

## 01 / Who is Nakisa?

Nakisa is a cloud-native, enterprise-grade platform powered by agentic AI. For over 20 years, Fortune 1000 companies and global organizations have relied on Nakisa to **centralize and automate all aspects of lease accounting**, from abstraction and administration to financial budgeting, forecasting, reporting, and multi-standard compliance.

[Learn more →](#)

Trusted by the Fortune 1000



## 02 / Introducing the Nakisa Accounting Portfolio

Built for global enterprises with complex needs, the Nakisa Accounting Portfolio enables finance teams to automate lease accounting for portfolios of leased, subleased, and owned assets, such as equipment, fleet, real estate, and land. It manages everything from lease abstraction to administration, accounting, compliance, auditing, reporting, forecasting, and budgeting.

Our five product suites—Lease Accounting, Capital Investment and Budgeting, Portfolio Management, Capital Projects, and Facility Management—along with our agentic decision intelligence (NDI) platform, are designed to operate seamlessly together or as powerful standalone solutions, empowering finance teams with collaborative workflows, a unified data repository, and AI-driven automation.

### Applications



#### Nakisa Lease Accounting

For end-to-end global lessee and lessor accounting and parallel compliance with IFRS 16, ASC 842, local GAAP, and government standards



#### Nakisa Capital Investment and Budgeting

For FP&A management of long-term major investments and expense control within approved budgets



#### Nakisa Portfolio Management

For end-to-end real estate lifecycle management (leased, subleased, owned assets)



#### Nakisa Capital Projects

For budget planning, scenario modeling, site selection, and project management



#### Nakisa Facility Management

For streamlined asset lifecycle and work order management (inspections, repairs, & maintenance)



#### Nakisa Decision Intelligence Platform

◆ Nakisa Agentic AI

◆ Nakisa Agentic Tools

◆ Nakisa Multi-Model AI Core

### Engines

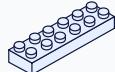


#### Nakisa Finance Core

- Fixed asset accounting
- Deferred tax accounting

- General Ledger
- AP/AR automation

### Infrastructure



#### Nakisa Open Cloud Platform

- SSO, SOC1 & 2 Type II, ITGC, ISO
- Cross-product analytics & reporting
- Nakisa Dev Extension

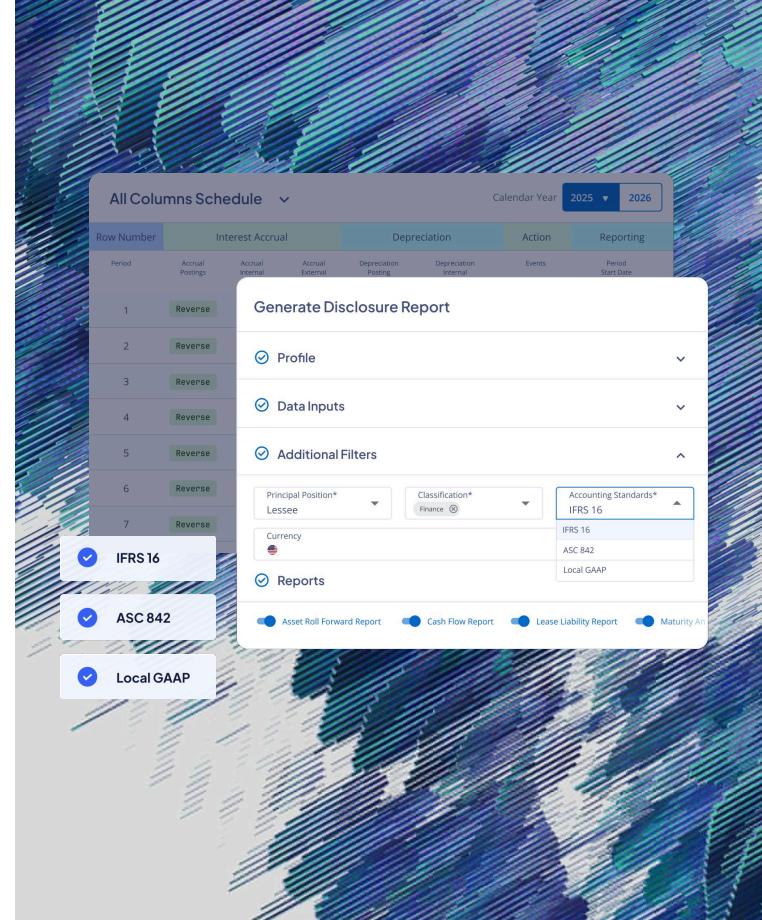
- API and event services
- Bidirectional ERP integrations



## 03 / Nakisa Lease Accounting

Offers a powerful, intuitive solution to centralize and automate the **full lifecycle of lease accounting**—from abstraction to reassessment, renewal, and termination—while ensuring parallel compliance with **IFRS 16, ASC 842, local GAAP, and government standards**. The suite features **advanced automation** for event management and batch operations, plus **AI capabilities** such as an AI Assistant for complex task navigation and AI Agents for document abstraction, analytics, charge management, and more, and handles **consolidations, intercompany transactions, and FX adjustments**.

