

Business Plans and Matters Related to Growth Potential FY2025 mid-year updates



(TSE : 4883)

MODALIS

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Modalis therapeutics Corporation

August 7, 2025

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As requested by TSE, This document is updated once a year, and disclosure is scheduled to be made around March of each year. In the event of significant changes in the business plan, changes may be made irregularly.

Major updates since the last report (February 2025 version)

p7

Updated corporate info

p17

Updated IP position

P57

Newly added details of the technical partnership with Broad regarding muscle tropic capsid technology.

p65

Newly added DMD disease model mice study data

P45, 71,
93, 94

Updated along with the business progress

P99-101

Added info of most recently announced finance



Outline of the strategy

- Adopt a business strategy centered on the development of MDL-101
- Prioritize research and development of neuromuscular diseases for which the know-how cultivated with MDL-101 can be applied
- Advance the development of subsequent programs on the premise of funding, such as partnering
- Resume development of neurological diseases on the condition of identifying delivery tools and allocating resources. Research will continue.

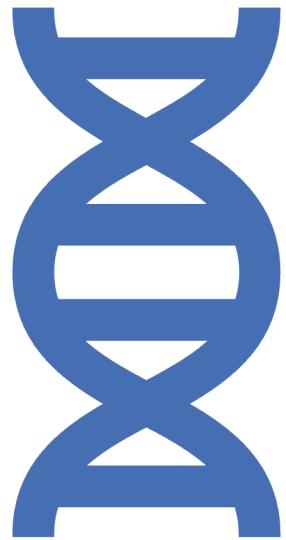


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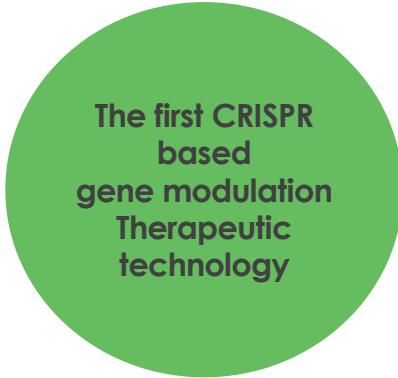
1. Corporate Overview

Corporate Overview (As of June 30, 2025)

Modalis Therapeutics is a biotech company to develop CRISPR-based gene therapies

Name	Modalis Therapeutics Corporation (Ticker symbol: 4883)	Date	History
Foundation	Jan 2016	Jan 2016	Founded in Tokyo as EdiGENE Corporation
President CEO	Haru Morita	Apr 2016	Established 100% owned US subsidiary EdiGENE Inc. (Now Modalis Therapeutics Inc.)
HQs	3-11-5 Nihonbashi-Honcho, Nihonbashi-Lifescience-Bldg.2 7F Chuo-ku, Tokyo 103-0023 Japan	Aug 2019	Company name changed to Modalis Therapeutics
US subsidiary	Modalis Therapeutics Inc. (43 Foundry Avenue, Waltham, Massachusetts)	Apr 2020	Entered into a license agreement with Editas Medicine , Inc to obtain access to foundational CRISPR IP.
Business	Drug Development	Aug 2020	Listing on Mothers, Tokyo Stock Exchange (Ticker symbol: 4883)
Capital stock	1,372,205 thousand yen	Oct 2021	Lab moved to To Waltham MA, which is adjacent to Cambridge
Outstanding share	76,928,198 shares of common stock	Apr 2022	Moved from the Mothers to the Growth market in accordance with the market reorganization classification of the Tokyo Stock Exchange.
Number of employee	18 (including 6 Ph.D.) (5 in Japan, 13 in US)		

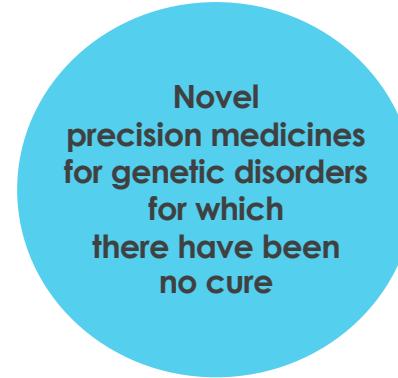
Modalis is a gene therapy company dedicated to translating evolutional science into life-changing treatments for rare disease patients.



