



MEMBERS' HANDBOOK

Update No. 239

(Issued 4 June 2020)

This Update relates to the issuance of *Covid-19-Related Rent Concessions* (Amendment to HKFRS 16 *Leases*).

The amendment exempts lessees from having to consider individual lease contracts to determine whether rent concessions occurring as a direct consequence of the covid-19 pandemic are lease modifications and allows lessees to account for such rent concessions as if they were not lease modifications. It applies to covid-19-related rent concessions that reduce lease payments due on or before 30 June 2021. The amendment does not affect lessors.

The amendment is effective for annual reporting periods beginning on or after 1 June 2020. Earlier application is permitted, including in financial statements – interim or annual – not authorised for issue at 4 June 2020.

Document Reference and Title

Instructions

VOLUME II

[Contents of Volume II](#)

Discard existing pages i and ii and replace with revised pages i and ii.

HONG KONG FINANCIAL REPORTING STANDARDS (HKFRS)

[HKFRS 16 *Leases*](#)

Replace the cover page, and pages 2, 4 and 5 with revised cover page, and pages 2, 4 and 5. Insert pages 42 and 43 after page 41.

[Basis for Conclusions on HKFRS 16 *Leases*](#)

Replace the cover page, and pages 2 and 7 with revised cover page, and pages 2 and 7. Insert pages 70 – 72 after page 69.



MEMBERS' HANDBOOK CONTENTS OF VOLUME II

(Updated to June 2020)

		<i>Issue/(Review date)</i>
PREFACE AND FRAMEWORK		
PREFACE	Preface to Hong Kong Financial Reporting Standards	10/06(4/15)
CONCEPTUAL FRAMEWORK	Conceptual Framework for Financial Reporting 2010	10/10
CONCEPTUAL FRAMEWORK (Revised)	Conceptual Framework for Financial Reporting 2018	6/18
HONG KONG ACCOUNTING STANDARDS (HKAS)		
HKAS 1 Revised	Presentation of Financial Statements	12/07(7/19)
HKAS 2	Inventories	3/04(7/19)
HKAS 7	Statement of Cash Flows	12/04(7/19)
HKAS 8	Accounting Policies, Changes in Accounting Estimates and Errors	9/04(1/19)
HKAS 10	Events after the Reporting Period	3/04(9/18)
HKAS 11	Construction Contracts	12/04(9/18)
HKAS 12	Income Taxes	11/04(7/19)
HKAS 16	Property, Plant and Equipment	11/05(7/19)
HKAS 17	Leases	12/04(9/18)
HKAS 18	Revenue	11/04(9/18)
HKAS 19 (2011)	Employee Benefits	7/11(7/19)
HKAS 20	Accounting for Government Grants and Disclosure of Government Assistance	12/04(9/18)
HKAS 21	The Effects of Changes in Foreign Exchange Rates	3/04(7/19)
HKAS 23 Revised	Borrowing Costs	6/07(7/19)
HKAS 24 Revised	Related Party Disclosures	11/09 (11/16)
HKAS 26	Accounting and Reporting by Retirement Benefit Plans	8/04
HKAS 27 (2011)	Separate Financial Statements	6/11(9/18)
HKAS 28 (2011)	Investments in Associates and Joint Ventures	6/11(7/19)

		<i>Issue/(Review date)</i>
HKAS 29	Financial Reporting in Hyperinflationary Economies	3/04(4/10)
HKAS 32	Financial Instruments: Presentation	11/04(7/19)
HKAS 33	Earnings per Share	3/04(9/18)
HKAS 34	Interim Financial Reporting	10/04(7/19)
HKAS 36	Impairment of Assets	8/04(9/18)
HKAS 37	Provisions, Contingent Liabilities and Contingent Assets	11/04(7/19)
HKAS 38	Intangible Assets	8/04(7/19)
HKAS 39	Financial Instruments: Recognition and Measurement	1/06(11/19)
HKAS 40	Investment Property	11/05(7/19)
HKAS 41	Agriculture	12/04(7/19)
HONG KONG FINANCIAL REPORTING STANDARDS (HKFRS)		
HKFRS 1 Revised	First-time Adoption of Hong Kong Financial Reporting Standards	12/08(7/19)
HKFRS 2	Share-based Payment	4/04(9/18)
HKFRS 3 Revised	Business Combinations	3/08(7/19)
HKFRS 4	Insurance Contracts	3/06(7/19)
HKFRS 5	Non-current Assets Held for Sale and Discontinued Operations	8/04(7/19)
HKFRS 6	Exploration for and Evaluation of Mineral Resources	2/05(2/10)
HKFRS 7	Financial Instruments: Disclosures	9/05(11/19)
HKFRS 8	Operating Segments	3/07(12/16)
HKFRS 9 (2014)	Financial Instruments	09/14 (11/19)
HKFRS 10	Consolidated Financial Statements	6/11(9/18)
HKFRS 11	Joint Arrangements	6/11(7/19)
HKFRS 12	Disclosure of Interests in Other Entities	6/11(9/18)
HKFRS 13	Fair Value Measurement	6/11(7/19)
HKFRS 14	Regulatory Deferral Accounts	2/14(1/17)
HKFRS 15	Revenue from Contracts with Customers	7/14(7/19)
HKFRS 16	Leases	5/16(6/20)
HKFRS 17	Insurance Contracts	1/18

