment. In addition, such an approach would add complexity to the proposed guidance.

Reassessment of lease term (paragraph 17(a))

- BC86 Paragraphs BC132 and BC133 describe the boards' reasons for requiring both lessees and lessors to reassess the lease term after initial measurement. The boards propose that a lessee should adjust the carrying amount of the right-of-use asset to reflect changes in the measurement of the related liability to make lease payments arising from the reassessment of a lease term. In contrast, entities recognize changes in most other liabilities in net income. In the boards' view, the proposal to adjust the right-of-use asset for changes in the related obligation is justified because a change in the assessed lease term represents the lessee's expectation to acquire more or less of the right to use the underlying asset.

Reassessment of contingent rentals, term option penalties and residual value guarantees (paragraphs 17(b) and 18)

- BC87 Paragraph BC134 describes the boards' reasons for requiring both lessees and lessors to reassess contingent rentals, term option penalties and residual value guarantees during the lease term. This exposure draft proposes that changes in amounts payable under contingent rental arrangements, term option penalties and residual value guarantees arising from current or prior periods should be recognized in net income. All other changes, that is, those arising from expectations about future periods, would be recognized as an adjustment to the lessee's right-of-use asset.
- BC88 That proposal would require lessees to identify the amount of the adjustment to the liability to make lease payments that relates to past or current periods. Thus, it is more complex than an approach in which all changes are treated in the same way. However, in the boards' view, this approach best reflects the economics of many leases because it recognizes costs in the periods to which those costs relate. For example, if lease payments are linked to sales and the liability to make lease payments increases because of an increase in expected future sales, the increase in the obligation would be recognized as an adjustment to the right-of-use asset. Lessees would recognize the increase in the carrying amount of the right-of-use asset in net income (through amortization) in those future periods in which the future economic benefits represented by the right-of-use asset are recognized. That approach also is consistent with the accounting for changes in estimates in accordance with both IFRSs and US GAAP, which require changes in accounting estimates to be

accounted for in the period that is affected by the change (that is, current and future periods).

- BC89 An increase in the amount payable under a residual value guarantee arises from a decrease in the value of the underlying asset. Accordingly, some might view adding such an increase to the carrying amount of the right-of-use asset as counterintuitive. However, in the boards' view, changes in amounts payable under residual value guarantees are changes in the cost of the right-of-use asset that was determined at the date of inception of the lease. Accordingly, the boards think that entities should account for residual value guarantees in the same way that they account for contingent rental arrangements. In addition, the boards note that the proposed requirement for lessees to review right-of-use assets for impairment would ensure that assets arising from leases are not overstated.

No reassessment of the discount rate (paragraph 19)

- BC90 This exposure draft proposes that entities should not revise the discount rate under the amortized cost-based approach when there are subsequent reassessments of the expected lease term or contingent rentals, unless the lease payments are contingent on variable reference interest rates. Paragraph BC135 describes the boards' reasons for this requirement.

Measurement: lessors

Performance obligation and derecognition approaches: right to receive lease payments

- BC91 Paragraphs BC92–BC98 discuss the proposed measurement of the lessor's right to receive lease payments, which is common to both the performance obligation approach and the derecognition approach for lessor accounting.

Initial measurement of the right to receive lease payments (paragraphs 33(a), 34–36, 49(a) and 51–53)

- BC92 This exposure draft proposes that a lessor should measure the right to receive lease payments on a basis consistent with the measurement of similar assets under US GAAP. Accordingly, this exposure draft proposes that a lessor should measure the right to receive lease payments at the present value of the lease payments discounted using the rate that the lessor charges the lessee plus any initial direct costs incurred by the lessor. US GAAP requires entities to measure non-cash consideration for property, goods or services in a way similar to cash consideration, that is, at the present value of the consideration exchanged between the contracting parties at the date of the transaction. Paragraphs BC110–BC131 discuss the reasons for the boards' conclusions on how to determine the present value of lease payments.
- BC93 Some respondents to the discussion paper suggested that entities should account for the right to receive lease payments as a financial asset. However, although the right to receive lease payments meet the definition of a financial asset, the boards think that such a right often has features unique to leases such as options and contingent rentals. Therefore, the boards concluded that a lessor should not account for a right to receive lease payments in the same way as other financial assets unless that right is impaired, transferred or derecognized.
- BC94 The boards considered whether a lessor should measure the right to receive lease payments at fair value on initial measurement. However, the boards propose not to require fair value measurement for the right to receive lease payments for reasons similar to those for not proposing fair value measurement of the right-of-use asset, as described in paragraph BC72. The boards also decided that there would be no option to measure the right to receive lease payments at fair value because to do so would impair comparability between reporting entities with similar lease assets.

Discount rate (paragraphs 33(a) and 49(a), Appendix A and paragraphs B12 and B13)

- BC95 The boards considered whether the discount rate used to determine the present value of lease payments should be the rate implicit in the lease, the lessee's incremental borrowing rate, or the rate that the

lessor charges the lessee. The boards rejected requiring the use of the lessee's incremental borrowing rate because in some cases it would yield a transaction price that differs from the known fair value of the underlying asset. However, the boards also think that the rate implicit in the lease would not be appropriate in all circumstances, for example in some property leases when the residual value of the underlying asset can appreciate rather than depreciate. The boards note that the rate the lessor charges the lessee may be the lessee's incremental borrowing rate, the rate implicit in the lease or some other rate appropriate for the type of lease. The boards propose that lessors should use the rate the lessor charges the lessee because that rate reflects the specific features of the contract.

Subsequent measurement of the right to receive lease payments (paragraphs 37(a), 39–41, 54 and 56–59)

- BC96 The boards propose that the right to receive lease payments should be measured at amortized cost after initial measurement for the reasons described in paragraph BC74.

Impairment (paragraphs 41 and 58)

- BC97 This exposure draft proposes that a lessor should evaluate the right to receive lease payments for impairment in accordance with IAS 39, *Financial Instruments: Recognition and Measurement*, (for entities using IFRSs) and the impairment guidance in Topic 310, *Receivables* (for entities using US GAAP). Although the right to receive lease payments meets the definition of a financial asset, it is not accounted for as one either initially or subsequently (see paragraph BC93). However, the impairment model for financial instruments requires a direct estimate of future cash flows and reflects the credit risk associated with those cash flows. In the boards' view, that model is more appropriate for rights to receive lease payments than the impairment model for non-financial assets that depends on other asset risks. The boards think that it would add undue complexity to the proposed guidance to develop a new impairment approach for a particular class of financial assets.

Reassessment (paragraphs 39 and 56)

- BC98 Paragraphs BC132–BC134 describe the boards' reasons for requiring entities to reassess the lease term, contingent rentals and expected payments under term option penalties and residual value guarantees after initial measurement. Consistent with the treatment of changes arising from reassessment by lessees, the lessor adjusts the right to receive lease payments to reflect changes arising from reassessment. Paragraph BC135 describes the boards' reasons for proposing that discount rates should not be reassessed after initial measurement.