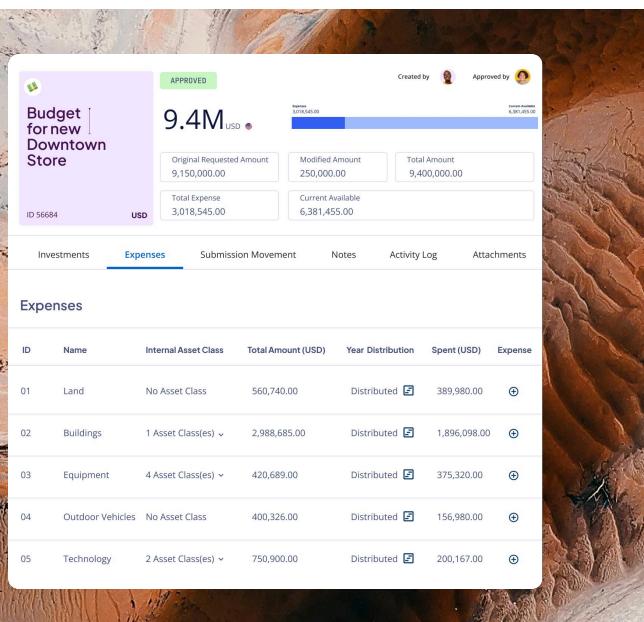
It delivers a wide range of **out-of-the-box financial and disclosure reports**, including Income Statement, Balance Sheet, Cash Flow, Asset Roll Forward, Lease Liability, and Maturity Analysis, supporting regulatory filings like 10-K and 10-Q. Built with a **configurable multi-level approval system and collaborative workflows** and integrated with **leading ERP/AP systems and Nakisa IWMS**, it unites financial and operational data to improve collaboration and alignment across finance, real estate, and other cross-functional teams.



The screenshot shows a software interface for lease accounting. At the top, a header bar includes 'All Columns Schedule', 'Calendar Year 2025', and '2026'. Below is a table with columns: Row Number, Period, Interest Accrual, Depreciation, Action, and Reporting. Rows 1 through 7 are listed, each with a 'Reverse' button. A modal window titled 'Generate Disclosure Report' is open, containing sections for 'Profile', 'Data Inputs', 'Additional Filters', and 'Reports'. Under 'Reports', checkboxes are checked for 'IFRS 16', 'ASC 842', and 'Local GAAP'. Other options like 'Asset Roll Forward Report', 'Cash Flow Report', 'Lease Liability Report', and 'Maturity Analysis' are also listed.

## 04 / Nakisa Capital Investment and Budgeting

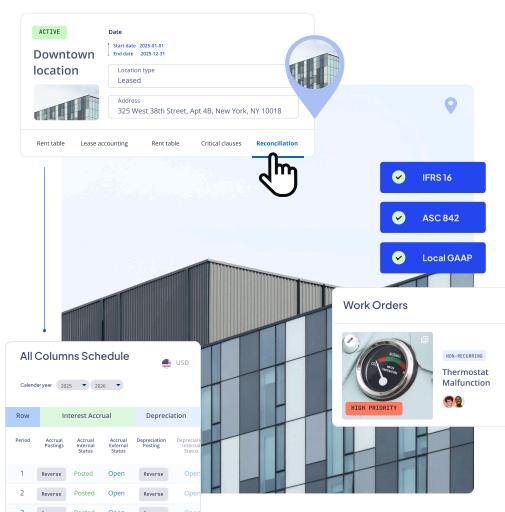
Enables **alignment of major investments with financial goals** while keeping spending within approved budgets, supported by **accurate forecasting and scenario planning** that assess the impact of market trends, organizational changes, and contract terms. With **robust budget management and approval workflows**, teams can allocate, pre-approve, and adjust budgets while tracking commitments and actual invoices in real time. **Detailed financial reporting** further provides insights, highlights variances, and shows the true impact of contracts or events, ensuring clear oversight of financial positions.