Hong Kong Financial Reporting Standard 16

Leases



COPYRIGHT

© Copyright 2020 Hong Kong Institute of Certified Public Accountants

This Hong Kong Financial Reporting Standard contains IFRS Foundation copyright material. Reproduction within Hong Kong in unaltered form (retaining this notice) is permitted for personal and non-commercial use subject to the inclusion of an acknowledgment of the source. Requests and inquiries concerning reproduction and rights for commercial purposes within Hong Kong should be addressed to the Director, Finance and Operation, Hong Kong Institute of Certified Public Accountants, 37/F., Wu Chung House, 213 Queen's Road East, Wanchai, Hong Kong.

All rights in this material outside of Hong Kong are reserved by IFRS Foundation. Reproduction of Hong Kong Financial Reporting Standards outside of Hong Kong in unaltered form (retaining this notice) is permitted for personal and non-commercial use only. Further information and requests for authorisation to reproduce for commercial purposes outside Hong Kong should be addressed to the IFRS Foundation at www.ifrs.org.

Further details of the IFRS Foundation copyright notice is available at <http://app1.hkicpa.org.hk/ebook/copyright-notice.pdf>

SALE AND LEASEBACK TRANSACTIONS	98
Assessing whether the transfer of the asset is a sale	99
Transfer of the asset is a sale	100
Transfer of the asset is not a sale	103
APPENDICES	
A Defined terms	
B Application guidance	
C Effective date and transition	
D Amendments to other Standards	
<u>E Covid-19-Related Rent Concessions Amendment to HKFRS 16 Leases</u>	
BASIS FOR CONCLUSIONS ON IFRS 16 LEASES (see separate booklet)	
DISSENTING OPINION	
APPENDIX	
Amendments to the Basis for Conclusions on other Standards	
<u>Covid-19-Related Rent Concessions Amendment to the Basis for Conclusions on IFRS 16 Leases</u>	
ILLUSTRATIVE EXAMPLES (see separate booklet)	
APPENDIX	
Amendments to guidance on other Standards	

Hong Kong Financial Reporting Standard 16 *Leases* (HKFRS 16) is set out in paragraphs 1–103 and Appendices A–~~D~~E. All the paragraphs have equal authority. Paragraphs in **bold type** state the main principles. Terms defined in Appendix A are in *italics* the first time that they appear in the Standard. Definitions of other terms are given in the Glossary for Hong Kong Financial Reporting Standards. The Standard should be read in the context of its objective and the Basis for Conclusions, the *Preface to Hong Kong Financial Reporting Standards* and the *Conceptual Framework for Financial Reporting*. HKAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* provides a basis for selecting and applying accounting policies in the absence of explicit guidance.

Appendix E

Covid-19-Related Rent Concessions Amendment to HKFRS 16 Leases

The following sets out amendments required for this Standard resulting from an amendment to HKFRS 16 that is already effective. The amendments set out below will be incorporated into the text of this Standard in due course and this appendix will be deleted.

Paragraphs 46A, 46B, 60A, C1A, C20A and C20B are added. A new heading is added before C20A. New text is underlined.

Lessee

...

Measurement

...

Subsequent measurement

...

Lease modifications

...

46A As a practical expedient, a lessee may elect not to assess whether a rent concession that meets the conditions in paragraph 46B is a lease modification. A lessee that makes this election shall account for any change in lease payments resulting from the rent concession the same way it would account for the change applying this Standard if the change were not a lease modification.