Performance obligation approach (paragraphs 33–41)

Initial and subsequent measurement of the lease liability (paragraphs 33(b), 37(b) and 38)

- BC99 The measurement of the lease liability in the performance obligation approach is based on the proposals in the boards' exposure draft on revenue from contracts with customers. Therefore, an entity should:
- (a) measure the lease liability at the amount of customer consideration on initial recognition.
 - (b) remeasure the lease liability to reflect the extent to which it has satisfied the obligation to permit the lessee to use the underlying asset after initial measurement.
 - (c) treat changes in uncertain consideration as changes in the original transaction price.
- BC100 For a lessor, the lease liability is a performance obligation. The initial measurement of the lease liability is equal to the present value of lease payments receivable. The lessor satisfies the performance obligation by permitting the lessee to use the underlying asset continuously during the lease term. In the boards' view, that means that the lessor satisfies the performance obligation on a continuous basis. Accordingly, the lessor should:

- (a) measure the lease liability at the present value of lease payments receivable (paragraph 33(b)).
- (b) remeasure the lease liability at the end of each reporting period to reflect satisfaction of that obligation (paragraphs 37(b) and 38).
- (c) adjust the lease liability for any change in the right to receive lease payments resulting from a reassessment of the lease term, amount of contingent rentals or expected payments under term option penalties and residual value guarantees to the extent that those lease payments relate to unsatisfied obligations (paragraph 39(b)(ii)). (This mirrors the accounting by the lessee, which adjusts the right-of-use asset for any changes in the lessee's liability to make lease payments relating to future periods.)
- (d) recognize in net income any change in the right to receive lease payments resulting from a reassessment of amounts receivable under contingent rentals or expected payments under term option penalties and residual value guarantees to the extent that those lease payments relate to satisfied obligations (paragraph 39(b)(i)).

Derecognition approach (paragraphs 49–59)

- BC101 Paragraphs BC21 and BC22 describe the full and partial derecognition approaches. The boards acknowledge that the partial derecognition approach is the more complex of the two approaches to apply. However, the boards regard a partial derecognition approach as more consistent with a model that regards a lease as a transfer of some of the rights to use an underlying asset. That is because in a partial derecognition approach, the lessor derecognizes only the portion of the underlying asset that it transferred to the lessee. In contrast, a full derecognition approach regards the lessor as having transferred the entire underlying asset to the lessee and as having created a new right to the residual asset for the lessor.
- BC102 Furthermore, in a full derecognition approach, the entity recognizes at the commencement of the lease all the gains and losses that relate to the underlying asset. In the boards' view, that would overstate the gains and losses arising from the contract. In a partial derecognition approach, the lessor recognizes gains and losses at the

commencement of the lease that relate only to the rights transferred to the lessee. Therefore, this exposure draft proposes a partial, rather than a full, derecognition approach for leases in which the lessor has not retained exposure to significant risks or benefits associated with the underlying asset during or after the expected lease term.

Initial measurement

Initial measurement of the residual asset (paragraphs 49(b) and 50)

- BC103 The boards discussed the following two alternatives relating to the initial measurement of the lessor's residual asset:
- (a) measure the residual asset at fair value.
 - (b) measure the residual asset as an allocation of the carrying amount of the underlying asset.
- BC104 Some commentators supported measuring the residual asset at fair value. Those that supported the use of fair value think that fair value would provide information that is more relevant to users of financial statements, while imposing little additional cost to lessors that would be expected to have already made assumptions about the expected fair value of the residual asset before entering into the lease.
- BC105 However, the boards propose that the residual asset should be measured on the basis of an allocation of the carrying amount of the underlying asset because that would avoid additional costs for lessors for whom it might be difficult to measure the fair value of the residual asset (given that the residual asset has not been transferred). In addition, measuring the residual asset on such a basis would avoid requiring the lessor to recognize revenue at the date of commencement of the lease for the portion of the underlying asset not subject to the lease. Measuring the residual asset at fair value would result in similar effects as the full derecognition approach that the boards rejected. That is, the lessor would recognize a profit at the date of commencement equal to the difference between the carrying amount of the underlying asset and its fair value even though only a portion of the entire leased asset had been transferred. Accordingly, this exposure draft proposes that the residual asset

should be measured by allocating the carrying amount determined at the date of inception of the lease.

Subsequent measurement

Subsequent measurement of the residual asset (paragraph 55)

- BC106 The boards propose that after initial measurement the lessor should not measure the residual asset at fair value because it would be costly for entities and could result in the recognition of unrealized gains. However, the boards think that the carrying amount of a residual asset should be adjusted to reflect any impairment. The boards considered an approach in which the lessor accretes the residual asset during the lease term to its expected value at the end of the lease term. That would reduce the number of situations in which a lessor recognizes large gains on re-leasing an asset. However, the boards rejected that approach because it would be inconsistent with the cost-based approach to initial recognition. Therefore, the boards propose that lessors should not remeasure the residual asset during the lease term other than for impairment.

Reassessment of lease term (paragraph 56(a))

- BC107 The reassessment of the lease term may result in changes to the relative fair values of the lessee's right to use the underlying asset and the rights retained by the lessor.
- BC108 The boards propose that a lessor should adjust the carrying amount of the residual asset so that the amount reflects the relative fair value of what has been transferred (the right to receive lease payments) and what has been retained (the residual asset). In the boards' view, this is an appropriate way of allocating the cost of the underlying asset between what has been sold and what has been retained. Consistently with the recognition of the residual asset at the date of commencement of the lease, a longer lease term results in higher lease income and lease expenses, and a shorter lease term results in lower lease income and lease expenses.

Reassessment of contingent rentals and expected payments under term option penalties and residual value guarantees (paragraph 56(b))

- BC109 A change in contingent rentals and expected payments under term option penalties and residual value guarantees represents a change in the total consideration that the lessor expects to receive for transferring a right-of-use asset to the lessee. This exposure draft proposes that entities should recognize such changes in consideration of net income to be consistent with the treatment of the consideration at the date of commencement of the lease. The boards rejected adjusting the lessor's residual asset for changes in the right to receive lease payments arising from performance-based or index-based contingent rentals because such changes do not necessarily represent changes in the lessor's remaining rights relating to the underlying asset.

Measurement issues common to lessee and lessor accounting

Reflecting uncertainties in the lease payments (paragraphs 13–15, 34–36, 51–53 and B16–B21)

- BC110 Both the lessee and lessor accounting models propose that assets and liabilities arising from leases should be measured on the basis of the present value of lease payments, discounted using an appropriate discount rate.
- BC111 Determining the present value of lease payments involves the following steps:
- (a) determining the lease term, in other words, the number of lease payments.
 - (b) determining the number and amount of lease payments required during the lease term.
 - (c) discounting the amount of the lease payments to their present value and determining their weighted average.

