

# microsoft-10-K-2024-07-30-Financial\_Report - LEASES (Tables)

LEASES (Tables)	12 Months Ended
	Jun. 30, 2024
Leases [Abstract]	
Components of Lease Expense	<p>The components of lease expense were as follows:</p> <p>(In millions)</p> <p>Year Ended June 30, 2024 2023 2022</p> <p>Operating lease cost \$ 3,555 \$ 2,875 \$ 2,461</p> <p>Finance lease cost:</p> <p>Amortization of right-of-use assets \$ 1,800 \$ 1,352 \$ 980</p> <p>Interest on lease liabilities 734 501 429</p> <p>Total finance lease cost \$ 2,534 \$ 1,853 \$ 1,409</p>
Supplemental Cash Flow Information Related to Leases	<p>Supplemental cash flow information related to leases was as follows:</p> <p>(In millions)</p> <p>Year Ended June 30, 2024 2023 2022</p> <p>Cash paid for amounts included in the measurement of lease liabilities:</p> <p>Operating cash flows from operating leases \$ 3,550 \$ 2,706 \$ 2,368</p> <p>Operating cash flows from finance leases 734 501 429</p> <p>Financing cash flows from finance leases 1,286 1,056 896</p> <p>Right-of-use assets obtained in exchange for lease obligations:</p> <p>Operating leases 6,703 3,514 5,268</p> <p>Finance leases 11,633 3,128 4,234</p>
Supplemental Balance Sheet Information Related to Leases	<p>Supplemental balance sheet information related to leases was as follows:</p> <p>(In millions, except lease term and discount rate)</p> <p>June 30, 2024 2023</p> <p>Operating Leases</p> <p>Operating lease right-of-use assets \$ 18,961 \$ 14,346</p> <p>Other current liabilities \$ 3,580 \$ 2,409</p> <p>Operating lease liabilities 15,497 12,728</p> <p>Total operating lease liabilities \$ 19,077 \$ 15,137</p> <p>Finance Leases</p> <p>Property and equipment, at cost \$ 32,248 \$ 20,538</p> <p>Accumulated depreciation ( 6,386 ) ( 4,647 )</p> <p>Property and equipment, net \$ 25,862 \$ 15,891</p> <p>Other current liabilities \$ 2,349 \$ 1,197</p> <p>Other long-term liabilities 24,796 15,870</p> <p>Total finance lease liabilities \$ 27,145 \$ 17,067</p> <p>Weighted Average Remaining Lease Term</p> <p>Operating leases 7 years 8 years</p> <p>Finance leases 12 years 11 years</p> <p>Weighted Average Discount Rate</p> <p>Operating leases 3.3 % 2.9 %</p> <p>Finance leases 3.9 % 3.4 %</p>

Maturities of Lease Liabilities	The following table outlines maturities of our lease liabilities as of June 30, 2024:	
	(In millions)	
	Year Ending June 30, Operating Leases Finance Leases	
	2025	\$ 4,124 \$ 3,311
	2026	3,549 3,021
	2027	2,981 3,037
	2028	2,405 3,026
	2029	1,924 2,638
	Thereafter	6,587 19,116
	Total lease payments	21,570 34,149
	Less imputed interest ( 2,493 )	( 7,004 )
	Total	\$ 19,077 \$ 27,145