

## 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 achieve operational excellence and strategic insights across end-to-end real estate portfolio management, from capital projects and asset management to facility maintenance.

Learn more →

Trusted by the Fortune 1000



## 02 / Introducing the Nakisa IWMS Portfolio

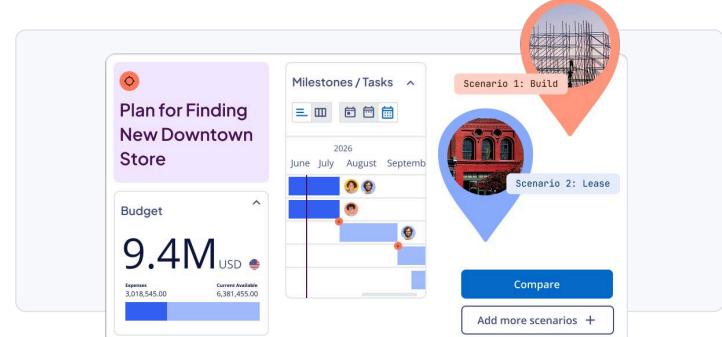
Serving global enterprises with complex needs, Nakisa offers an Integrated Workplace Management System (IWMS) that empowers real estate, finance, capital project, and facilities teams to achieve their goals through collaborative workflows, a unified data repository, and AI-powered automation—all within an intuitive interface.

Our four product suites—Capital Projects, Portfolio Management, Lease Accounting, and Facility Management—together with our agentic decision intelligence (NDI) platform, operate seamlessly as a unified system or as powerful standalone solutions, driving strategic decision-making and operational excellence across business functions.

Applications	Nakisa Capital Projects	Nakisa Portfolio Management	Nakisa Lease Accounting	Nakisa Facility Management	Nakisa Decision Intelligence Platform
	For budget planning, scenario modeling, site selection, and project management	For end-to-end real estate lifecycle management (leased, subleased, owned assets)	For global lease accounting and compliance (IFRS 16, ASC 842, local GAAP)	For streamlined asset lifecycle and work order management (inspections, repairs, & maintenance)	
Engines	<b>Nakisa Finance Core</b> <ul style="list-style-type: none"> <li>- Fixed asset accounting</li> <li>- Deferred tax accounting</li> <li>- General Ledger</li> <li>- AP/AR automation</li> </ul>				
Infrastructure	<b>Nakisa Open Cloud Platform</b> <ul style="list-style-type: none"> <li>- SSO, SOC1 &amp; 2 Type II, ITGC, ISO</li> <li>- Cross-product analytics &amp; reporting</li> <li>- Nakisa Dev Extension</li> </ul>			<ul style="list-style-type: none"> <li>- API and event services</li> <li>- Bidirectional ERP integrations</li> </ul>	

## 03 / Capital Projects

Empowers teams to confidently plan, prioritize, and execute any capital project. Robust **scenario modeling**, side-by-side **site evaluations**, and comprehensive budget and cost tracking help teams make informed planning decisions. With **AI Agent for milestones** and powerful analytics, project management tools help streamline execution and drive maximum ROI.