- BC112 In some leases, the payments under the lease are not fixed because:
- (a) there may be changes to the lease term (for example, if there are options to extend or terminate a lease); and
 - (b) there may also be changes in the amount of the lease payments arising from contingent rental arrangements, term option penalties or residual value guarantees.
- BC113 This exposure draft proposes that amounts paid to exercise a purchase option included in a lease are not lease payments. When a lessee exercises a purchase option, it purchases the underlying asset and the contract is no longer a lease. The amount paid to exercise the option would not be a lease payment, but would be part of the cost of acquiring the underlying asset.

**Lease term: options to extend or terminate the lease
(paragraphs 13, 34 and 51, Appendix A and paragraphs
B16–B20)**

- BC114 Leases often grant the lessee the right to extend the lease beyond the initial lease period or to terminate the lease before the end of the lease period.
- BC115 The discussion paper proposed that an entity should account for options to extend or terminate a lease at a date that differs from the end of the initial lease period by assuming the most likely of the possible lease terms. Such an approach would:
- (a) be simpler to apply than other approaches that would require separate measurement of options.
 - (b) eliminate the need to differentiate between options to renew and options to terminate a lease.
 - (c) reflect entity-specific factors that might influence whether the option is exercised.
 - (d) result in the measurement of the lease reflecting the expected outcome.

- (e) avoid the measurement reliability problems inherent in other approaches considered by the boards (see paragraph BC120).

BC116 Respondents to the discussion paper said that determining the present value of lease payments on the basis of the most likely lease term might result in the recognition of a liability that does not meet the definition of a liability. They also said that this approach does not distinguish between a five-year, non-cancellable lease and a three-year lease with an option to extend for two years that is likely to be exercised.

BC117 However, the boards think that using the most likely lease term is a practical solution to the problems associated with the accounting for leases with options. If optional periods are not included in the lease term, the right-of-use asset or the lease liability might be misstated. Furthermore, the other approaches that the boards considered for determining the lease term, including a qualitative assessment, determination based on a probability threshold or a components approach would either create significant structuring opportunities or be complex to apply.

BC118 In the boards' view, the lease term should reflect the entity's reasonable expectation of what the term will be. To clarify that this differs from the term with the highest probability of occurring, this exposure draft proposes that an entity should account for options to extend or terminate a lease by assuming the longest possible lease term that is more likely than not to occur.

BC119 This exposure draft proposes that an entity should consider all relevant factors when it determines the lease term, including contractual and non-contractual factors, business factors, and lessee-specific factors (for example, past practice and intention). To do otherwise could result in the entity using a lease term that does not reflect the longest possible lease term that is more likely than not to occur. Accordingly, an entity should consider options to renew a lease at market rent when it determines the longest possible lease term that is more likely than not to occur. Some board members would have preferred a higher threshold than 'more likely than not', such as 'reasonably assured.' They are concerned that 'more likely than not' could result in more frequent reassessment of the liability, which could diminish the usefulness of financial reporting.

BC120 The boards also considered the following approaches:

- (a) *The components approach*—An option to extend or terminate a lease is recognized and measured separately from the assets and liabilities arising from the lease for the term specified in the lease. However, such an approach would introduce complexity, ignore the interrelationship between the term of a lease and the exercise of options and be difficult to apply because options may be difficult to reliably measure.
- (b) *The disclosure approach*—An entity recognizes a right to receive, or a liability for, lease payments for the minimum contractual term and discloses the existence of any options to extend the term. Although this approach would be simple to apply, it would provide less useful information to users of financial statements because the measurements of the asset and liability ignore the existence of the options and thus potentially misrepresent the assets and liabilities arising from a lease. Furthermore, if an entity has many leases, the disclosures could be lengthy, complex and difficult to understand.
- (c) *The probability-weighted measurement approach*—The measurement of the lease asset or liability reflects the probability of each possible outcome. In this approach, an 80 per cent probability that an option to extend a lease will be exercised is incorporated into the measurement of the liability to make lease payments or the right to receive lease payments by weighting the extended term by 80 per cent and the shorter term by 20 per cent. Although some respondents to the discussion paper expressed support for a probability-weighted measurement approach, most said that such an approach would add complexity without providing more relevant information. The boards noted that uncertainty over the lease term affects whether an asset or a liability exists to be recognized, rather than the measurement of that asset or liability. In the boards' view, a probability-weighted approach is not appropriate to determine whether an asset or liability exists. Thus, the boards do not propose to adopt this approach for determining the lease term because it might be difficult to reliably measure the probability of exercise of an option and to avoid an entity recognizing a lease term that does not reflect a possible outcome, which some find counterintuitive.
- (d) *Recognize options that provide an incentive to exercise approach*—Optional lease periods are reflected in the

recognized assets and liabilities only if the arrangement includes an incentive to extend the lease, for example, penalties payable on cancellation, reduced rentals during optional periods or situations in which the costs of not exercising the option to use the asset make renewal likely. The boards do not propose to adopt this approach because it ignores the effects of options that are likely to be renewed but do not include an incentive for renewal.

Amount of the lease payments: contingent rentals, term option penalties and residual value guarantees (paragraphs 14, 35, 52 and B21)

- BC121 In some leases, the amount of each lease payment is variable rather than fixed. This variability can arise because of features, such as contingent rentals, based on:
- (a) price changes, or changes in an external rate or the value of an index. In this type of lease, the amount of the lease payments is adjusted for changes in market lease rates, an external rate, such as LIBOR, or the value of an index, such as the consumer price index.
 - (b) the lessee's performance derived from the underlying asset. For example, a lease of retail property may specify that the lease payments are based on a specified percentage of sales made from that property.
 - (c) the usage of the underlying asset. For example, a car lease may require the lessee to make additional lease payments if the lessee exceeds a specified mileage.
- BC122 Some think that recognizing assets or liabilities for contingent rentals misrepresents the nature of the contingency because:
- (a) the effect of contingent rentals based on usage or performance is to reduce the lessee's exposure to the risk associated with the underlying asset during or after the expected lease term. However, the effect of recognizing a liability in respect of payments of this type is to suggest that the entity is exposed to more risk.

- (b) the lessee's liability to make and the lessor's right to receive contingent rentals do not exist until the future event requiring the payment occurs (that is, the underlying asset is used, a sale is made or the level of an index changes).

Accordingly, some think that entities should only provide disclosure of contingent rentals.

BC123 However, in the boards' view, the liability to pay contingent rentals and the right to receive lease payments exist at the date of inception of the lease. Such contingent rentals meet the definition of a liability for the lessee and an asset for the lessor. It is only the amount to be paid that is uncertain. The boards noted that the measurement of non-financial liabilities generally does not include payments that can be avoided. However, the lessee's liability is a financial liability. In addition, not reflecting contingent rentals in the measure of a liability to make lease payments could have the following implications:

- (a) Lessees could have a right-of-use asset and lessors could have a right to receive lease payments that would not be recognized, or could be significantly understated.
- (b) Lessees could structure lease payments as contingent to avoid recognizing a liability.

