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# Introduction

IFRS 16 was issued in January 2016 and is applicable for periods starting on or after 1 January 2019.

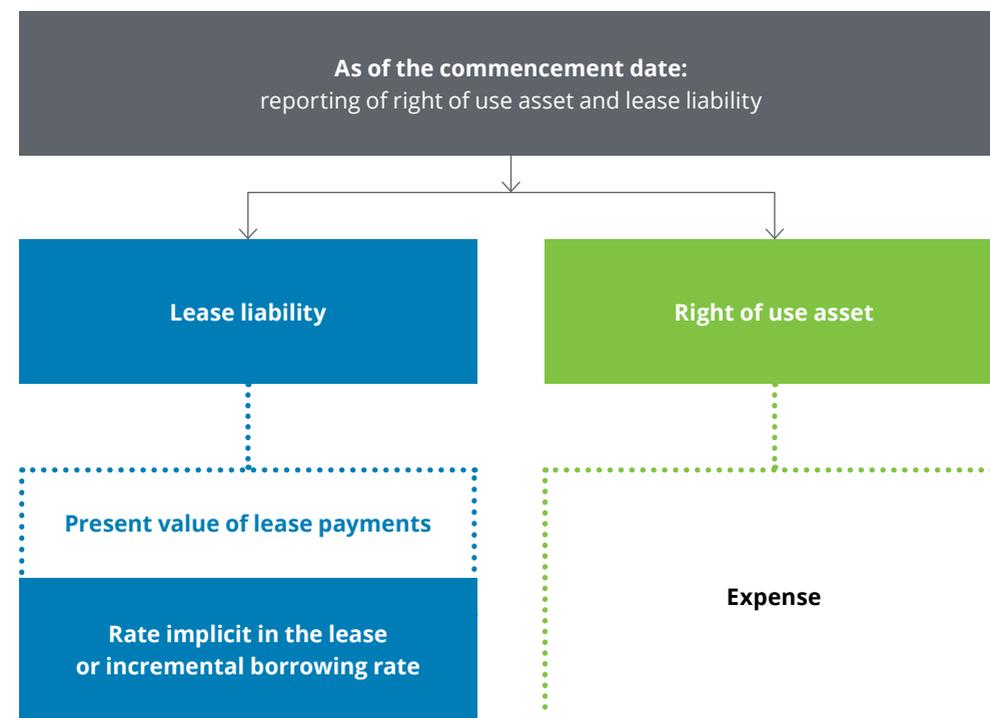
Do the changes and implementation seem to be challenging? Are you seeking a simple tool designed to calculate compliant figures? If your answer is positive, then the dLease tool is the perfect solution for you.

The tool was developed by our team of specialists that focus on IFRS advisory services and support our clients in conducting a comprehensive assessment of the effects of IFRS 16 implementation.

## What changes does IFRS 16 bring?

In case you are the lessee, you will be substantially affected by the changes. According to IFRS 16: “the lessee does not make the distinction between operating and financing leases any more. Instead, the lessee accounts for all leases in the same way by recognising the right-of-use asset and lease liability on its balance sheet.”

The standard contains enhanced guidance on identifying a lease, brings rules on how to determine lease term or lease payments and, among others, sets rules for accounting for subleasing and sale and lease back arrangements.



Apart from a heavier balance sheet you will also observe an impact on financial ratios and the cash-flow statement. Your company's EBITDA will go up, while the profits will be lower in the earlier years of the lease. You will see an increase in operating cash inflows and in financing cash outflows.