The screenshot shows a software interface for capital investment and budgeting. At the top, a header bar includes 'Budget for new Downtown Store' and 'APPROVED'. Below is a table with columns: ID, Name, Internal Asset Class, Total Amount (USD), Year Distribution, Spent (USD), and Expense. Rows 01 through 05 are listed, showing various asset categories and their financial details. A navigation bar at the bottom includes 'Investments', 'Expenses' (which is selected), 'Submission Movement', 'Notes', 'Activity Log', and 'Attachments'.

## 05 / Integration with Nakisa IWMS

The Nakisa Accounting Portfolio integrates seamlessly with the Nakisa IWMS Portfolio—including **Capital Projects, Portfolio Management, and Facility Management** suites. This integration enables teams to achieve their objectives through **collaborative workflows, a unified data repository for assets, costs, and investments, and AI-powered automation**—all within an intuitive, user-friendly interface with **purpose-built capabilities for each team**. It empowers organizations to drive strategic and operational excellence across all business functions.



The screenshot shows a integrated software interface for accounting and IWMS. At the top, a header bar includes 'ACTIVE', 'Date' (Year from 2024-01-01 to 2025-12-31), and 'Location' (Leased). Below is a table with columns: Row, Interest Accrual, and Depreciation. Rows 1, 2, and 3 are listed, each with 'Reverse' and 'Open' buttons. To the right, there are sections for 'IFRS 16', 'ASC 842', and 'Local GAAP'. At the bottom, a 'Work Orders' section shows a building image and a 'Thermostat Malfunction' with a 'HIGH PRIORITY' status.

**Nakisa Decision Intelligence**

Based on historical trends, create a table showing how our total lease liabilities and ROU assets in USD will evolve over the next three years under different business assumptions, such as 5% annual lease portfolio growth versus the status quo.

Nakisa AI +

Please confirm or specify the following details to enable accurate projections:

Historical period for trend analysis

Source for current lease liabilities and ROU as

Submit

Growth scenarios to model

5% annual growth

**Visualizations**

Projected lease liabilities and ROU assets (2025–2028)

Table results

Business scenario	Year	Lease liabilities (millions)	ROU assets (millions)
Status quo	2026	1,150 USD	1,125 USD

## 07/ Decision Intelligence

**Transform complex, siloed data into confident action.** Our agentic solution unifies and interprets vast internal and external datasets across any system in real time. It goes beyond analysis, running forecasts, simulations, and visualizations, while providing expert guidance every step of the way. Ask complex business questions in natural language (text or voice) and get tailored recommendations you can execute instantly through Nakisa AI agents and apply directly to your ERP systems. The platform uncovers hidden opportunities, anticipates risks, accelerates decision-making, and strengthens team alignment—all while democratizing intelligence across the organization.

## 08 / What sets Nakisa apart?

**Innovative:** cloud-native architecture, continuous AI-powered innovation, centralized data hub, and dev extensions

**Integrated:** cross-product analytics, native bidirectional ERP integrations (SAP, Oracle, & Workday), and robust APIs

**Secure:** GDPR-ready, SOC 1 Type II, SOC 2 Type II, and ISO 27001 & 27017 compliant, with full ITGC control, RBAC, and multi-level approvals

**Client-centric:** our value advisory team helps understand the current state, recommends best practices, supports expert implementation and change management, and ensures client success



Our clients achieve:

**460k** USD/year operational savings (for 2,000 leases)

**71%** Time savings during period-end close

**97%** Data quality achieved

Explore Nakisa's advantage →

## 09 / Market leaders love Nakisa

**“** We worked closely with the Nakisa team to build a solution that would fit the size and requirements of a corporation like Nestlé and that would bring value to other similar organizations in terms of scale and accuracy. Nakisa has a lot to offer in terms of flexibility, user-friendliness, ERP integration and its cloud solution. The upgrade was done by the Nakisa team without any major issues. It was smoother than we could have anticipated considering the volume of historical data.

Dana Jircikova, Head of Capital and Financial Investments Reporting at Nestlé



**“** Nakisa allowed us to close our books a week before month-end. Now anyone can easily run a report the last week of the month to verify depreciation, cost centers, and other aspects and ensure they are all correct. We are starting to use the automation of contract uploads and mass lease modifications, and they are going to be a huge win for us.

Alanna Bilben, Business Transformation IT RTR Lead at 3M



Hear from our clients →