BC124 The boards rejected an approach in which only unavoidable contingent rental payments would be reflected in the measurement of the liability to make or right to receive lease payments. Unavoidable contingent rentals include lease payments contingent on indices and unavoidable performance-based contingent rentals (for example, when the lessee is contractually required to keep the leased premises open to customers for a specified number of hours per day). Unavoidable performance-based contingent rentals exclude most usage-based contingent rentals. Recognizing only unavoidable contingent rentals would be consistent with the definition of a liability in IAS 37.

BC125 In the boards' view, the measurement of the right-of-use asset and right to receive lease payments should reflect all rights received, even if the payment or receipt of those rights is contingent. For example, a lease could specify zero fixed lease payments and high contingent rentals. The right-of-use asset and right to receive lease payments for such a lease would be zero if contingent rentals were not included in the measurement of those rights. In the boards' view, the treatment of contingent rentals should be consistent with the

treatment of lease payments in optional lease periods. A lessee would recognize a right-of-use asset and a lessor would recognize a right to receive lease payments in the optional period, even if the lessee controls the option. That consistency would aid comparability with other leased and owned assets. The boards noted differences in the approach between Topic 450 and other US GAAP, but concluded that introducing recognition criteria similar to that in Topic 450 would result in the understatement of right-of-use assets by lessees and of rights to receive lease payments by lessors. It would also decrease comparability, introduce structuring opportunities and increase complexity.

BC126 The boards considered the view that it may be difficult for a lessor to estimate contingent rentals that depend on the actions of lessees. However, the boards expect that entities negotiate leases with contingent rental arrangements with some level of understanding about the likely amount of payments. Accordingly, the most useful information is obtained when a right to receive lease payments and a lease liability include an estimate of the expected lease payments. However, to address concerns about reliability, the boards propose that the lessor's right to receive lease payments should reflect contingent rentals and amounts receivable under residual value guarantees only if they can be measured reliably. That is consistent with the proposals in the boards' exposure draft on revenue from contracts with customers.

BC127 This exposure draft proposes that entities should account for residual value guarantees, in which a lessee compensates a lessor if the value of the underlying asset at the end of a lease is less than a specified amount, in the same way as it accounts for contingent rentals. In the boards' view, a residual value guarantee is equivalent to a contingent payment at the end of the lease term. The boards considered the view that entities should account for residual value guarantees separately because they are linked to the value of the underlying asset and may meet the definition of a derivative. Those with this view think that such guarantees should not affect the amount of the right-of-use asset or the right to receive lease payments. However, the boards think that residual value guarantees are often so interlinked with other lease terms that it could be misleading to recognize such guarantees separately.

***How to estimate amounts payable for contingent rentals
(paragraphs 14, 35, 52 and B21)***

- BC128 This exposure draft proposes that an entity should measure the effect of contingent rentals using an expected outcome technique that requires the entity to consider a reasonable number of possible cash outflows and their probability distribution. The boards considered concerns that an expected outcome technique could be costly. However, an expected outcome technique need not always consider all possible outcomes using complex models and techniques. The boards think that it should be possible to develop a limited number of discrete scenarios and probabilities that capture the array of possible cash flows.
- BC129 The boards rejected a measurement approach based on the most likely lease payments. Although such an approach would be consistent with the proposal that the lease term should be based on the longest possible term that is more likely than not to occur, and could be simpler and easier to apply than an expected outcome approach, the boards think that such an approach:
- (a) would place too much emphasis on a single outcome.
 - (b) might provide misleading information to users of financial statements when the distribution of possible outcomes is skewed.
 - (c) would require additional guidance when two or more outcomes have the highest probability.
- BC130 Therefore, this exposure draft proposes that the present value of lease payments should reflect a probability-weighted estimate of contingent rentals payable.

***Contingent rentals based on an index or rate (paragraphs 14(a),
35(a) and 52(a))***

- BC131 In principle, forecasting techniques should be used to determine the effect of contingencies based on changes in an index or rate. However, forecasting contingencies on the basis of changes in an index or rate requires macroeconomic information that entities may not have readily available. In the boards' view, the usefulness of the additional information obtained using such a forecast would not justify

the costs of obtaining it. However, if forward rates or the prices stipulated in the contract are readily available for the period of the lease term (for example, from a government department or public service agency), using such forecasts would limit costs to adjusting the available rates or indices while providing better information to users of financial statements. Therefore, this exposure draft proposes that if lease payments are contingent on changes in an index or a rate, such as the consumer price index or the prime (basic) interest rate, the entity should measure the present value of lease payments using readily available forward rates or indices. If forward rates or indices are not readily available, the entity would use prevailing rates or indices.

Reassessment

Reassessment of lease term (paragraphs 17(a), 39(a) and 56(a))

- BC132 In the discussion paper, the boards concluded that users of financial statements receive more relevant information when entities reassess the lease term at each reporting date because reassessment reflects current market conditions and, in the boards' view, using lease terms established at initial recognition throughout the lease arrangement could be misleading. Respondents to the paper were generally supportive of this preliminary view. Consequently, this exposure draft proposes that lessees and lessors should reassess the lease term at each reporting date.
- BC133 Some respondents to the discussion paper were concerned that reassessment of lease terms would be costly for an entity with many leases. To address that concern, paragraphs 17(a), 39(a) and 56(a) propose that detailed examination of every lease is not required unless there has been a change in facts or circumstances that would indicate that there is a significant change in the lease asset or lease liability.

Reassessment of contingent rentals, term option penalties and residual value guarantees (paragraphs 17(b), 39(b) and 56(b))

- BC134 This exposure draft proposes that entities should reassess the expected lease payments if any new facts or circumstances indicate that there has been a significant change to the lease payments. The boards noted that reassessment of the expected lease payments would provide more relevant information to users of financial statements because it would reflect current economic conditions. However, the boards concluded that the benefits of reassessment would outweigh the cost of performing the reassessment only if there is an indication that there is a significant change in the lease payments.

No reassessment of the discount rate (paragraphs 19, 40 and 57)

- BC135 The boards think that options to extend the lease term have features that are economically similar to loan commitment facilities that permit multiple draw-downs. For those multi-draw loan facilities, the interest rate to be charged is set at inception and reflects the possibility of further draw-downs. Applying a similar approach to leases, the incremental borrowing rate used at inception for a lease with an option to extend would reflect the option to extend at the rate the lessor charges the lessee. The option to extend is an integral part of the lease at the date of inception of the lease, and the pricing of the lease should reflect the option. Therefore, the boards propose that the discount rate used to determine the present value of lease payments should not be revised when there are subsequent reassessments of the expected lease term or contingent rentals, unless the lease payments are contingent on variable reference interest rates. The boards also noted that this conclusion reflects conditions at the date of inception of the lease, which is consistent with the notion of cost-based measurement. This approach is less complex and costly for preparers to apply. The IASB also noted that this approach is consistent with the measurement principles of amortized cost in IAS 39 and proposed IFRS *Financial Instruments: Amortised Cost and Impairment*.