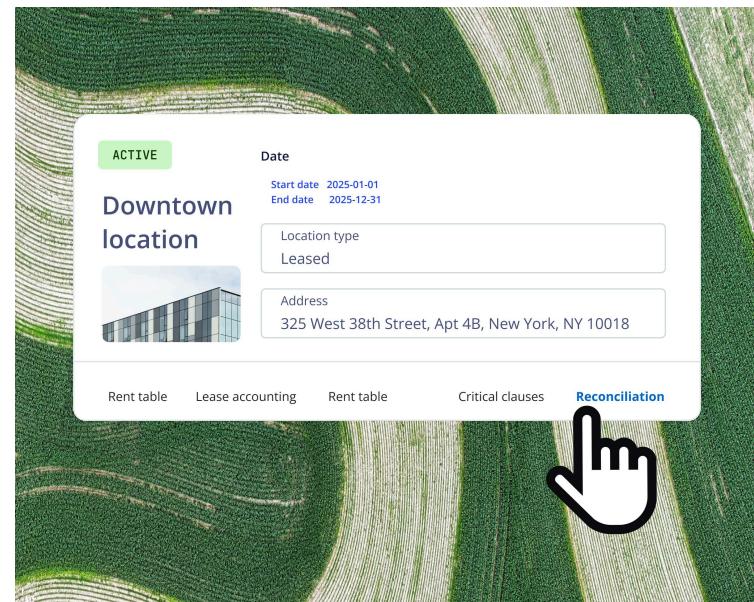


The screenshot shows a project management dashboard. On the left, a purple box displays a budget summary for 'Plan for Finding New Downtown Store' with a total of 9.4M USD. On the right, a Gantt chart titled 'Milestones / Tasks' shows tasks for the months of June, July, August, September, and October 2026. Two scenarios are highlighted: 'Scenario 1: Build' (represented by a red building icon) and 'Scenario 2: Lease' (represented by a blue building icon). A 'Compare' button is at the bottom right, and a link to 'Add more scenarios' is at the bottom left.

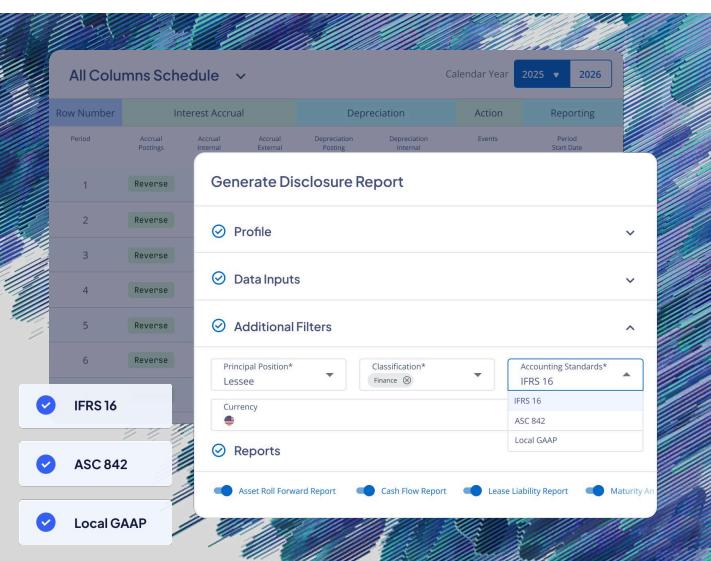
## 04 / Portfolio Management

Offers a powerful and intuitive solution to centralize and automate the management of expense, income, and owned assets. Track contractual obligations with **critical date alerts**, manage asset lifecycles, and automate **complex calculations**, including escalating, indexed, and variable rent, as well as year-end reconciliations (CAM, taxes, insurance).

The suite offers advanced automation through AI agents (including **AI Document Abstraction**, **AI Agent for analytics**, **AI Agent for complex calculations**), as well as native bidirectional ERP integration, a configurable multi-level approval system and collaborative workflows. It also provides the vendor portal and transparent invoice management for streamlined external collaboration.



The screenshot shows a detailed view of a 'Downtown location' asset. The main card displays the location as 'ACTIVE' with a start date of 2025-01-01 and an end date of 2025-12-31. It includes fields for 'Location type' (Leased) and 'Address' (325 West 38th Street, Apt 4B, New York, NY 10018). Below the card are five tabs: 'Rent table', 'Lease accounting', 'Rent table', 'Critical clauses', and 'Reconciliation'. A large hand cursor is hovering over the 'Reconciliation' tab.

