

January 2016

Proposed IFRS Taxonomy Update
Taxonomy/2016/1

IFRS Taxonomy™ 2015

IFRS 16 *Leases*

Comments to be received by 21 March 2016

IASB®

 IFRS®

Proposed IFRS Taxonomy Update

IFRS Taxonomy 2015—IFRS 16 *Leases*

Comments to be received by 21 March 2016

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CONTENTS

	<i>from page</i>
INTRODUCTION	5
Overview of the amendments	5
Introduction	5
Documentation labels	5
XBRL properties	6
Reading this update	6
Taxonomy version	6
Effective date	6
Next steps	6
Invitation to comment	6
Introduction	6
Questions for respondents	7
Deadline	7
How to comment	8
PRESENTATION OF INFORMATION ABOUT LEASES	9
New presentation group	9
Description	9
Details	9
New line items	9
Description	9
Details	9
DISCLOSURE OF INFORMATION ABOUT LEASES FOR LESSEES	11
Introduction	11
Disclosure of information about leases for lessees	11
Description—new line items	11
Details	12
Disclosure of information about right-of-use assets	13
Description—new table	13
Details	14
DISCLOSURE OF INFORMATION ABOUT LEASES FOR LESSORS	15
Introduction	15
Disclosure of information about leases for lessors	15
Description—new line items	15
Details	16
Disclosure of maturity analysis of finance lease payments receivable	17
Description—new table	17
Details	17
Disclosure of maturity analysis of operating lease payments	18
Description—new table	18
Details	18
TRANSITION DISCLOSURES	19
Description	19

Details	19
CONSEQUENTIAL AMENDMENTS TO OTHER IFRS	21
Description	21
Details	21
APPENDIX	
IFRS® TAXONOMY CONTENT TERMINOLOGY	25

Introduction

Overview of the amendments

Introduction

- 1 This proposed IFRS Taxonomy Update results from the issuance of International Financial Reporting Standard 16 *Leases* (IFRS 16), published by the International Accounting Standards Board ('the Board') in January 2016.
- 2 IFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cash flows of the entity.
- 3 The impact of IFRS 16 on the IFRS Taxonomy is summarised in the following table. The details of each requirement are described in the next sections of this document.

IFRS 16	Overview of change to the IFRS Taxonomy
Presentation of information about leases	Addition of a new IFRS Taxonomy presentation group. Addition of new line items.
Disclosure of information about leases for lessees	Addition of new line items. Addition of a new table.
Disclosure of information about leases for lessors	Addition of new line items. Addition of two new tables.
Transition disclosures	Addition of new line items.
Consequential amendments to other Standards	Addition of new line items and members. Amendment of a documentation label.

Documentation labels

- 4 The IFRS Taxonomy 2014 introduced documentation labels (also called definitions) for the items in the IFRS Taxonomy. These documentation labels are designed to provide additional transparency and clarity to users of the IFRS Taxonomy.
- 5 Unless otherwise stated, the documentation labels have not been included within this document, but are available as an additional (but not mandatory)

linkbase. They are also available as a separate Microsoft Excel® spreadsheet included within the IFRS Taxonomy files.

XBRL properties

- 6 This document does not provide the full list of XBRL properties for the line items and members listed. If you require further information on the XBRL properties applied to an element or table, please see the IFRS Taxonomy files and associated documentation.

Reading this update

- 7 For more information on the terminology and diagrams used in this document please refer to the *Guide to Understanding the IFRS® Taxonomy Update*, which is available on our website. A summary reference sheet can be found in the Appendix to this document.

Taxonomy version

- 8 The IFRS Taxonomy files for this update are based on those from the Taxonomy Update 2 to the IFRS Taxonomy 2015, published in December 2015. The Taxonomy Update 2 included the amendments to the IFRS Taxonomy 2015 related to the *2015 Amendments to the IFRS for SMEs* (also separately published as Taxonomy Update 1) and Common Practice (information technology, media, chemicals and utilities).

Effective date

- 9 The effective date for applying the amendments is 1 January 2019, which has been indicated in the references of related IFRS Taxonomy elements. Earlier application of the amendments, and therefore use of the IFRS Taxonomy elements, is permitted for entities that apply IFRS 15 *Revenue from Contracts with Customers* at or before the date of initial application of IFRS 16.
- 10 IFRS 16 supersedes IAS 17 *Leases*, IFRIC 4 *Determining whether an Arrangement contains a Lease*, SIC-15 *Operating Leases—Incentives* and SIC-27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The IFRS Taxonomy elements related to these superseded Standards and Interpretations, if any, will be deprecated when IFRS 16 becomes effective.