Initial direct costs (paragraphs 12(b), 33(a) and 49(a), Appendix A and paragraphs B14 and B15)

- BC136 Initial direct costs are incremental costs directly attributable to negotiating and arranging a lease. This exposure draft proposes that lessees and lessors should capitalize initial direct costs by adding them to the carrying amount of the right-of-use asset and the right to receive lease payments, respectively.
- BC137 The boards considered whether an entity should recognize initial direct costs as an expense when incurred. That approach would be consistent with the accounting for transaction costs arising in business combinations and arising on the acquisition of some financial instruments that are measured initially at fair value. However, the boards rejected the approach because capitalizing initial direct costs is consistent with the treatment of the costs associated with acquiring other financial and non-financial assets (for example, property, plant and equipment and intangible assets). In general, existing guidance includes in the cost of an asset the incremental costs directly attributable to the acquisition of the asset. Maintaining consistency between lease assets and underlying assets increases comparability and reduces structuring opportunities.
- BC138 The boards also considered whether initial direct costs incurred by lessees should be allocated between the asset and liability arising from a lease at the date of commencement of the lease. However, the boards think that such an approach would be costly for entities to apply with little incremental benefit for users of financial statements and would add complexity to any proposed guidance.

Measurement: subleases

- BC139 An entity sometimes acts as both a lessee and a lessor of the same asset. In a sublease, an intermediate lessor enters into a leasing arrangement as both (a) a lessee, leasing an underlying asset from a head lessor, and (b) a lessor, subleasing the same underlying asset to a sublessee for the same or shorter term.
- BC140 The boards considered how their tentative decisions for lessee and lessor accounting would apply to subleases. This exposure draft proposes that an intermediate lessor, such as a lessee in a head lease, would account for the assets and liabilities arising from the

head lease in accordance with the lessee model that is proposed in this exposure draft. Similarly, the intermediate lessor, as a lessor in a sublease, would account for the assets and liabilities arising from the sublease in accordance with the lessor model proposed in this exposure draft.

- BC141 The boards acknowledged that the accounting for lessees and lessors could result in different measurements of assets and liabilities arising under a head lease and a sublease because a lessor measures a lease asset only on the basis of lease payments that can be measured reliably (paragraphs 35(a), 35(b), 52(a) and 52(b)), whereas a lessee does not consider measurement reliability (paragraphs 14(a) and 14(b) when it determines the liability to make lease payments (see paragraph BC126). Additionally, different discount rates may be used in each transaction. However, the boards think that a head lease and a sublease are separate transactions and that entering into a sublease should not result in a different measurement basis compared with other leases. As noted in paragraph BC150, the boards propose separate presentation for a liability to make lease payments arising under a head lease.

Presentation: lessees and lessors

- BC142 In this exposure draft, the proposals for presentation of assets and liabilities arising from leases do not consider the proposals in the boards' project on financial statement presentation. The boards will consider the effects of that project at a later date.

Presentation: lessees (paragraphs 25–27)

Statement of financial position (paragraph 25)

- BC143 This exposure draft proposes that a lessee should present a right-of-use asset with property, plant and equipment so that the economic benefits arising from both leased and owned assets are presented in a similar way. Although some view a right-of-use asset as an intangible asset, the boards think that classifying a right-of-use asset with property, plant and equipment provides better information about how the lessee uses the underlying asset than classifying it as an

intangible asset. Thus, such classification provides useful information about the productive capacity of a business.

BC144 However, the boards think that there are important differences between a right-of-use asset and an owned asset. For example, there may be greater financial flexibility for the payments associated with a right-of-use asset than for an owned asset or there may be greater risks because, for example, the lessee may need to replace the right-of-use asset at the end of the lease term but may not be able to secure a favorable rate for the replacement lease. Accordingly, this exposure draft proposes that in the statement of financial position lessees should present right-of-use assets separately from assets that are not leased.

BC145 Similarly, this exposure draft proposes that a lessee should present the liability to make lease payments separately from other financial liabilities in the statement of financial position. In the boards' view, a liability to make lease payments is a unique class of liability that is linked to a corresponding asset and may have features such as options and contingent rentals that differ from those in other liabilities. Thus, separate presentation of the liability to make lease payments provides users of financial statements with information that is important in understanding the extent to which an entity uses lease arrangements and highlights the relationship between the liability to make lease payments and the right-of-use asset. The majority of responses to the discussion paper supported this view.

Income statement (paragraph 26)

BC146 This exposure draft proposes that lessees should present amortization expense on the right-of-use asset and interest expense on the liability to make lease payments as separate line items in the income statement or in the notes. In the boards' view, in most cases, disclosure in the notes would be sufficient to highlight the expenses that relate to leases. However, if considered relevant to an understanding of the entity's financial performance, an entity would present such items in the income statement.

Statement of cash flows (paragraph 27)

BC147 This exposure draft proposes that lessees should classify separately cash repayments of amounts borrowed and interest payments arising

from leases as financing activities in the statement of cash flows. That is because such amounts arise from a lease liability, which the entity incurs as part of a financing activity to acquire a right-of-use asset.

Presentation: lessors (paragraphs 42–45 and 60–63)

Performance obligation approach (paragraphs 42–45)

Statement of financial position (paragraphs 42 and 43)

- BC148 This exposure draft proposes a form of linked presentation in which a lessor presents gross in the statement of financial position the underlying asset, the right to receive lease payments and the lease liability, totalling those amounts to a net lease asset or lease liability. The boards think that such a presentation has the following advantages:
- (a) It reflects the interdependency (i) of the underlying asset, (ii) of the right to receive lease payments and (iii) of the lease liability, while acknowledging that the criteria for offsetting that would permit the right to receive lease payments and the lease liability to be presented net are not met.
 - (b) It reflects that the lessor continues to own the leased asset.
 - (c) It alleviates the concern that presenting separately the underlying asset, a right to receive lease payments and an offsetting lease liability inappropriately overstates both total assets and total liabilities in the statement of financial position.
- BC149 This exposure draft also proposes that lessors should present the underlying asset, right to receive lease payments and lease liability separately from other assets and liabilities to distinguish assets and liabilities arising from a lease from other assets and liabilities. In the boards' view, information about assets and liabilities arising from a lease is important to understanding the lessor's lease arrangements.

For example, rights to receive lease payments may include amounts receivable in an optional period or under contingent rental arrangements.

- BC150 For lessors in a sublease, the boards propose that a liability to make lease payments arising under a head lease should be presented separately from the other assets and liabilities in the leasing arrangement (paragraph 43). That is consistent with the presentation requirements for lessees and lessors that are not in a sublease arrangement (paragraph 42).

Income statement (paragraph 44)

- BC151 The boards propose that entities should present interest income, lease income and depreciation expense separately in the income statement so that users of financial statements are informed about the income and expenses that relate to leases.
- BC152 The FASB proposes that interest income, lease income and depreciation expense should total to a net lease income or net lease expense. Net presentation of income and expense is consistent with net presentation of a net lease asset or a net lease liability in the statement of financial position. However, the IASB regards those items as separate components of comprehensive income that entities should recognize on a basis consistent with other interest income, and income and depreciation arising from non-leased assets. Therefore, the IASB does not propose to require presentation of a net total for interest income, lease income and depreciation expense.

