



Soft4Lessee is a software solution for lease accounting under IFRS 16 standard (ASC 842 in US and AASB 16 in Australia), available both in the Cloud (in SaaS mode) and on-premise.

Businesses with large portfolios of operating leases will be impacted by the change in accounting standards, as the new standards require lessees to recognize assets and liabilities arising from operating leases on the balance sheet.

Soft4Lessee will help your business to:

- **Plan the transition to the IFRS 16 / ASC 842 standard** – calculate the impact and choose one of the transition options;
- **Stay compliant with the standard** – upload new leases every month, let the system calculate values and download G/L transactions.

The Role Centre of the finance user (Lessee back-office)

The screenshot displays the 'Lessee' role center in Microsoft Dynamics NAV. It features a navigation pane on the left with sections for 'Back Office', 'Lease Agreements', and 'Master Records'. The main area contains several key components:

- Lease Agreements Summary:** Shows 2 New Leases, 35 Active Leases, and 0 Expired Leases.
- Master Records Summary:** Shows 21 Lessors and 37 Lease Units.
- Liability by Lessor and Class:** A 3D bar chart showing liabilities for lessors like YANMAR TAKEO, TOYOTA SIEM REAP, and Delta Finance, categorized by asset classes such as Furniture and fixtures, Land and Buildings, Office equipment, Machinery, and Motor vehicles.
- Maturity analysis (non-disc):** A bar chart showing the distribution of lease maturities across different bands (Less than 1 year, 1 to 2 years, 2 to 3 years, 3 to 4 years, 4 to 5 years, 5 to 7 years, 7 to 10 years).
- Lease portfolio run-off:** A waterfall chart showing the repayment (-) and interest (+) over time for IFRS 16:36b and IFRS 16:36a,37,38a.
- General Ledger for Leases:** A table listing various ledger entries with their respective net changes and balances.

No.	Name	Net Change	Balance at Date
1119	Cash Flows	-349,000.00	-836,900.00
111910	Cash flow - Principal portion of L.	-230,012.17	-545,358.57
111920	Cash flow - Interest portion of le...	-118,987.83	-291,541.43
14	Property, Plant And Equipment	-281,326.41	14,448,464.29
141	Right-of-use assets	-281,326.41	14,448,464.29
1411	Land and buildings	-33,792.81	3,953,758.43
1412	Machinery	-89,697.00	5,154,186.06
141201	Cost - Machinery	0.00	5,381,819.50
141208	Depreciation - Machinery	-89,697.00	-227,633.44
141209	Impairment - Machinery	0.00	0.00
1415	Motor vehicles	-81,708.41	2,827,094.75
1416	Furniture and fixtures	-38,113.90	1,715,124.93
1417	Office Equipment	-38,014.29	798,300.12
22	Non-current Liabilities	229,212.17	-14,577,310.66
221105	Lease Liabilities (discounted)	229,212.17	-14,577,310.66
50	Operating Expense	282,126.41	674,204.94
502901	Depreciation - RoU Assets	281,326.41	671,804.94
502902	Short-term Leases	0.00	0.00
502903	Low-value Leases	0.00	0.00
502904	Services (non-lease components ...	800.00	2,400.00
502905	Variable Leases	0.00	0.00
51	Non-operating	118,987.83	291,541.43
510100	Gain/Loss on Asset Disposal	0.00	0.00
510400	Foreign Currency Exchange Gain...	0.00	0.00
510501	Interest Expense - Leases	118,987.83	291,541.43
510601	Impairment Loss - RoU Assets	0.00	0.00



Soft4Lessee Main Features



Lease Agreement Data Management

In Soft4Lessee, you have a database of your lease agreements, with three major statuses – new agreements under consideration, active leases, and archived leases (expired, or terminated early).

Data capture is either automatic or manual. You have the option to manually enter agreement details in structured form and attach a scanned contract together with supporting documents. If the lease origination process is done in another system, you have two options for data upload: a) import from Excel sheets or XML data files, and b) populate data via webservice. The data upload function can be used for data migration from a legacy application.

You can download your lease agreement details from Soft4Lessee to Excel, or feed them to other systems via webservice.