Next steps

- 11 Comments received on this proposed IFRS Taxonomy Update will be analysed and any necessary amendments made. The final version of this update will be included in the annual IFRS Taxonomy 2016.

Invitation to comment

Introduction

- 12 The IASB staff invite comments on these amendments to the IFRS Taxonomy, particularly on the questions set out below. Comments are most helpful if they:
- (a) comment on the questions as stated;

- (b) indicate the specific IFRS Taxonomy item, table or group of items to which they relate;
 - (c) contain a clear rationale; and
 - (d) include any alternative the staff should consider, if applicable.
- 13 Comments on the IFRS Taxonomy as a whole are also welcome, but the IFRS Foundation reserves the right to include any IFRS Taxonomy amendments, as a result of such comments received, only in a subsequent update.

Questions for respondents

Question 1—Completeness of presentation and disclosure requirements
Do the proposed IFRS Taxonomy changes adequately reflect all presentation and disclosure requirements that are set out in IFRS 16? If not, what changes would you make and why?

Question 2—Appropriate level of detail
Are all presentation and disclosure requirements that are set out in IFRS 16 reflected with the appropriate level of detail? If not, please specify which IFRS Taxonomy elements, including line items, members and text blocks, you recommend to add, merge or delete and why.

Question 3—Appropriate use of element labels
Do the labels of elements that have been added to the IFRS Taxonomy faithfully represent their meaning? If not, please specify what changes you would make and why.

Question 4—Appropriate use of documentation labels
Do the documentation labels of elements that have been added to the IFRS Taxonomy faithfully define these elements? ^(a) If not, please specify what changes you would make and why.
(a) The documentation labels are included in the IFRS Taxonomy files and are also available as a separate Microsoft Excel [®] spreadsheet at the proposed IFRS Taxonomy Update webpage (http://go.ifrs.org/IFRST-IR)

Deadline

- 14 All comments must be received by the IFRS Foundation on or before **21 March 2016**.

How to comment

15 Comments should be submitted using one of the following methods. However, we would prefer to receive your comments electronically.

Electronically Visit the ‘Comment on a proposal page’, which can be
(our preferred method) found at: go.ifrs.org/comment

Email Email comments can be sent to: commentletters@ifrs.org

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Presentation of information about leases

New presentation group

Description

- 16 IFRS 16 has resulted in new elements being added to the IFRS Taxonomy. The Standard does not require an entity to present any of these elements as separate line items in the primary financial statements.
- 17 It was decided to create a new presentation group for all IFRS 16 elements. This will also enable users of the IFRS Taxonomy to easily find all required elements related to leases.

Details

Presentation group

Presentation group label	Presentation group number
Notes – Leases (IFRS 16)	[832610]

New line items

Description

- 18 Paragraph 47 of IFRS 16 states that a lessee shall either present in the statement of financial position, or disclose in the notes, right-of-use assets separately from other assets and lease liabilities separately from other liabilities. If a lessee chooses not to present right-of-use assets or lease liabilities separately in the statement of financial position, it shall disclose which line items in that statement include those assets or liabilities.
- 19 In accordance with paragraph 48 of the Standard, the requirement described in paragraph 18 above does not apply to right-of-use assets that meet the definition of investment property, which shall be presented as investment property.
- 20 For lessors, IFRS 16 does not require separate presentation of finance lease receivables or assets subject to operating leases.
- 21 Consequently, the following elements have been created to represent the lessee's presentation. No elements were added to represent the lessor's presentation.

Details

Line items

Element label	ET	ER	Reference
Right-of-use assets that do not meet definition of investment property	M	D	IFRS 16.47(a)

continued...

...continued

Element label	ET	ER	Reference
Description of line items in statement of financial position which include right-of-use assets	T	D	IFRS 16.47(a)(ii)
Lease liabilities	M	D	IFRS 16.47(b)
Current lease liabilities	M	D	IFRS 16.47(b)
Non-current lease liabilities	M	D	IFRS 16.47(b)
Description of line items in statement of financial position which include lease liabilities	T	D	IFRS 16.47(b)

Disclosure of information about leases for lessees

Introduction

22 The disclosure requirements relating to lessees are described in paragraphs 51–60 of IFRS 16. An overview of the impact of these requirements on the IFRS Taxonomy is presented below. The detailed description of each change is provided in the following sections of the document.