Statement of cash flows (paragraph 45)

- BC153 In the boards' view, lease income represents a lessor's income from operating activities. Therefore, this exposure draft proposes that an entity should classify cash flows arising from a right to receive lease payments and interest income from leases as operating activities, separately from other operating cash flows in the statement of cash flows.

Derecognition approach (paragraphs 60–63)

Statement of financial position (paragraph 60)

- BC154 This exposure draft proposes that rights to receive lease payments should be presented separately from other financial assets. The boards think that the nature of those assets, and therefore the cash flows that could be expected to arise from those assets, differs from other financial assets. Thus, separate presentation would provide information that is more useful to users of financial statements.
- BC155 This exposure draft proposes that a residual asset should be presented separately within property, plant and equipment because the residual asset represents the lessor's interest in the underlying asset at the end of the lease term (which is property, plant and equipment), but has a risk profile and measurement approach that is different from other property, plant and equipment.
- BC156 The boards propose that rights to receive lease payments and residual assets that arise from a sublease should be distinguished from other rights to receive lease payments and residual assets. That should enable users of financial statements to identify the relationship between the rights to receive lease payments and the residual asset under the sublease and the liability to make lease payments arising from the head lease.

Income statement (paragraphs 61 and 62)

- BC157 Business models vary among lessors. The boards propose to permit lessors to present lease income and lease expenses either gross or net. That would enable them to present the effects of leases in a way that provides information that reflects the economics of the lease.
- BC158 If a lessor presents lease income and lease expenses gross, this exposure draft proposes that interest income on lease assets should be presented separately from other interest income so that users of financial statements can identify the interest relating to the right to receive lease payments. The nature of those assets and, therefore, the cash flows that could be expected to arise from them differ from other receivables. Accordingly, the boards think that separate presentation would provide information that is more useful to users.

Statement of cash flows (paragraph 63)

- BC159 This exposure draft proposes that in the statement of cash flows entities should classify separately cash repayments of a right to receive lease payments and interest income arising in leases as operating activities because all lease income represents income from operating activities for lessors (consistent with the conclusions in paragraph BC153).

Sale and leaseback transactions (paragraphs 66–69 and B31)

- BC160 In a sale and leaseback transaction, one entity (the lessee) transfers an asset it owns to another party (the lessor) and then leases back that same asset.
- BC161 The boards considered whether the transferred asset must be an entire leased asset (a 'whole asset' approach) or whether a bundle of rights and obligations associated with an asset could qualify for sale and leaseback treatment (a 'partial asset' approach). For example, in a sale and leaseback of an office building, the lessee would continue to recognize a portion of the building representing the right to use the building during the leaseback period and derecognize that portion of the building relating to the rights transferred to the lessor (for example, ownership rights, the right to use the building after the end of the leaseback period and rights to change or develop the property). However, the boards do not propose a partial asset approach because they think it is more complex than a whole asset approach, without giving proportionate benefit to users of financial statements.
- BC162 The boards propose that a transaction should be treated as a sale and leaseback transaction only if there is a sale of the underlying asset. The boards propose to use the same criteria for a sale as those used to distinguish between purchases or sales and leases (see paragraphs BC59–BC62). If the transaction meets those criteria, the leaseback also would meet the definition of a lease rather than a repurchase of the underlying asset by the lessee.
- BC163 The lease payments and the sales price in a sale and leaseback transaction are usually interdependent because they are negotiated as a package. Thus, the sales proceeds might be more than the fair

value of the asset because the leaseback lease payments are above a market rate, or the sales proceeds might be less than the fair value because the leaseback lease payments are below a market rate. That could result in the misstatement of gains and losses on disposal and the right-of-use asset for the lessee, and the carrying amount of the underlying asset and the lease liability (if the lessor applies the performance obligation approach to lessor accounting) for the lessor.

BC164 The boards considered requiring entities to defer gains and losses that arise from a sale and leaseback transaction. However, deferring gains or losses is inconsistent with the boards' conceptual frameworks and would increase the complexity of the proposed requirements.

BC165 This exposure draft proposes that if the sale consideration and leaseback rentals are not at market rates, a lessee should adjust:

- (a) the right-of-use asset to reflect current market lease payments for that asset; and
- (b) the gain or loss on disposal of the underlying asset by any difference between the present value of lease payments specified in the lease and the fair value of the expected lease payments.

BC166 Because a combined transaction is accounted for as a sale and leaseback only when the transferee/lessor remains exposed to significant risks and benefits associated with the underlying asset during or after the expected lease term, the lessor would apply the performance obligation approach to the lease component. This exposure draft proposes that a lessor should adjust the lease liability by any difference between the fair value of the underlying asset and the cost of the asset under the performance obligation approach to lessor accounting.

BC167 In the boards' view, such adjustments ensure that the asset, liabilities, gains and losses recognized by both the lessee and lessor are neither understated nor overstated.

Disclosure: lessees and lessors (paragraphs 70–86)

BC168 In determining the disclosures for leases, the boards considered:

- (a) the existing requirements in IAS 17 and Topic 840.
- (b) IFRS 7, *Financial Instruments: Disclosures* (IAS 17 states that a lessee has to comply with the disclosure requirements in IFRS 7). However, the boards propose that entities should not be required to disclose the fair value of lease liabilities because doing so would reintroduce the costs and complexity that the boards intended to avoid by requiring such liabilities to be measured at amortized cost.

BC169 In selecting the disclosure objectives, the boards considered work in other related projects. As a result, the boards propose that disclosures about leases should:

- (a) identify and explain the amounts in the financial statements arising from leases.
- (b) enable users of financial statements to evaluate the amount, timing and uncertainty of cash flows arising from leases (paragraph 70).

Disaggregation (paragraph 71)

BC170 The boards propose that an entity should aggregate or disaggregate disclosures so that useful information is not obscured by either the inclusion of a large amount of insignificant detail or the aggregation of items that have different characteristics. The boards think that this gives entities the flexibility to decide on an appropriate level of disclosure (whether by class, nature, or function). Such disclosure enables users of financial statements to see the entity's risk exposure without combining information that has different characteristics.

Nature of lease arrangements (paragraphs 73(a) and 78)

BC171 IAS 17 and Topic 840 require a lessee or a lessor to disclose the nature of its lease arrangements. That might include information such as the basis on which contingent rentals are determined and the existence of restrictions imposed. The boards propose carrying forward this requirement because it provides users of financial statements with a basic understanding of the lessee's or lessor's

leases. In addition, the boards think that disclosures about management's judgement on how contingent rentals are determined and the types of options that were recognized provide users of financial statements with better information about future cash flows.

- BC172 Because the lessor's decision about which lessor accounting model to apply will have a significant effect on the amounts recognized in the financial statements, the boards propose that a lessor should disclose information about its exposure to the risks or benefits associated with the underlying asset during or after the expected lease term that it used in determining whether to apply the derecognition or performance obligation approach.