Active leases can be amended, and the system keeps an audit trail of all changes made.

Lease Agreement Card

Edit - Lease Agreement Card - OL17-0024

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Soft4Lessee

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OL17-0024

Lease Agreement

Lease Agreement No:	OL17-0024	Lessor No:	1004
External Ref. No:		Lessor Name:	TOYOTA SIEM REAP
Lease Status:	Active	Lessee No.:	
Inception Date:	2017-03-08	Lessee Name:	Cronus International Ltd.
Commencement Date:	2017-03-15	Lease Posting Group:	E
		Lease Posting Group Descr.:	Leases - Motor vehicles

Terms

Lease Term		Asset Depreciation Term	
Contractual Lease Term (months):	36	Lessee gets title of ownership?:	No
Non-Cancellable Term (months):	12	Useful life of the right-of-use asset (months):	60
Option to Extend (by no of months):	0	Lease Term (months) [IFR16:18]	36
Option to Terminate (at month no.):	0	Depreciation Term (mths) [IFRS16:32]	36
Lease Term (months) [IFR16:18]	36		
Expected Ending Date:	2020-03-15		

Depreciation Books

Repayments	Monthly	14,400.00	0.00	14,400.00
Interest Rates	12	Interest rate implicit in the lease 2017-03-15		
Variable Lease Payments	Not applicable			
Initial Measurement	433,548.07	433,548.07		
Foreign Currency		0		

Lease Payment Schedule

Lease Units

Unit No.	Description	Asset Class	Asset Class Description	Serial No. / Unique ID	Registration No.	Residual Value Guarantee [IFRS16:27c]
FA0024	Toyota RAV4	E	Motor vehicles	SB777854000	HF-455-RD	0.00

OK

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Lease Unit Master Records (equipment being leased)

You can have one or multiple (unlimited) units on lease agreement, with cost price, residual value, and a unique ID for each unit.

Data capture methods are a) manual entry, b) import from Excel or XML, c) via webservice, the same methods as listed above for lease agreements.

You can add a download an asset list, together with lease details and depreciation details, and make asset-based reports.

Asset grouping for accounting purposes is fully configurable (e.g. motor vehicles, ships, aircraft, office equipment, etc.) in order to group assets with similar characteristics. The asset class drives the standard depreciation term, which can be adjusted per individual asset.



Lessor Records

In Soft4Lessee you have a database of lessors, with contact details and a lease portfolio for each lessor.



Keep Track of Lease Status

In addition to major lease statuses (under consideration, active, archived) the system gives you the option to track leases by more detailed statuses – requested, quoted, signed or withdrawn, activated, extended, early-terminated, buy-out, expired.



Determine Lease Term

For IFRS16 (ASC842) purposes, the lease term is determined by a number of circumstances – whether you are reasonably certain to execute the purchase option, or extension option, or terminate the lease before the end of the term. For accounting purposes, the lease term may differ from the contractual lease term.



Calculate Lease Liability

Based on the given parameters, the system calculates lease liability as the present value of lease payments, and the present value of amounts due at the end of the lease term, taking into account purchase or termination options. The system will automatically adjust lease liability as the circumstances change.

The system calculates the initial measurement of lease liability at the commencement date, and subsequent measurements at the end of each reporting period (e.g. monthly, quarterly or early).



Calculate Value of Right-of-Use Asset (RoU)

The system calculates RoU Asset value taking into account lease liability, costs before lease commencement and the expected cost of asset return (e.g. costs of equipment dismantling, costs of restoring leased premises). If the lease liability is re-assessed, the RoU asset value changes accordingly.



Projection and Simulation

The Soft4Lessee system enables you to calculate the projection of lease liability over the lease term (by each lease, group of similar leases, or overall portfolio) and calculate the projection of asset values over the asset lifetime (by each unit, asset class, or overall portfolio).



Determine Asset Depreciation Term

RoU Asset is depreciated over the lease term or over the useful life underlying the asset. If the lease transfers ownership of the asset to the lessee by the end of the lease term, or the lessee is certain to exercise the purchase option, the asset is depreciated over the useful life of the asset (the system has a pre-configured useful life parameter per asset category).