Disclosure	Overview of change to the IFRS Taxonomy
Disclosure of information about leases for lessees	New line items
Disclosure of information about right-of-use assets	New table

Disclosure of information about leases for lessees

Description—new line items

23 In accordance with paragraph 52 of IFRS 16, a lessee ‘shall disclose information about its leases for which it is a lessee in a single note or separate section in its financial statements. However, a lessee need not duplicate information that is already presented elsewhere in the financial statements, provided that the information is incorporated by cross-reference in the single note or separate section about leases.’

24 Paragraph 53 of the Standard requires disclosure of amounts relating to leases. These include interest expense, short-term lease expense, low-value assets lease expense, variable lease payments expense as well as cash outflows.

25 In addition, paragraph 59 of the Standard states that ‘a lessee shall disclose additional information about its leasing activities necessary to meet the disclosure objective’. This additional information may include information that helps users of financial statements to assess the nature of lessee’s leasing activities, the future cash outflows to which the lessee is potentially exposed, the restrictions or covenants imposed by leases and the impact of sale and leaseback transactions.

26 For entities that elected not to apply the requirements of IFRS 16 to either short-term leases or leases for which the underlying asset is of low value, paragraph 60 of the Standard requires disclosure of that fact.

27 Consequently, new line items have been created in the IFRS Taxonomy.

Details*Line items—quantitative information*

Element label	ET	ER	Reference
Interest expense on lease liabilities	M	D	IFRS 16.53(b)
Expense relating to short-term leases for which recognition exemption has been used	M	D	IFRS 16.53(c)
Expense relating to leases of low-value assets for which recognition exemption has been used	M	D	IFRS 16.53(d)
Expense relating to variable lease payments not included in measurement of lease liabilities	M	D	IFRS 16.53(e)
Income from subleasing right-of-use assets ^(a)	M	D	IFRS 16.53(f)
Cash outflow for leases	M	D	IFRS 16.53(g)
Additions to right-of-use assets ^(b)	M	D	IFRS 16.53(h)
Gains (losses) arising from sale and leaseback transactions	M	D	IFRS 16.53(i)
Lease commitments for short-term leases for which recognition exemption has been used	M	D	IFRS 16.55

- (a) In accordance with paragraph 56 of IFRS 16, this information is not required for right-of-use assets that meet the definition of investment property. However, entities are not prohibited from including the information related to such assets in their disclosure. Consequently, a general line item (ie line item not limited to right-of-use assets that do not meet the definition of investment property) is proposed for addition to the IFRS Taxonomy. When appropriate, the 'Classes of assets' axis and relevant members may be used to qualify the reported information by class of assets.
- (b) As above

Line items—additional information about leasing activities

Element label	ET	ER	Reference
Description of cross-reference to disclosures about leases	T	D	IFRS 16.52
Disclosure of additional information about leasing activities for lessee	TB	D	IFRS 16.59
Information about nature of lessee's leasing activities	T	E	IFRS 16.59(a)
Information about potential exposure to future cash outflows not reflected in measurement of lease liability	T	E	IFRS 16.59(b)

continued...

...continued

Element label	ET	ER	Reference
Information about lessee's exposure arising from variable lease payments	T	E	IFRS 16.59(b)(i)
Information about lessee's exposure arising from extension options and termination options	T	E	IFRS 16.59(b)(ii)
Information about lessee's exposure arising from residual value guarantees	T	E	IFRS 16.59(b)(iii)
Information about exposure arising from leases not yet commenced to which lessee is committed	T	E	IFRS 16.59(b)(iv)
Information about restrictions or covenants imposed by leases on lessee	T	E	IFRS 16.59(c)
Information about sale and leaseback transactions	T	E	IFRS 16.59(d)
Statement that lessee accounts for short-term leases using recognition exemption	T	D	IFRS 16.60
Statement that lessee accounts for leases of low-value assets using recognition exemption	T	D	IFRS 16.60