# dLease

## IFRS 16 SOLUTION

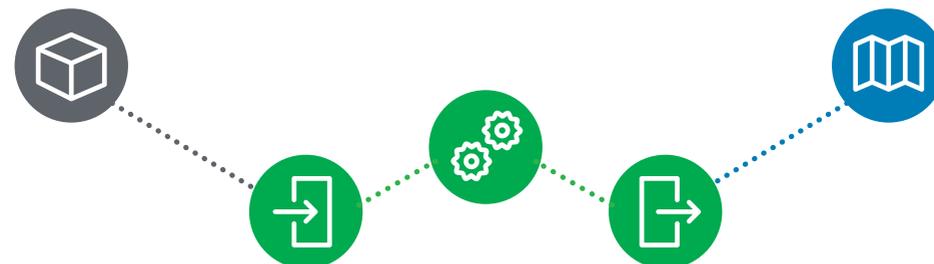
A smart and intuitive SQL-based application developed by Deloitte's IFRS experts.

dLease ensures a standardised lease data collection, the calculation of IFRS 16 effects, the compilation of note disclosures and the provision a detailed or summary report.

### Core functionalities

- 1/ dLease proposes efficient user management with different defined roles and the possibility to create multiple entities within the same environment.
- 2/ The pre-configured Excel upload functionality enables the user to easily upload lease component data existing in other tools or in Excel sheets into dLease.
- 3/ The dLease calculation engine covers most of the possible cases that may exist in leasing contracts, e.g. different payment frequencies, extension, termination or purchase options, penalties, contracts dependent on the rate or index evolution, contracts in different currencies, etc.
- 4/ Contracts entered into dLease can be further modified or reassessed in line with the IFRS 16 rules by selecting the appropriate scenario. dLease guides the user to enter only relevant information needed for each modification / reassessment.
- 5/ dLease offers an intuitive, simple and user friendly working environment.
- 6/ dLease offers standardised reporting with all relevant data for IFRS adjustment booking and disclosures. The report can be displayed in a contract by contract view providing an audit trail for the summary figures.
- 7/ dLease also serves as a planning and simulation tool to see the future effects of leased assets.
- 8/ dLease supports all three of the transition methods proposed by IFRS 16.

### DLease working process



- |   |   |  |   |   |
|---|---|--|---|---|
| <p><b>Input</b> of lease component data into one centralised global lease database via.</p> <ul style="list-style-type: none"> <li>• Pre-configured <b>MS Excel upload</b> capability.</li> </ul> | <p><b>Analysis, evaluation and administration</b> of all existing contracts.</p> <ul style="list-style-type: none"> <li>• <b>Web-mask</b> for manual entry of contracts, enhancements of uploaded information and changes of data.</li> </ul> | <p><b>Application</b> of contracts modifications or reassessments.</p> | <p><b>Calculation</b> of IFRS 16 effects considering all relevant contract terms and options.</p> | <p><b>Provision</b> of a detailed or summary report on all contracts to post IFRS 16 adjustments.</p> |
|---|---|--|---|---|

# Meet dLease in real life

The following screenshots are pictures of reality and show the clear structure and practical functions of our dLease tool.

## 1/ Data Imports

Individual data import directly in the application. The input data are classified into several sections for better user orientation. There is also an option of bulk contract data import.

The screenshot shows the 'RIGHT OF USE' data entry form. It includes the following fields and sections:

- Right of use:** 15360
- Client's asset reference:** Asset 1
- Lease contract:** Contract 1
- Supplier/lessor:** Lessor 1
- Contract currency:** CZK
- Lease description:** Car 1A1 5112
- Right of use asset category:** Vehicles
- Finance lease under IAS17:** No
- Presence of Termination option(s):** Presence of Termination option(s)
- Presence of Purchase option(s):** Presence of Purchase option(s)
- Presence of Extension option(s):** Presence of Extension option(s)
- Lease commencement date:** 01.04.2019
- Indefinite lease term:** Indefinite lease term
- Contract end date:** 31.03.2022

## 2/ Summary view of lease contracts

The displayed view shows a contract register with all the parameters of lease contracts uploaded into the tool. The data can be sorted or filtered by any of the columns.