Interest on Lease Liability

The system calculates interest and creates G/L postings at the end of the reporting period, using either the interest rate implicit in the lease or the lessee incremental borrowing rate.



Non-lease Components

If you have a composite contract that includes leases and services, the non-lease component is separated and posts to the operating expense account, separately from interest expense and asset depreciation expense, as required by IFRS16.



Lease Modifications

The system allows lease modifications after the commencement date and will calculate the impact on lease liability and right-of-use asset. The system will produce G/L postings to reflect any lease modification.



Variable Leases

If you have leases with variable lease payments dependent on an index (like the Consumer Price Index) or reference interest rate (like LIBOR, EURIBOR), the system is able to calculate re-pricing and reflect it in accounting, as per IFRS16 requirements.



Re-measurement

As circumstances change, the system is able to calculate adjustments to lease liability and right-of-use asset value, and produce G/L postings accordingly.



Calculate RoU Asset Depreciation

The system calculates depreciation using one of three methods: straight-line, declining-balance, or production-based. The system produces postings to G/L accounts by asset class.



Cash-flow Reporting

The system will split cash-flows into the principal portion and the interest portion of lease payments, as required by IAS 7.



Foreign Currency

If you have leases denominated in a foreign currency, the system will re-measure lease liabilities using closing currency exchange rates at the end of each reporting period, as required by the IAS 21 standard. The exchange rate difference is recognized as a gain or loss, not affecting the Right-of-Use asset value.



General Ledger Integration

The Soft4Lessee system will produce required G/L transactions at each due date and at the end of the accounting period. You can download G/L transactions in detail or at summary level and feed them into your general ledger system via webservice integration, or via an Excel or XML file. If you are using Microsoft Dynamics NAV as your ERP system, then G/L integration is totally seamless.



Data Import/ Export

As already mentioned above, the Soft4Lessee system has comprehensive functionality for import and export to/from other systems, using one of the following methods (or combination of methods): webservice, Excel files, XML files. Using this feature, Soft4Lessee can interface with other asset management, contract management systems, the general ledger system, and the management reporting system.



IFRS16 Practical Expedients

With Soft4Lessee, you can choose to apply practical expedients allowed for short-term leases and low-value leases (posts to operating expenses).



Transition to IFRS16

On the first adoption of IFRS16, you can choose which transition option to apply, as Soft4Lessee supports both options allowed by IFRS16 standard:

- Retrospective
- Cumulative catch-up



View of the Soft4Lessee System

Lease Agreement Card – Section of Initial Measurement

Edit - Lease Agreement Card - OL17-0011
Soft4Lessee ?

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Lease Agreement

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OL17-0011

Lease Agreement	OL17-0011	Active	2017-02-25	Delta Finance
Terms	24 24			
Depreciation Books				
Repayments	Monthly 12,100.00 0.00 12,100.00			
Interest Rates	10 Interest rate implicit in the lease 2017-02-25			
Variable Lease Payments	Not applicable			
Initial Measurement				

Lease Liability

Residual Value Guarantee [IFRS16:27c]	50,000.00
Exercise Price of Purchase Option (reasonably certain) [IFRS1...	0.00
Penalty for Terminating (if reasonably certain) [IFRS16:27e]	0.00
PV of Amounts Due at Lease Term:	40,970.48
Present Value of Lease Payments:	262,217.34
Lease Liability at Commencement Date:	303,187.82

Right-of-use Asset

Lease Payments made on or before commencement date [IFRS1...	0.00
Initial Direct Costs [IFRS16:24c]	0.00
Lease Liability at Commencement Date:	303,187.82
Estimated Cost for Dismantling/Restoring Asset [IFRS16:24d]	0.00
Right-of-use Asset at Commencement Date:	303,187.82

Foreign Currency	0
Lease Payment Schedule	
Lease Units	

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Projection of lease liability and right-of-use asset values over the term (system calculated, datasheet view)