Disclosure of information about right-of-use assets

Description—new table

- 28 Paragraphs 53(a) and 53(j) of IFRS 16 require disclosure of the depreciation charge and the carrying amount of right-of-use assets, respectively. The information shall be disclosed by class of the underlying asset.
- 29 In addition, paragraph 57 of the Standard states that 'if a lessee measures right-of-use assets at revalued amounts applying IAS 16 *Property, Plant and Equipment*, the lessee shall disclose information required by paragraph 77 of IAS 16 for those right-of-use assets'. This includes the effective date of the revaluation, an explanation of the involvement of an independent valuer, the carrying amount of the revalued assets that would have been recognised had the assets been carried under the cost model and information about the revaluation surplus.
- 30 Consequently, a new table has been created within the Taxonomy, as follows:
- an existing IFRS Taxonomy axis 'Classes of assets' has been used to enable the disclosure by class of the underlying asset; and
 - new line items have been added for the required disclosures.

Details

Table text block

Element label	ET	ER	Reference
Disclosure of quantitative information about right-of-use assets	TB	D	IFRS 16.53

Line items

Line items for disclosure of quantitative information about right-of-use assets	ET	ER	Reference
Depreciation, right-of-use assets ^(a)	M	D	IFRS 16.53(a)
Right-of-use assets ^(b)	M	D	IFRS 16.53(j)
Effective date of revaluation, right-of-use assets	T	D	IFRS 16.57
Explanation of involvement of independent valuer in revaluation, right-of-use assets	T	D	IFRS 16.57
Right-of-use assets, revalued assets, at cost	M	D	IFRS 16.57
Right-of-use assets, revaluation surplus	M	D	IFRS 16.57
Right-of-use assets, increase (decrease) in revaluation surplus	M	D	IFRS 16.57
Description of restrictions on distribution of revaluation surplus to shareholders, right-of-use assets	T	D	IFRS 16.57

(a) In accordance with paragraph 56 of IFRS 16, this information is not required for right-of-use assets that meet the definition of investment property. However, entities are not prohibited from including the information related to such assets in their disclosure. Consequently, a general line item (ie line item not limited to right-of-use assets that do not meet the definition of investment property) is proposed for addition to the IFRS Taxonomy.

(b) As above

Axis and members

- 31 The table uses the existing IFRS Taxonomy axis 'Classes of assets' and its members to enable the disclosure of information about the right-of-use assets by class of the underlying asset.

Disclosure of information about leases for lessors

Introduction

32 The disclosure requirements relating to lessors are described in paragraphs 89–97 of IFRS 16. An overview of the impact of these requirements on the IFRS Taxonomy is presented below. The detailed description of each change is provided in the following sections of the document.

Disclosure	Overview of change to the IFRS Taxonomy
Disclosure of information about leases for lessors	New line items
Disclosure of maturity analysis of finance lease payments receivable	New table
Disclosure of maturity analysis of operating lease payments	New table

Disclosure of information about leases for lessors

Description—new line items

33 Paragraph 90 of IFRS 16 requires disclosure of amounts relating to leases. For finance leases these amounts include selling profit or loss, finance income on the net investment in the finance lease and income relating to variable lease payments not included in the measurement of the net investment in the finance lease. For operating leases, a lessor is required to disclose lease income and income relating to variable lease payments that do not depend on an index or a rate.

34 In addition, paragraph 92 of the Standard states that ‘a lessor shall disclose additional information about its leasing activities necessary to meet the disclosure objective’. This additional information includes information that helps users of financial statements to assess the nature of a lessor’s leasing activities and how the lessor manages the risk associated with any rights it retains in underlying assets.

35 For finance leases, paragraph 93 of the Standard also requires a lessor to ‘provide a quantitative and qualitative explanation of the significant changes in the carrying amount of the net investment in finance leases’. Furthermore, in accordance with paragraph 94 of the Standard, the lessor shall reconcile its undiscounted lease payments to the net investment in the lease.

