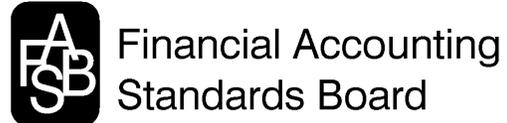


MINUTES



To: Board Members
From: Investment Property Entities Team
Subject: Minutes of August 8, 2012, Board Meeting **Date:** August 9, 2012

The Board meeting minutes are provided for the information and convenience of constituents who want to follow the Board's deliberations. All of the conclusions reported are tentative and may be changed at future Board meetings. Decisions become final only after a formal written ballot to issue an Accounting Standards Update or a Statement of Financial Accounting Concepts.

Topic: Investment Property Entities

Basis for Discussion: FASB Memo No. 20—Approaches to Investment Property Guidance

Length of Discussion: 9:00 AM to 9:30 AM (EDT)

Attendance:

Board members present: Seidman, Buck, Golden, Schroeder, L. Smith, Siegel (by phone)

Board members absent: Linsmeier

Staff in charge of topic: Laungani

Other staff at Board table: Cospers, Stoklosa, Gupta, C. Smith, Bhave, Anderson, Ward

Outside participants: None

Type of Document and Timing Based on the Technical Plan:

The Board began redeliberations of its Exposure Draft on investment property entities and discussed the path forward on the project.

Summary of Decisions Reached:

The Board discussed various approaches to providing investment property guidance in light of feedback received on the proposed Accounting Standards Update, *Real Estate—Investment Property Entities (Topic 973)*.

The Board decided to evaluate the progress of other projects on its agenda, such as the joint project on leases and the research project on the application of asset- or entity-based guidance to nonfinancial assets held in an entity, before making a final decision on investment property guidance. The Board, however, did tentatively decide to eliminate three of the approaches presented by the staff for future consideration (Alternatives 1, 2, and 4 in the meeting handout were eliminated by the Board). As a result, the investment property entity concept that was proposed in the Exposure Draft would not be part of any future guidance and the real estate investment trust (REIT) scope exception in Topic 946, *Financial Services—Investment Companies*, would be retained for equity REITs. Issues relevant to mortgage REITs will be discussed at a future meeting as part of the investment companies project. (Vote: 6-0, 1 absent)

General Announcements: None