View - Lease Liability Schedule

HOME ACTIONS

Lease Liability Schedule

Type to filter (F3) | Period No. Filter: OL17-0011

Period No.	Period Start Date	Opening Balance	Initial Measurement	Interest (+) [IFRS16:36...]	Repayment (-) [IFRS16:36b]	Remeasuring / Reassessment (+) [IFRS16:36...]	Closing Balance	Comment	Period End Date	Discount Rate [IFRS16:26]	Discount Rate Option	Discount Rate Value Date
	2017-02-01	0.00	303,187.82	0.00	0.00	0.00	303,187.82	Includes initial measure...	2017-02-28	10	Interest rate impl...	2017-02-25
1	2017-03-01	303,187.82	0.00	2,526.57	12,100.00	0.00	293,614.39		2017-03-31	10	Interest rate impl...	2017-02-25
2	2017-04-01	293,614.39	0.00	2,446.79	12,100.00	0.00	283,961.18		2017-04-30	10	Interest rate impl...	2017-02-25
3	2017-05-01	283,961.18	0.00	2,366.34	12,100.00	0.00	274,227.52		2017-05-31	10	Interest rate impl...	2017-02-25
20	2018-10-01	95,775.72	0.00	891.53	12,100.00	0.00	84,473.85		2018-10-31	10	Interest rate impl...	2017-02-25
21	2018-11-01	84,473.85	0.00	798.13	12,100.00	0.00	73,077.80		2018-11-30	10	Interest rate impl...	2017-02-25
22	2018-12-01	73,077.80	0.00	703.95	12,100.00	0.00	61,586.78		2018-12-31	10	Interest rate impl...	2017-02-25
23	2019-01-01	61,586.78	0.00	608.98	12,100.00	0.00	0.00	Includes Residual Value;	2019-01-31	10	Interest rate impl...	2017-02-25
24	2019-02-01	0.00	0.00	513.22	62,100.00	0.00	0.00		2019-02-28	10	Interest rate impl...	2017-02-25