Rights and obligations arising between the date of inception and date of commencement of the lease (paragraph 73(b))

- BC173 Assets and liabilities arise at the date of inception of the lease. However, before the date of commencement of the lease, the lease is executory, that is, it depends on future action by both parties. The boards do not propose that lessees and lessors should recognize a lease between the dates of inception and commencement of the lease, unless the contract is onerous (see paragraph 5(d)), because doing so would be inconsistent with the treatment of many other non-financial executory or forward contracts. Furthermore:

- (a) at the date of inception of a lease, the value of the right to use an underlying asset would be equal to the present value of lease payments in most cases. Consequently, at the date of inception of the lease, the net measurement of a lease would normally be zero.
- (b) the time between the dates of inception and the commencement of the lease is usually short. Thus the costs associated with remeasurement would outweigh the benefits of remeasuring the contract.

- BC174 However, in some cases, the assets and liabilities that arise from signing a lease could be significant before the date of commencement of the lease. Accordingly, the boards propose that entities should disclose information about the terms of the lease when the assets and liabilities between the dates of inception and

commencement of the lease are significant. Such disclosures would inform users of financial statements that there may be significant assets and liabilities arising from leases that would be recognized in future periods.

Short-term leases (paragraph 75)

- BC175 This exposure draft proposes additional disclosures for entities that apply the option to use simplified accounting for short-term leases to inform users of financial statements if and when entities apply the simplified requirements and of the amounts in the financial statements relating to those leases.

Sale and leaseback transactions (paragraph 76)

- BC176 This exposure draft proposes that lessees should disclose the existence of sale and leaseback transactions, their terms and conditions and the gains and losses arising from those transactions. That would inform users of financial statements about transactions that could (a) give rise to significant non-recurring gains and losses and (b) cause a significant change in the capital structure of the entity.

Reconciliation of opening and closing balances (paragraphs 77 and 80)

- BC177 This exposure draft proposes that a lessee should provide a reconciliation of opening and closing balances of right-of-use assets and liabilities to make lease payments and that a lessor should provide similar reconciliations for the rights to receive lease payments, lease liabilities (performance obligation approach) and residual assets (derecognition approach) because such reconciliations inform users of financial statements about changes to those assets and liabilities during the reporting period. That disclosure would be similar to that required for all intangible assets and property, plant and equipment.
- BC178 In the boards' view, disaggregating such reconciliations by the type of underlying asset provides users of financial statements with

information about how the underlying asset is used that is comparable to information about similar owned assets.

- BC179 This exposure draft also proposes that a lessee should separately identify the total cash lease payments paid in the period because doing so provides users of financial statements with insight into the effect of leases on cash flows during the period.

Assumptions and estimates (paragraph 83)

- BC180 This exposure draft proposes disclosures about a lessee's assumptions and estimates about the amortization method used, options, contingent rentals, term option penalties, residual value guarantees and the discount rate used when determining the present value of lease payments because such disclosures provide users of financial statements with information about significant judgements.

Information about credit risk (paragraph 84)

- BC181 This exposure draft proposes that a lessee should disclose information about the credit risk arising from a lease because it will help users of financial statements to assess how that risk could affect the entity's cash flows.

Maturity analyses (paragraphs 85 and 86)

- BC182 This exposure draft proposes that lessees should disclose a maturity analysis of the contractual maturities of their liabilities to assist users of financial statements in understanding and evaluating the nature and extent of liquidity risks. Entities would disclose the amounts due on an annual basis for the next five years, plus a lump sum for the remaining years. These maturity analyses are consistent with the maturity analyses required by US GAAP for leases and other financial liabilities. The IASB notes that this means that lessees may present their lease obligations differently from other financial liabilities (for which the entity determines the appropriate maturity categories). However, in the IASB's view, comparability between leases in different jurisdictions is more important than comparability between liabilities within IFRSs.

- BC183 This exposure draft also proposes that lessors should disclose a similar maturity analysis of the timing of the amounts due on their rights to receive lease payments. In the boards' view, such disclosure would assist users of financial statements to assess the expected timing and amount of future cash flows arising from the right to receive lease payments.

Effective date (paragraph 87)

- BC184 The boards plan to consider the effective dates and transition for new guidance to be completed in 2011 collectively, and therefore they may modify their previously stated preferences in the case of some individual new guidance. As part of that consideration, the boards will consider whether to permit early adoption of the new guidance on leases.
- BC185 Consequently, this proposed guidance does not specify a possible effective date, nor whether the proposed requirements could be adopted early, but the boards intend to provide enough time to implement the proposed changes.

Transition

Lessees and lessors (paragraphs 88–96)

- BC186 This exposure draft proposes that lessees and lessors should recognize and measure all outstanding leases as of the date of initial application using a simplified retrospective approach.
- BC187 Unless transitional provisions are specified in a new IFRS, IAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors*, requires an entity to apply the changes in accounting policy arising from initial application of a new IFRS retrospectively unless impracticable. Similarly, for entities using US GAAP, Topic 250, *Accounting Changes and Error Corrections*, establishes, unless impracticable, retrospective application as the preferred method for reporting a change in accounting principle in the absence of explicit transition requirements specific to a newly adopted accounting principle. However, the boards think that the costs of a fully

retrospective approach, which would require entities to calculate the carrying amounts of all outstanding leases as if those leases had always been accounted for in accordance with the proposed requirements, would be excessive and that the benefits provided by the information obtained by doing so would not outweigh those costs.

BC188 On the other hand, if the requirements in this exposure draft were applied only to leases that are entered into after the date of initial application of the proposed guidance (a full prospective approach), there would be inconsistent accounting for leases, both at the date of initial application and subsequently, depending on their dates of inception. That would be particularly true for leases that are currently classified as operating leases. Because leases can extend for many years, a full prospective approach would reduce comparability and, thus, reduce the usefulness of the information provided to users of financial statements while those leases remain outstanding.

BC189 To balance the necessity for comparable information about leases with the costs of restating contracts that may have been entered into many years previously, this exposure draft proposes that at the date of initial application entities should recognize assets and liabilities for all outstanding leases (paragraph 88). However, the measurement of those assets would be simplified by requiring the measurement of the assets and liabilities arising from a lease to be based only on the remaining lease payments. Thus, costs would be reduced because entities would not be required to determine how assets and liabilities would have been measured from previous periods, but comparability at the date of initial application would be maintained.

Lessees only (paragraphs 90–93)

Uneven lease payments (paragraph 91)

BC190 In some cases, lease payments are not even during the term of the lease but include relatively large amounts at the beginning or end of the lease term. The boards think that in such cases the present value of the lease payments during the remaining term of the lease may not reflect the economic benefits available to the lessee. Accordingly, this exposure draft proposes that lessees should adjust the right-of-use asset on initial application to reflect any impairment or adjustments for lease payments prepaid or accrued.