46B The practical expedient in paragraph 46A applies only to rent concessions occurring as a direct consequence of the covid-19 pandemic and only if all of the following conditions are met:

- (a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- (b) any reduction in lease payments affects only payments originally due on or before 30 June 2021 (for example, a rent concession would meet this condition if it results in reduced lease payments on or before 30 June 2021 and increased lease payments that extend beyond 30 June 2021); and
- (c) there is no substantive change to other terms and conditions of the lease.

...

Disclosure

...

60A If a lessee applies the practical expedient in paragraph 46A, the lessee shall disclose:

- (a) that it has applied the practical expedient to all rent concessions that meet the conditions in paragraph 46B or, if not applied to all such rent concessions, information about the nature of the contracts to which it has applied the practical expedient (see paragraph 2); and

- (b) the amount recognised in profit or loss for the reporting period to reflect changes in lease payments that arise from rent concessions to which the lessee has applied the practical expedient in paragraph 46A.

Appendix C Effective date and transition

Effective date

...

- C1A Covid-19-Related Rent Concessions, issued in June 2020, added paragraphs 46A, 46B, 60A, C20A and C20B. A lessee shall apply that amendment for annual reporting periods beginning on or after 1 June 2020. Earlier application is permitted, including in financial statements not authorised for issue at 4 June 2020.

Transition

...

Covid-19-related rent concessions for lessees

- C20A A lessee shall apply Covid-19-Related Rent Concessions (see paragraph C1A) retrospectively, recognising the cumulative effect of initially applying that amendment as an adjustment to the opening balance of retained earnings (or other component of equity, as appropriate) at the beginning of the annual reporting period in which the lessee first applies the amendment.
- C20B In the reporting period in which a lessee first applies Covid-19-Related Rent Concessions, a lessee is not required to disclose the information required by paragraph 28(f) of HKAS 8.

*Basis for Conclusions on
Hong Kong Financial Reporting Standard 16*

Leases



Hong Kong Institute of
Certified Public Accountants
香港會計師公會

COPYRIGHT

© Copyright 2020 Hong Kong Institute of Certified Public Accountants

This Hong Kong Financial Reporting Standard contains IFRS Foundation copyright material. Reproduction within Hong Kong in unaltered form (retaining this notice) is permitted for personal and non-commercial use subject to the inclusion of an acknowledgment of the source. Requests and inquiries concerning reproduction and rights for commercial purposes within Hong Kong should be addressed to the Director, Finance and Operation, Hong Kong Institute of Certified Public Accountants, 37/F., Wu Chung House, 213 Queen's Road East, Wanchai, Hong Kong.

All rights in this material outside of Hong Kong are reserved by IFRS Foundation. Reproduction of Hong Kong Financial Reporting Standards outside of Hong Kong in unaltered form (retaining this notice) is permitted for personal and non-commercial use only. Further information and requests for authorisation to reproduce for commercial purposes outside Hong Kong should be addressed to the IFRS Foundation at www.ifrs.org.

Further details of the IFRS Foundation copyright notice is available at <http://app1.hkicpa.org.hk/ebook/copyright-notice.pdf>

LEASES

Leases previously classified as finance leases	BC288
Lessors	BC289
Sale and leaseback transactions before the date of initial application	BC292
CONSEQUENTIAL AMENDMENTS	BC295
Investment property	BC295
Business combinations	BC296
Transition for first-time adopters of IFRS	BC299
COMPARISON WITH FASB DECISIONS	BC303
Lessee accounting model	BC304
Subleases	BC305
Sale and leaseback transactions	BC306
Presentation, disclosure and transition	BC307
Recognition exemption for leases of low-value assets	BC308
Reassessment of variable lease payments	BC309
Lessor accounting	BC310
DISSENTING OPINION	DO1
APPENDIX	
AMENDMENTS TO THE BASIS FOR CONCLUSIONS ON OTHER STANDARDS	
<u>COVID-19-RELATED RENT CONCESSIONS</u>	
<u>AMENDMENT TO THE BASIS FOR CONCLUSIONS ON IFRS 16 LEASES</u>	

Covid-19-Related Rent Concessions **Amendment to the Basis for Conclusions on IFRS 16 Leases**

This appendix contains amendments to the Basis for Conclusions on IFRS 16 that are already effective. The amendments set out below will be incorporated into the text of this Basis for Conclusions in due course and this appendix will be deleted.