36 Consequently, new line items have been created in the IFRS Taxonomy.

Details*Line items—quantitative information*

Element label	ET	ER	Reference
Selling profit (loss) on finance leases	M	D	IFRS 16.90(a)(i)
Finance income on net investment in finance lease	M	D	IFRS 16.90(a)(ii)
Income relating to variable lease payments not included in measurement of net investment in finance lease	M	D	IFRS 16.90(a)(iii)
Operating lease income	M	D	IFRS 16.90(b)
Income relating to variable lease payments for operating leases that do not depend on index or rate	M	D	IFRS 16.90(b)

Line items—additional information about leasing activities

Element label	ET	ER	Reference
Disclosure of additional information about leasing activities for lessor	TB	D	IFRS 16.92
Information about nature of lessor's leasing activities	T	D	IFRS 16.92(a)
Information about how lessor manages risk associated with rights it retains in underlying assets	T	D	IFRS 16.92(b)
Information about risk management strategy for rights that lessor retains in underlying assets	T	D	IFRS 16.92(b)

Line items—explanation of significant changes in net investment in finance lease

Element label	ET	ER	Reference
Explanation of significant changes in net investment in finance lease	TB	D	IFRS 16.93
Increase (decrease) in net investment in finance lease	M	D	IFRS 16.93

Line items—reconciliation of undiscounted lease payments to net investment in finance lease

Element label	ET	ER	Reference
Undiscounted finance lease payments to be received	M	D	IFRS 16.94
Unearned finance income relating to finance lease payments receivable	M	D	IFRS 16.94
Discounted unguaranteed residual value of assets subject to finance lease	M	D	IFRS 16.94
Net investment in finance lease	M	D	IFRS 16.94

Disclosure of maturity analysis of finance lease payments receivable

Description—new table

- 37 For finance leases, paragraph 94 of IFRS 16 requires a lessor to ‘disclose a maturity analysis of the lease payments receivable, showing the undiscounted lease payments to be received on an annual basis for a minimum of each of the first five years and a total of the amounts for the remaining years.’
- 38 Consequently, a new table has been created within the Taxonomy, as follows:
- (a) an existing IFRS Taxonomy axis ‘Maturity’ has been used to enable the disclosure for the required time bands; and
 - (b) a new line item has been added for the disclosure of undiscounted finance lease payments to be received.

Details

Table text block

Element label	ET	ER	Reference
Disclosure of maturity analysis of finance lease payments receivable	TB	D	IFRS 16.94

Line item

Line item for disclosure of maturity analysis of finance lease payments receivable	ET	ER	Reference
Undiscounted finance lease payments to be received	M	D	IFRS 16.94

Axis and members

- 39 The table uses the existing IFRS Taxonomy axis ‘Maturity’ and its members to enable the disclosure of information for the required time bands.

Disclosure of maturity analysis of operating lease payments**Description—new table**

- 40 For operating leases, paragraph 97 of IFRS 16 requires a lessor to ‘disclose a maturity analysis of lease payments, showing the undiscounted lease payments to be received on an annual basis for a minimum of each of the first five years and a total of the amounts for the remaining years.’
- 41 Consequently, a new table has been created within the Taxonomy, as follows:
- (a) an existing IFRS Taxonomy axis ‘Maturity’ has been used to enable the disclosure for the required time bands; and
 - (b) a new line item has been added for the disclosure of undiscounted operating lease payments to be received.

Details*Table text block*

Element label	ET	ER	Reference
Disclosure of maturity analysis of operating lease payments	TB	D	IFRS 16.97

Line item

Line item for disclosure of maturity analysis of operating lease payments	ET	ER	Reference
Undiscounted operating lease payments to be received	M	D	IFRS 16.97

Axis and members

- 42 The table uses the existing IFRS Taxonomy axis ‘Maturity’ and its members to enable the disclosure of information for the required time bands.

Transition disclosures

Description

- 43 Paragraph C3 of IFRS 16 states that ‘as a practical expedient, an entity is not required to reassess whether a contract is, or contains, a lease at the date of initial application’ of the Standard. If an entity chooses that practical expedient, paragraph C4 requires disclosure of that fact.
- 44 Paragraphs C5(b) and C7 of the Standard allow lessees to apply IFRS 16 retrospectively with the cumulative effect of initially applying the Standard recognised at the date of initial application as an adjustment to the opening balance of retained earnings (or other component of equity, as appropriate).
- 45 In such case, the lessee is not required to provide information specified in paragraph 28(f) of IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*. Instead, it shall disclose the weighted average incremental borrowing rate applied to lease liabilities recognised in the statement of financial position at the date of initial application of IFRS 16 and an explanation of any difference between operating lease commitments disclosed applying IAS 17 *Leases* at the end of the annual reporting period immediately preceding the date of initial application of IFRS 16 and lease liabilities recognised in the statement of financial position at the date of initial application of IFRS 16.
- 46 Furthermore, in accordance with paragraph C10 of IFRS 16, a lessee may use practical expedients specified in this paragraph when applying IFRS 16 retrospectively to leases previously classified as operating leases applying IAS 17. If a lessee chooses to apply one or more of the practical expedients, paragraph C13 of IFRS 16 requires disclosure of that fact.
- 47 Consequently, new line items have been created in the IFRS Taxonomy.