Close

View - RoU Asset Schedule

HOME

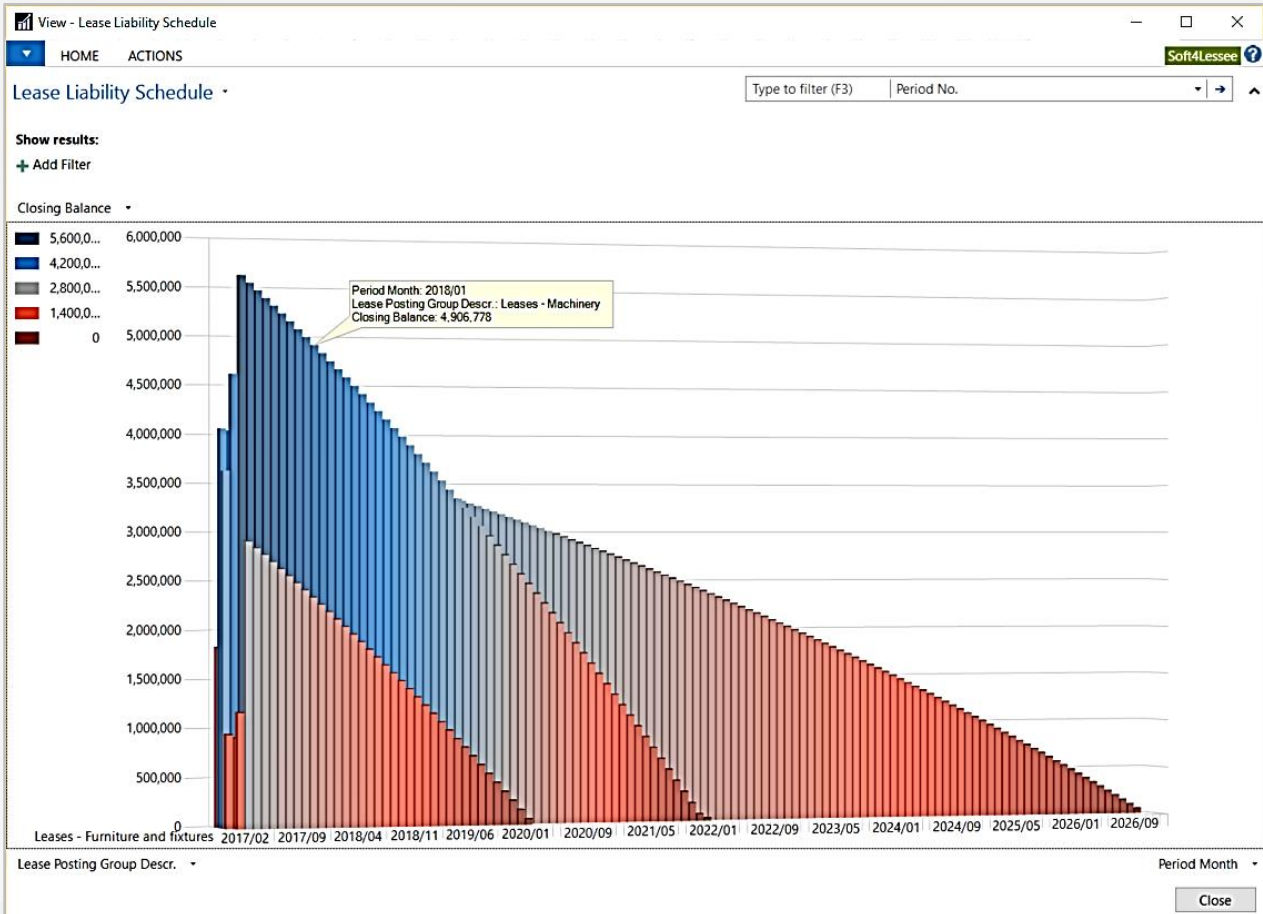
RoU Asset Schedule

Type to filter (F3) | Period No. Filter: OL17-0011

Period No.	Period Start Date	Depreciation Term (mths) [IFRS16:32]	Opening Balance	Initial Measurement	Impairment (-) [IFRS16:30a]	Depreciation (-) [IFRS16:30a,31]	Adjustment of Lease Liability (+) [IFRS16:3...]	Adjustment on Lease Modification (+)	Closing Balance	Comment	Period End Date
	2017-02-01	24	0.00	303,187.82	0.00	0.00	0.00	0.00	303,187.82		2017-02-28
1	2017-03-01	24	303,187.82	0.00	0.00	12,632.83	0.00	0.00	290,554.99		2017-03-31
2	2017-04-01	24	290,554.99	0.00	0.00	12,632.83	0.00	0.00	277,922.16		2017-04-30
3	2017-05-01	24	277,922.16	0.00	0.00	12,632.83	0.00	0.00	265,289.33		2017-05-31
20	2018-10-01	24	50,531.30	0.00	0.00	12,632.82	0.00	0.00	37,898.47		2018-10-31
21	2018-11-01	24	37,898.47	0.00	0.00	12,632.83	0.00	0.00	25,265.65		2018-11-30
22	2018-12-01	24	25,265.65	0.00	0.00	12,632.82	0.00	0.00	12,632.82		2018-12-31
23	2019-01-01	24	12,632.82	0.00	0.00	12,632.83	0.00	0.00	0.00		2019-01-31
24	2019-02-01	24	0.00	0.00	0.00	12,632.82	0.00	0.00	0.00		2019-02-28

Close

Projection of lease liability, per lease groups (system calculated, chart view)



Overview of General ledger account, related to lessee accounting

View - General Ledger for Leases

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General Ledger for Leases - Type to filter (F3) No. Limit totals: 17-05-01..17-05-31

No.	Name	Net Change	Balance at Date
1119	Cash Flows	-349,000.00	-836,900.00
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502903	Low-value Leases	0.00	0.00
502904	Sevices (non-lease components in Lease Agreement)	800.00	2,400.00
502905	Variable Leases	0.00	0.00
51	Non-operating	118,987.83	291,541.43
510100	Gain/Loss on Asset Disposal	0.00	0.00
510400	Foreign Currency Exchange Gain/Loss	0.00	0.00
510501	Interest Expense - Leases	118,987.83	291,541.43
510601	Impairment Loss - RoU Assets	0.00	0.00

Close