The headings after paragraph BC144 and before paragraph BC200 are amended. Paragraphs BC205A–BC205G and BC240A and their related headings are added. New text is underlined.

Measurement: lessee (paragraphs 23–46B)

...

Lease modifications (paragraphs 44–46B)

...

Covid-19-related rent concessions

BC205A In May 2020 the Board provided a practical expedient that permits lessees not to assess whether rent concessions that occur as a direct consequence of the covid-19 pandemic and meet specified conditions are lease modifications and, instead, to account for those rent concessions as if they were not lease modifications. The Board provided the practical expedient in response to information about the effects of the covid-19 pandemic.

BC205B The Board was informed that many lessors are providing rent concessions to lessees as a result of the pandemic. The Board learned that lessees could find it challenging to assess whether a potentially large volume of covid-19-related rent concessions are lease modifications and, for those that are, to apply the required accounting in IFRS 16, especially in the light of the many challenges lessees face during the pandemic. Further, those challenges arising during the pandemic add to the work undertaken by lessees in implementing the new lessee accounting model in IFRS 16. The Board concluded that the practical expedient would provide relief to lessees, while enabling lessees to continue providing useful information about their leases to users of financial statements (see paragraph BC205F). To provide the relief when needed most, the Board enabled immediate application of the amendment in any financial statements—interim or annual—not authorised for issue at the date the amendment was issued.

BC205C The Board decided to permit, but not require, a lessee to apply the practical expedient. Some lessees (for example, those with systems to address changes in lease payments) may prefer to apply, or have already applied, the requirements in paragraphs 36–46 of IFRS 16 to all changes in lease contracts. A lessee that chooses to apply the practical expedient would be required by paragraph 2 of IFRS 16 to apply it consistently to all lease contracts with similar characteristics and in similar circumstances.

BC205D The Board considered the risk of the practical expedient being applied too broadly, which could result in unintended consequences. The Board therefore limited the scope of the practical expedient so that it applies only to rent concessions that occur as a direct consequence of the covid-19 pandemic and:

- (a) result in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change. The Board was of the view that a rent concession that increases total payments for the lease should not be considered a direct consequence of the covid-19 pandemic, except to the extent the increase reflects only the time value of money.

- (b) reduce only lease payments originally due on or before 30 June 2021. The Board noted that a related increase in lease payments that extends beyond 30 June 2021 would not prevent a rent concession from meeting this condition. In contrast, if reductions in lease payments extend beyond 30 June 2021, the rent concession in its entirety would not be within the scope of the practical expedient. In developing this condition, the Board observed that the economic effects of the covid-19 pandemic could continue for some time. If the practical expedient were not limited to a particular time frame, a lessee could conclude that many future changes in lease payments would be a consequence of the covid-19 pandemic. Limiting the practical expedient to rent concessions that reduce only lease payments originally due on or before 30 June 2021 provides relief to lessees when they are expected to need it most, while being responsive to concerns from users of financial statements about comparability if lessees were to apply the practical expedient beyond when it is needed. The Board also expected the condition in paragraph 46B(b) to be easy to apply, and to help lessees in identifying rent concessions occurring as a direct consequence of the covid-19 pandemic.
- (c) introduce no substantive change to other terms and conditions of the lease, considering both qualitative and quantitative factors. Consequently, if a modification to a lease incorporates other substantive changes—beyond a rent concession occurring as a direct consequence of the covid-19 pandemic—the modification in its entirety does not qualify for the practical expedient. The Board noted that, for example, a three-month rent holiday before 30 June 2021 followed by three additional months of substantially equivalent payments at the end of the lease would not constitute a substantive change to other terms and conditions of the lease.