Details

Line items

Element label	ET	ER	Reference
Statement that entity has chosen practical expedient when assessing whether contract is, or contains, lease at date of initial application of IFRS 16	T	D	IFRS 16.C4
Weighted average lessee’s incremental borrowing rate applied to lease liabilities recognised at date of initial application of IFRS 16	P	D	IFRS 16.C12(a)
Explanation of difference between operating lease commitments disclosed applying IAS 17 and lease liabilities recognised at date of initial application of IFRS 16	TB	D	IFRS 16.C12(b)

continued...

...continued

Element label	ET	ER	Reference
Statement that lessee uses practical expedients when applying IFRS 16 retrospectively to leases classified as operating leases applying IAS 17	T	D	IFRS 16.C13

Consequential amendments to other IFRS

Description

- 48 IFRS 16 resulted in consequential amendments to presentation and disclosure requirements in other IFRS Standards.
- 49 The impacted Standards were:
- (a) IFRS 1 *First-time Adoption of International Financial Reporting Standards* in relation to the use of fair value of right-of-use assets as deemed cost in the opening IFRS statement of financial position;
 - (b) IFRS 7 *Financial Instruments: Disclosures* in relation to liquidity risk disclosures, including the maturity analysis of non-derivative financial liabilities such as gross lease liabilities;
 - (c) IAS 7 *Statement of Cash Flows* in relation to payments for the reduction of outstanding lease liabilities and acquisition of assets by means of a lease;
 - (d) IAS 16 *Property, Plant and Equipment* in relation to disaggregation of each class of property, plant and equipment by a lessor into assets subject to operating leases and assets not subject to operating leases, required by paragraph 95 of IFRS 16;
 - (e) IAS 36 *Impairment of Assets* in relation to disclosure of impairment losses by class of assets; and
 - (f) IAS 40 *Investment Property* in relation to the definition of investment property as well as to the disclosures of investment property measured in accordance with IFRS 16 when the entity cannot reliably measure fair value on a continuing basis.
- 50 Consequently, new line items, members and an axis have been created in the IFRS Taxonomy.

Details

Line item—IFRS 1

Element label	ET	ER	Reference
Right-of-use asset fair value used as deemed cost	M	D	IFRS 1.30

Line items—IFRS 7

Element label	ET	ER	Reference
Gross lease liabilities	M	D E	IFRS 16.58, IFRS 7.B11D(a)
Bank borrowings, undiscounted cash flows	M	E	IFRS 7.IG31A

continued...

...continued

Element label	ET	ER	Reference
Trade and other payables, undiscounted cash flows	M	E	IFRS 7.IG31A
Bonds issued, undiscounted cash flows	M	E	IFRS 7.IG31A

Members—IFRS 7

Element label	ER	Reference
Later than five years and not later than seven years (M)	E	IFRS 7.IG31A
Later than seven years and not later than ten years (M)	E	IFRS 7.IG31A
Later than one month and not later than six months (M)	E	IFRS 7.IG31A
Later than three years (M)	E	IFRS 7.IG31A
Later than ten years and not later than fifteen years (M)	E	IFRS 7.IG31A
Later than fifteen years and not later than twenty years (M)	E	IFRS 7.IG31A
Later than twenty years and not later than twenty-five years (M)	E	IFRS 7.IG31A

Line items—IAS 7

Element label	ET	ER	Reference
Payments of lease liabilities, classified as financing activities	M	E	IAS 7.17(e)
Description of acquisition of assets by assuming directly related liabilities or by means of lease	T	E	IAS 7.44(a)

Axis and members—IAS 16

Element label	ER	Reference
Property, plant and equipment by operating lease status (A)	D	IFRS 16.95

continued...