Leases that do not have options, contingent rentals, term option penalties or residual value guarantees (paragraph 92)

- BC191 Some think that the costs of restating assets held under capital leases and the associated liability as right-of-use assets and obligations to make lease payments would exceed the benefits because such leases already result in assets and liabilities in the statement of financial position. For many simple capital leases, there would be little difference between the accounting under the existing and proposed requirements, and thus the benefits of restating the assets and liabilities for those leases would be marginal.
- BC192 However, when there are options, contingent rentals, term option penalties and residual value guarantees, there could be large differences in the measurement of assets and liabilities arising from the lease. For example, this exposure draft proposes that a lessee's lease liability include amounts expected to be paid under residual value guarantees, but a lessee currently measures the liability on the basis of the maximum amount payable.
- BC193 This exposure draft proposes that when an entity first applies the proposed guidance, it need not remeasure the assets and liabilities arising from leases currently classified as capital leases if those leases do not include options, contingent rentals, term option penalties or residual value guarantees (paragraph 92). Instead, the carrying amount of the liability to make lease payments and the right-of-use asset at the date of initial application would be the carrying amount of the assets and liabilities arising from the lease determined in accordance with the previous requirements. For entities using IFRSs, this means that if the underlying asset is property, plant or equipment that has been revalued, the right-of-use asset is measured at the revalued carrying amount of the leased property, plant or equipment.

Discount rate on transition (paragraph 90(a))

- BC194 The boards decided that a lessee should discount the remaining lease payments using the lessee's incremental borrowing rate at the date of initial application. In the boards' view, the costs of requiring a lessee to determine the incremental borrowing rate at the inception of a lease would not outweigh the benefits of providing this information.

Lessor only (paragraphs 94–96)

Discount rate on transition (paragraphs 94(a) and 95(a))

- BC195 The boards decided that the original rate that the lessor charges the lessee should be used to discount the lease payments because such a rate is consistent with the rate used in new leases and is likely to be available to the lessor.

Performance obligation approach: previously derecognized assets (paragraph 94(c))

- BC196 This exposure draft proposes that on transition a lessor should reinstate previously derecognized leased assets at depreciated cost, adjusted for impairment and (for entities using IFRSs) revaluation. The boards noted that this approach would result in recognition of an asset that is measured on a basis similar to other property, plant and equipment.
- BC197 In some cases, entities might not have the information to determine what the depreciated cost would have been. However, an entity should have adequate information to be able to estimate the depreciated cost on the basis of the original cost of the asset, the date of acquisition of the asset and the period over which the asset is depreciated.
- BC198 The boards did not propose requiring the reinstated asset to be measured at fair value using the revaluation model for property, plant and equipment in IAS 16 because to do so would create inconsistencies with the treatment of property, plant and equipment under US GAAP. However, entities using IFRSs would be permitted to measure the reinstated asset at fair value in accordance with the revaluation model in IAS 16.

Derecognition approach: lessor's residual asset (paragraph 95(b))

- BC199 The boards propose that on initial application, the lessor should measure the residual asset at fair value, determined at the date of initial application, because:
- (a) it is less complicated than measuring the residual asset based on a cost allocation of an historical carrying amount; and
 - (b) it is consistent with IFRS 1, which permits first-time adopters of IFRSs to use fair value as deemed cost for property, plant and equipment.

Cost-benefit considerations

- BC200 The objective of financial statements is to provide information that is useful to present and potential investors and creditors and other users in making rational investment, credit and other decisions. To attain this objective, the boards endeavour to ensure that new guidance will meet a significant need and that the overall benefits of the resulting information justify the costs of obtaining it. Although the costs to implement new guidance might not be borne evenly, users of financial statements benefit from improvements in financial reporting, thereby facilitating the functioning of markets for capital and credit and the efficient allocation of resources in the economy.
- BC201 The evaluation of costs and benefits is necessarily subjective. In making their judgement, the boards considered the following:
- (a) the costs incurred by reporting entities.
 - (b) the costs incurred by users of financial statements when information is not available.
 - (c) the comparative advantage that reporting entities have in developing information compared with the costs that users of financial statements would incur to develop surrogate information.

- (d) the benefit of better economic decision making as a result of improved financial reporting.
- (e) the costs of transition for users of financial statements, reporting entities and others.

BC202 The objective of the proposed guidance is to establish principles so that lessees and lessors report relevant and representationally faithful information to users of financial statements about the amounts, timing and uncertainty of the cash flows arising from leases. However, the boards also considered the cost of implementing the proposed guidance and applying it on a continuous basis. During the development of the proposed guidance, the boards obtained views from the International Working Group on Lease Accounting and from users of financial statements, regulators, preparers, auditors and others from a range of industries across different geographical locations. Those activities helped the boards to evaluate the relative costs and benefits of the proposed guidance.

BC203 During their outreach activities, the boards discussed the proposed model, in particular, the concerns about its implementation. Many interested parties agreed that the overall lease model is appropriate. However, some preparers, particularly those in the retail industry, thought that the administrative burden arising from implementing the model outweighed the benefits it provided. Their specific concerns were:

- (a) Determining an appropriate discount rate for each contract and measuring the liability to make lease payments on an amortized cost basis would place a significant strain on resources, especially if an entity has a large volume of small leases with different terms.
- (b) The cost of reassessing contingent rentals and options to extend or terminate a lease on a lease-by-lease or store-by-store basis at each reporting date is unduly burdensome, especially for entities that have a large volume of leases, and such reassessment does not necessarily result in more accurate or useful information.
- (c) A new lease model would not change the way a business operates or add benefit to the business. However, it would result in significant costs because it would require a change to management reporting.

- (d) There would be practical difficulties in gathering and compiling lease information that might be distributed all over the world and associated with leases that have very different contract terms.

BC204 In contrast, the majority of users of financial statements think that the proposed model is an improvement to existing lease accounting requirements. Many users noted that the proposed guidance would increase the accuracy of the information provided as well as increase comparability between entities. In particular, they regard the following as improvements:

- (a) Because users of financial statements would no longer need to make adjustments to operating lease information, the information produced under the proposed model would be more useful for decision making and would result in improved comparability because there would be less weight placed on individual analysts' judgements.
- (b) Because assets and liabilities would include the effects of contingent features and amounts payable in optional periods, users would receive better information about expected cash flows, so long as changes in estimates and assumptions are clearly disclosed in the notes to the financial statements. Previously, analysts found it difficult to determine the duration of leases and the expected amount of the lease payments.

BC205 In the light of the feedback received, the boards modified the treatment of options and contingent rentals in the proposed model for lessees and lessors and simplified the accounting for short-term leases. However, the basic model has been retained. In particular, as noted in paragraphs BC133 and BC134, the boards think that the benefits of reassessment would outweigh the costs only if there is an indication of a significant change in the expected lease payments. Therefore, this exposure draft proposes that detailed examination of every lease is not required unless a significant change in the lease payments is expected to occur. Having made this change, the boards think that the benefits of the proposed guidance outweigh the costs involved in its initial and continuing application.