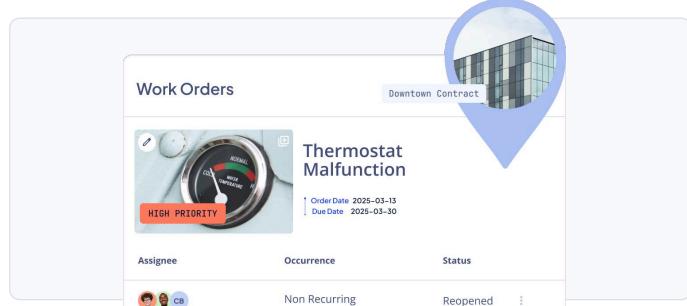


The screenshot shows a lease accounting interface with a 'All Columns Schedule' view for the years 2025 and 2026. The schedule includes columns for Row Number, Period, Interest Accrual, Depreciation, Action, and Reporting. A modal window titled 'Generate Disclosure Report' is open, showing sections for 'Profile', 'Data Inputs', and 'Additional Filters'. It includes dropdowns for 'Principal Position' (Lessee), 'Classification' (Finance), and 'Accounting Standards' (IFRS 16, ASC 842, Local GAAP). At the bottom of the modal are tabs for 'Reports' and several report links: 'Asset Roll Forward Report', 'Cash Flow Report', 'Lease Liability Report', and 'Maturity Analysis'.

## 05 / Lease Accounting

Delivers true **contract- and asset-level lease accounting** with seamless parallel compliance for **IFRS 16**, **ASC 842**, **local GAAP**, and government accounting standards. The suite offers robust functionality for lease accounting, event management, and batch operations. It provides a wide range of out-of-the-box financial reports—including Income Statement, Balance Sheet, and Cash Flow—as well as detailed disclosure reports such as Asset Roll Forward, Lease Liability, and Maturity Analysis to support regulatory filings like 10-K and 10-Q.

With clear visibility into lease obligations and their financial impact combined with **native bidirectional ERP integrations**, finance teams are better positioned to support planning, forecasting, and broader business decision-making.



The screenshot shows a facility management interface for 'Work Orders'. A specific work order for a 'Thermostat Malfunction' is highlighted with a blue callout bubble. The order is marked as 'HIGH PRIORITY' and is assigned to a technician. The order details include an 'Order Date' of 2025-03-13 and a 'Due Date' of 2025-03-30. The status of the work order is 'Non Recurring' and is currently 'Reopened'. The 'Work Orders' list shows other items like 'Downtown Contract'.

## 06 / Facility Management

Provides a centralized system to manage facilities through **predictive, preventative, and scheduled maintenance** and real-time incident tracking. Designed to streamline coordination of internal technicians and external contractors, the solution offers integrated work order management, **AI Agent for inspections**, asset condition monitoring, and a **mobile service desk** to ensure improved facility performance and extended asset lifespan.

## Nakisa Decision Intelligence

Which locations have the highest total annual rent and non-base rent combined? Show me the top 10 locations.

Nakisa AI

Here are the top 5 premises projected to have the highest combined total annual rent, including both base rent and non-base rent components such as CAM, taxes, and utilities. The results are shown in an interactive map for quick geographic context and in a detailed

Create a sunburst chart showing total capital spend by region, broken down into countries and cities, for the next year.

and USD, making it easy to analyze performance across your portfolio.

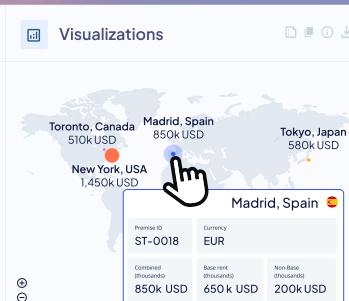


Table results

Premise ID	Country	City	Currency	Combined
ST-0018	Spain	Madrid	EUR	850 USD
ST-0018	Spain	Barcelona	EUR	730 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:

**60%**

Enhanced operational efficiency

**35%**

Reduced enterprise asset lifecycle costs

**97%**

Data quality achieved

Explore Nakisa's advantage →

## 09 / Market leaders love Nakisa

**“** Nakisa is excellent software, it makes us more efficient with all the rent payments and follow-ups on the deadlines, renewals, deposits, etc. It creates custom-made reports for our financial statements, which are used to communicate information to various teams and help them with budgeting. The software is very user-friendly; it is essential for our real estate department.

Eric Cabana, Senior Real Estate Advisor at TC Transcontinental



**“** Nakisa has a lot to offer in terms of flexibility, user-friendliness, and ERP Integration. The integration is really important, we don't need to worry and run complex reconciliations every month.

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



Hear from our clients →