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Element label	ER	Reference
Property, plant and equipment by operating lease status (M)	D	IFRS 16.95
Property, plant and equipment subject to operating leases (M)	D	IFRS 16.95
Property, plant and equipment not subject to operating leases (M)	D	IFRS 16.95

Member—IAS 36

Element label	ER	Reference
Right-of-use assets (M)	D	IFRS 16.33

Line items—IAS 40

Element label	ET	ER	Reference
Description of investment property, at cost or in accordance with IFRS 16 within fair value model	T	D	IAS 40.78(a)
Explanation of why fair value cannot be reliably measured for investment property, at cost or in accordance with IFRS 16 within fair value model	T	D	IAS 40.78(b)
Range of estimates within which fair value is likely to lie for investment property, at cost or in accordance with IFRS 16 within fair value model	T	D	IAS 40.78(c)
Explanation of disposal of investment property carried at cost or in accordance with IFRS 16 within fair value model	T	D	IAS 40.78(d)(i)
Investment property carried at cost or in accordance with IFRS 16 within fair value model, at time of sale	M	D	IAS 40.78(d)(ii)
Gains (losses) on disposals of investment property carried at cost or in accordance with IFRS 16 within fair value model	M	D	IAS 40.78(d)(iii)

Member—IAS 40

Element label	ER	Reference
At cost or in accordance with IFRS 16 within fair value model (M)	D	IAS 40.78

Documentation label—IAS 40

Element	Amended documentation label
Investment property	<p>Expiry date 2019-01-01: The amount of property (land or a building—or part of a building—or both) held (by the owner or by the lessee under a finance lease) to earn rentals or for capital appreciation or both, rather than for: (a) use in the production or supply of goods or services or for administrative purposes; or (b) sale in the ordinary course of business.</p> <p>Effective 2019-01-01: The amount of property (land or a building—or part of a building—or both) held (by the owner or by the lessee as a right-of-use asset) to earn rentals or for capital appreciation or both, rather than for: (a) use in the production or supply of goods or services or for administrative purposes; or (b) sale in the ordinary course of business.</p>

Appendix IFRS® Taxonomy content terminology

CORE – content mark-up for IFRS financial reporting disclosures	
<p>The IFRS Taxonomy has elements to capture IFRS financial reporting disclosures.</p> <p>These elements are described using:</p> <ul style="list-style-type: none"> • line items—line items in the IFRS Taxonomy represent the accounting concepts being reported. They can be both numerical and narrative, reflecting the figures and narrative reported, for example, Assets, Property, plant and equipment, Description of accounting policy for government grants. • axes and members—are information categories and components that accounting concepts can be broken down into or reported by, for example, Classes of property, plant and equipment. • IFRS Taxonomy axes and members are grouped with line items to create an IFRS Taxonomy table—these tables illustrate the logical combinations of line items and axes. 	<p>These IFRS Taxonomy elements have:</p> <ul style="list-style-type: none"> • element names and element identifiers—the computer tags used to uniquely identify and mark up the data; • element labels—human-readable names reflecting the accounting meaning of an element; • element types (ET)—used to describe the type of data values permitted, for example, text (T), per share (PS), monetary (M); and • element properties: <ul style="list-style-type: none"> • period—whether the element is expected to be reported for a period of time (a duration) or at a particular point in time (an instant); and • balance—used to describe whether the element is expected to generally be reported as a credit or a debit.

SUPPORTING – documentation and references for these IFRS financial reporting terms	
<p>The IFRS Taxonomy provides supporting content to help a user better understand the accounting meaning of an element.</p>	<p>This content includes:</p> <ul style="list-style-type: none"> • references used to link an element to the authoritative literature, for example, IFRS 15 Revenue from Contracts with Customers; • element reference types (ER) used to define the source for an element, for example, disclosure (D), example (E), and common practice (CP); and • documentation label providing a textual description of the accounting meaning of each element.
SUPPORTING – mathematical relationships between IFRS financial reporting terms	
<p>The IFRS Taxonomy provides supporting content to help a user better understand how elements may mathematically relate to each other.</p>	<p>For example, this content includes:</p> <ul style="list-style-type: none"> • summation of elements to a total or subtotal; and • a formula to indicate that an element is a ratio of other taxonomy elements.
SUPPORTING – IFRS Taxonomy organisation of the IFRS financial reporting terms	
<p>The IFRS Taxonomy provides presentation views under which the line items, axes and members have been grouped to support the human-readable viewing and navigation of the IFRS Taxonomy.</p>	<p>The IFRS Taxonomy has specific presentation elements:</p> <ul style="list-style-type: none"> • headings; and • presentation groups. <p>These elements are not used when tagging financial statements. These headings and presentation groupings also have labels.</p>