| ID    | Client's asset reference | Lease contract | Supplier/lessor | Contract currency | Lease description | Right of use asset category | Finance lease under IAS17 | Interest rate implicit in the lease (p.a.) | Incremental borrowing rate (p.a.) | Presence of termination option(s) | Presence of Purchase option(s) | Presence of Extension option(s) | Lease commencement date | Contract end date | Date of first lease payment |
|-------|--------------------------|----------------|-----------------|-------------------|-------------------|-----------------------------|---------------------------|--|-----------------------------------|-----------------------------------|--------------------------------|---------------------------------|-------------------------|-------------------|-----------------------------|
| 15360 | Asset 1                  | Contract 1     | Lessor 1        | CZK               | Car 1A1 5112      | Vehicles                    | No                        | -  | 4,50                              | No                                | No                             | No                              | 01.04.2019              | 31.03.2022        | 15.04.2019                  |
| 15361 | Asset 2                  | Contract 2     | Lessor 2        | CZK               | Head office       | Buildings                   | No                        | -  | 4,00                              | No                                | No                             | No                              | 15.06.2019              | 14.06.2024        | 25.05.2019                  |
| 15362 | Asset 3                  | Contract 3     | Lessor 3        | EUR               | Branch            | Buildings                   | No                        | -  | 3,50                              | No                                | No                             | Yes                             | 01.07.2018              | 30.06.2022        | 02.07.2018                  |

## 3/ Detailed view of the generated payment plan

The payment plan is stored upon each contract edit or modification and can be exported to an MS Excel spreadsheet.

| # | Date       | Indexation | Lease payment | Discount rate | Discounted payment | Gross value | Monthly depreciation | Cumulated depreciation | Net carrying value | Lease liability | Lease liability L1 | Lease liability ST | Interest | Principal | IFRS Costs |
|---|------------|------------|---------------|---------------|--------------------|-------------|----------------------|------------------------|--------------------|-----------------|--------------------|--------------------|----------|-----------|------------|
| 0 | 01.04.2019 | 100,00 %   | 0,00          | 100,00 %      | 0,00               | 273 420,60  | 0,00                 | 0,00                   | 273 420,60         | 273 420,60      | 187 902,48         | 85 518,12          | 0,00     | 0,00      | 0,00       |
| 1 | 30.04.2019 | 100,00 %   | 8 000,00      | 100,36 %      | 7 971,68           | 273 420,60  | 7 595,02             | 7 595,02               | 265 825,58         | 266 391,87      | 180 592,98         | 85 798,89          | 971,28   | 7 028,72  | 8 566,29   |
| 2 | 31.05.2019 | 100,00 %   | 8 000,00      | 100,74 %      | 7 941,53           | 273 420,60  | 7 595,02             | 15 190,03              | 258 230,56         | 259 403,44      | 173 278,75         | 86 124,69          | 1 011,57 | 6 988,43  | 8 606,59   |
| 3 | 30.06.2019 | 100,00 %   | 8 000,00      | 101,11 %      | 7 912,45           | 273 420,60  | 7 595,02             | 22 785,05              | 250 635,55         | 252 356,70      | 165 915,51         | 86 441,19          | 953,26   | 7 046,74  | 8 548,27   |

## 4/ Apply for a lease modification

For each of the various modification scenarios available in dLease, only relevant fields are offered for update.

The screenshot shows the 'ASSET MODIFICATION: INCREASE LEASE TERM' form with the following fields:

- Interest rate implicit in the lease (p.a.):** - %
- Incremental borrowing rate (p.a.):** 4,50 % 5
- Contract end date:** 31.03.2022 31.03.2023
- Modification effective date:** - 31.10.2021
- Comment:** increase lease term according to contract amendment

## 5/ Detailed summary report

The summary view is completed by a detailed contract by contract view enabling audit of the figures. The report can be shown for up to three reporting periods.