BC205E The Board developed the practical expedient to relieve lessees from assessing whether rent concessions occurring as a direct consequence of the covid-19 pandemic are lease modifications and from applying the lease modification requirements to those concessions. The practical expedient does not otherwise interpret or change any requirements in IFRS 16. The Board observed therefore that a lessee would account for the lease liability and right-of-use asset applying the requirements in IFRS 16, which, for example, incorporate requirements in IAS 16 *Property, Plant and Equipment*. With this in mind, the Board considered how a lessee applying the practical expedient would account for three types of change in lease payments:

- (a) a lessee applying the practical expedient would generally account for a forgiveness or waiver of lease payments as a variable lease payment applying paragraph 38 of IFRS 16. The lessee would also make a corresponding adjustment to the lease liability—in effect, derecognising the part of the lease liability that has been forgiven or waived.
- (b) a change in lease payments that reduces payments in one period but proportionally increases payments in another does not extinguish the lessee's lease liability or change the consideration for the lease—instead, it changes only the timing of individual payments. In this case, applying paragraph 36 of IFRS 16, a lessee would continue to both recognise interest on the lease liability and reduce that liability to reflect lease payments made to the lessor.
- (c) some covid-19-related rent concessions reduce lease payments, incorporating both a forgiveness or waiver of payments and a change in the timing of payments.

BC205F The Board was of the view that the information provided by a lessee that applies the practical expedient would be useful to users of financial statements, noting that the lease liability recognised would reflect the present value of future lease payments owed to the lessor. Users of financial statements supported a lessee recognising in profit or loss at the time of the covid-19 pandemic the effects of a rent concession occurring as a direct consequence of the pandemic. Nonetheless, the Board acknowledged concerns from users of financial statements that the practical expedient, because it is optional, could affect comparability between lessees that apply the practical expedient and those that do not—disclosure of the effects of applying the practical expedient is therefore important to meet users' information needs. Consequently, the Board decided to require a lessee applying the practical expedient to some or all eligible contracts to disclose that fact, as well as the amount recognised in profit or loss to reflect changes in lease payments that arise from rent concessions to which the practical expedient is applied (paragraph 60A of IFRS 16).

BC205G Users of financial statements also highlighted the importance of cash flow information about covid-19-related rent concessions. The main effect on cash flows would be the reduction or absence of cash outflows for leases during the period of the rent concession. For a concession that adjusts the carrying amount of the lease liability, a lessee would disclose this effect as a non-cash change in lease liabilities applying paragraph 44A of IAS 7 *Statement of Cash Flows*. The Board noted that cash flow effects, and other information about, for example, the nature of rent concessions, would be relevant regardless of whether a lessee applies the practical expedient. The Board expected paragraphs 51 and 59 of IFRS 16 to require a lessee to disclose such information, if material.

Lessor: accounting (paragraphs 61–97)

...

Lease modifications (paragraphs 79–80 and 87)

...

Covid-19-related rent concessions

BC240A In 2020, when the Board provided lessees with a practical expedient for rent concessions occurring as a direct consequence of the covid-19 pandemic (see paragraphs BC205A–BC205G), the Board considered whether to provide similar practical relief for lessors. Lessors informed the Board that, like lessees, they face many practical challenges associated with large volumes of covid-19-related rent concessions. Having considered the feedback, the Board decided not to provide a practical expedient for lessors for the following reasons:

- (a) IFRS 16 does not specify how a lessor accounts for a change in lease payments that is not a lease modification—this is a consequence of the Board’s decision to substantially carry forward the lessor accounting requirements in IAS 17 when it developed IFRS 16 (see paragraphs BC57–BC66). Consequently, to ensure consistency in financial reporting, a practical expedient for lessors would have to include new recognition and measurement requirements. Such requirements might not effectively address all of the practical challenges identified by lessors, and might have unintended consequences. Such requirements would also take time to develop, preventing a practical expedient from being provided in time to be useful.
- (b) Any practical expedient would adversely affect the comparability of, and interaction between, the lessor accounting requirements in IFRS 16 and related requirements in other Standards, thus impairing the quality of information provided to users of financial statements. For example, the lessor accounting requirements in IFRS 16 interact with:
 - (i) IFRS 9 for finance leases. A lessor applies IFRS 9 in accounting for particular finance lease modifications and, therefore, the accounting for those modifications is aligned with the accounting for modifications to similar financial assets within the scope of IFRS 9.
 - (ii) IFRS 15 for operating leases. The application of IFRS 16 to operating lease modifications results in outcomes similar to those that result from the application of IFRS 15 to particular service contracts, and the definitions of a modification in IFRS 16 and IFRS 15 are similar.
- (c) Although acknowledging the practical challenges lessors face during the pandemic, the Board noted that, unlike lessees, lessors have not recently implemented a new accounting model for their leases.
- (d) The Board was of the view that accounting for covid-19-related rent concessions using the existing lessor accounting requirements provides useful information to users of financial statements.