|                                     | Client's asset reference |            | Asset 1    | Asset 2    | Asset 3    |
|-------------------------------------|--------------------------|------------|------------|------------|------------|
|                                     | 30.06.2019               | 31.12.2018 | CZK        | CZK        | EUR        |
| <b>Assets</b>                       |                          |            |            |            |            |
| <b>Right of use</b>                 |                          |            |            |            |            |
| Land                                | 0.00                     | 0.00       | 0.00       | 0.00       | 0.00       |
| Buildings                           | 1,371,165.38             | 714,159.49 | 0.00       | 736,357.00 | 634,808.38 |
| Machines                            | 0.00                     | 0.00       | 0.00       | 0.00       | 0.00       |
| Equipment                           | 0.00                     | 0.00       | 0.00       | 0.00       | 0.00       |
| Vehicles                            | 250,635.55               | 0.00       | 250,635.55 | 0.00       | 0.00       |
| <b>Equity</b>                       |                          |            |            |            |            |
| Retained earnings                   | -88,837.69               | 0.00       | 0.00       | 0.00       | -88,837.69 |
| <b>Liabilities</b>                  |                          |            |            |            |            |
| Restoration provision               |                          |            |            |            |            |
| Lease liability - long term         | 1,229,144.74             | 569,121.55 | 165,915.51 | 570,530.72 | 492,698.51 |
| Lease liability - short term        | 376,099.61               | 148,867.63 | 86,441.19  | 138,244.67 | 151,413.75 |
| <b>Statement of profit and loss</b> |                          |            |            |            |            |
| Depreciation                        | -114,408.79              | -79,351.11 | -22,785.06 | -12,272.62 | -79,351.11 |
| Interest expense                    | -15,753.47               | -13,003.23 | -2,936.11  | -1,158.28  | -11,659.08 |
| Gain/loss from disposal             | 0.00                     | 0.00       | 0.00       | 0.00       | 0.00       |
| Currency translation gain/loss      | 0.00                     | 3,516.64   | 0.00       | 0.00       | 0.00       |

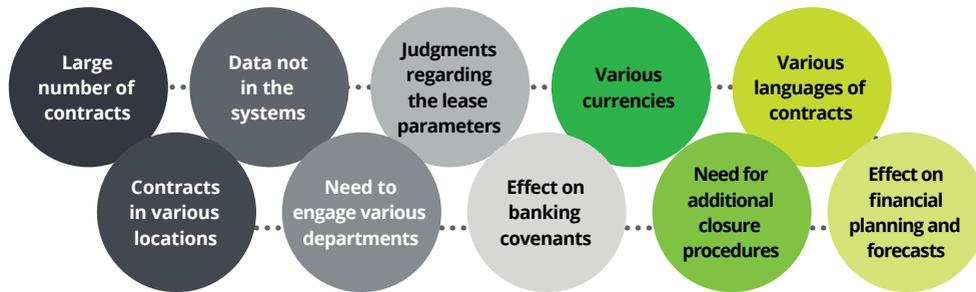


The solution is based on the SQL database. Available in Czech and English. Possibility to add other languages.



# Additional Advisory Services

There are a number of operating issues of the implementation process, such as judgements, estimates and data management, with which we can also assist you.



## Judgments and estimates

Judgments and estimates regarding the new lease contract requirements, such as:

- Assessment whether the contract is a lease and whether the customer may decide how an identified asset will be used.
- Judgment required to determine the lease term.
- Need to estimate the discount rate (lessee's incremental borrowing rate).
- Exemptions for short-term leases.

## Data management

- A large number of lease contracts scattered around various locations; lease information in paper form. Collection and analysis of data may be time and resource consuming.
- Data not included in the lease contracts (e.g. regarding the fair value of assets, estimated duration of the lease contract, lessee's incremental borrowing rate, etc.) may need to be extracted.
- Variable consideration formula.

To make your life easier, we have come up with a whole package of services tailored to your needs. Our team of specialists offers advisory services to support our clients in a comprehensive assessment of the effects of IFRS 16 implementation.

## List of things that our team can help you with:

- Support in the identification and classification of leases.
- Verification of contract data in the Contract Database Register.
- Verification of lease contract data.
- Support in the determination of the discount rate (IBR).
- Submission of the model Contract Database Register of lease contracts.
- Review of the accounting policy and financial statements.
- Analysis of necessary modifications to the processes and the internal control system.
- Workshops.

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