The first CRISPR based gene modulation Therapeutic technology



Leading company in epigenetic Modulation/ editing



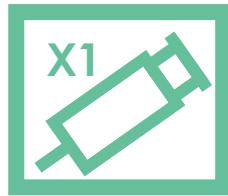
Novel precision medicines for genetic disorders for which there have been no cure



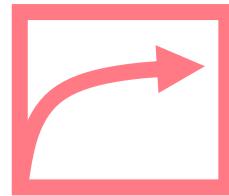
Every life deserves attention

CRISPR-GNDM® is a promising new therapeutic modality

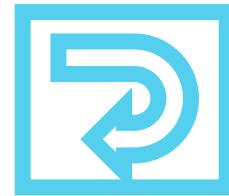
Potential benefits of CRISPR-GNDM® Technology



Single dose
Doesn't require
Repeated dosing



Long-lasting
Sustained effect
for years or decades



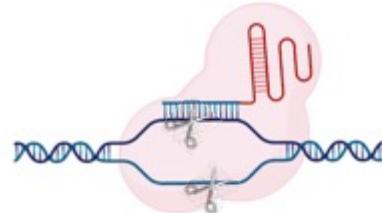
Disease Modifying
Not just to reduces
symptoms but
gives cure

Non-cleaving CRISPR = CRISPR-GNDM®

Enables treatment of genetic disorders by controlling epigenetic ON/OFF switch

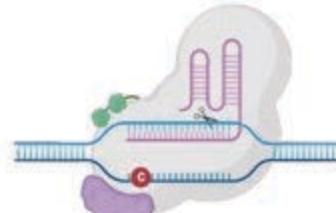
GTx Technologies

Gene Editing



Permanent Removal

Base/Prime Editing



Permanent Replacement

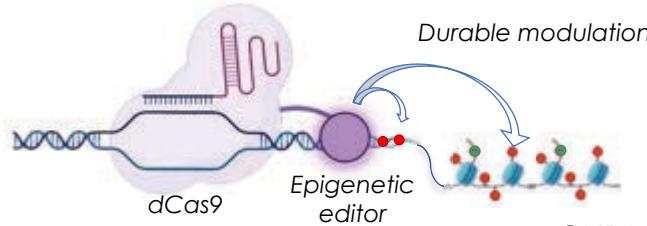
siRNA / ASO



Temporal silencing

Epigenome Editing(CRISPR-GNDM®)

Bind without cleaving
No DNA damage



Durable modulation

Epigenetic editor

GNDM=Guide Nucleotide Directed Modulation

MODALIS Value Highlights

Established the first robust **epigenetic platform** for activation and inhibition of endogenous genes using CRISPR-GNDM® platform

Demonstrated sustained modulation of gene expression in multiple species (mouse, cyno) resulting in functional **efficacy without serious toxicities**

Pipeline of preclinical assets in **muscular dystrophies**, additional programs in CNS, cardiovascular and unlimited therapeutic potential in other areas

Manufacturing process established for challenging AAV capsids to enable tissue tropic delivery for lead programs

Experienced team with deep knowledge of platform

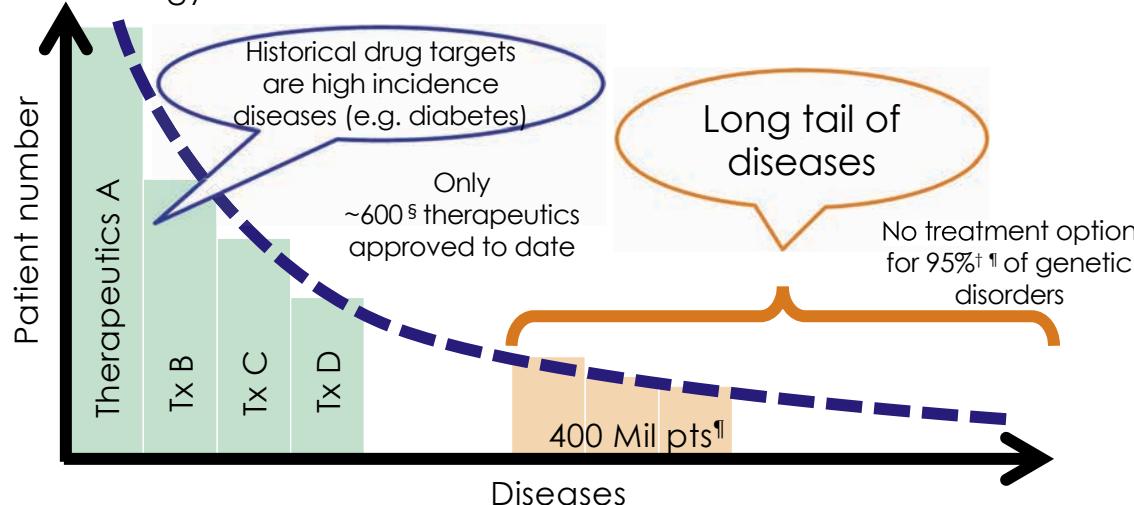
Strong **IP portfolio and strategy** that includes granted patents

Clear regulatory and clinical path in place based on recent FDA guidance

Providing a solution for the long tail of disease

Using technology to solve the problem of low productivity in the development of treatments for rare diseases

It is believed that of 10,000* human diseases, about 7,000# are rare diseases which consist of “long tail” diseases. Of these, 80%† overlap with genetic disorders and 95% remain untreated. The company is committed to identifying cures with our powerful novel technology.



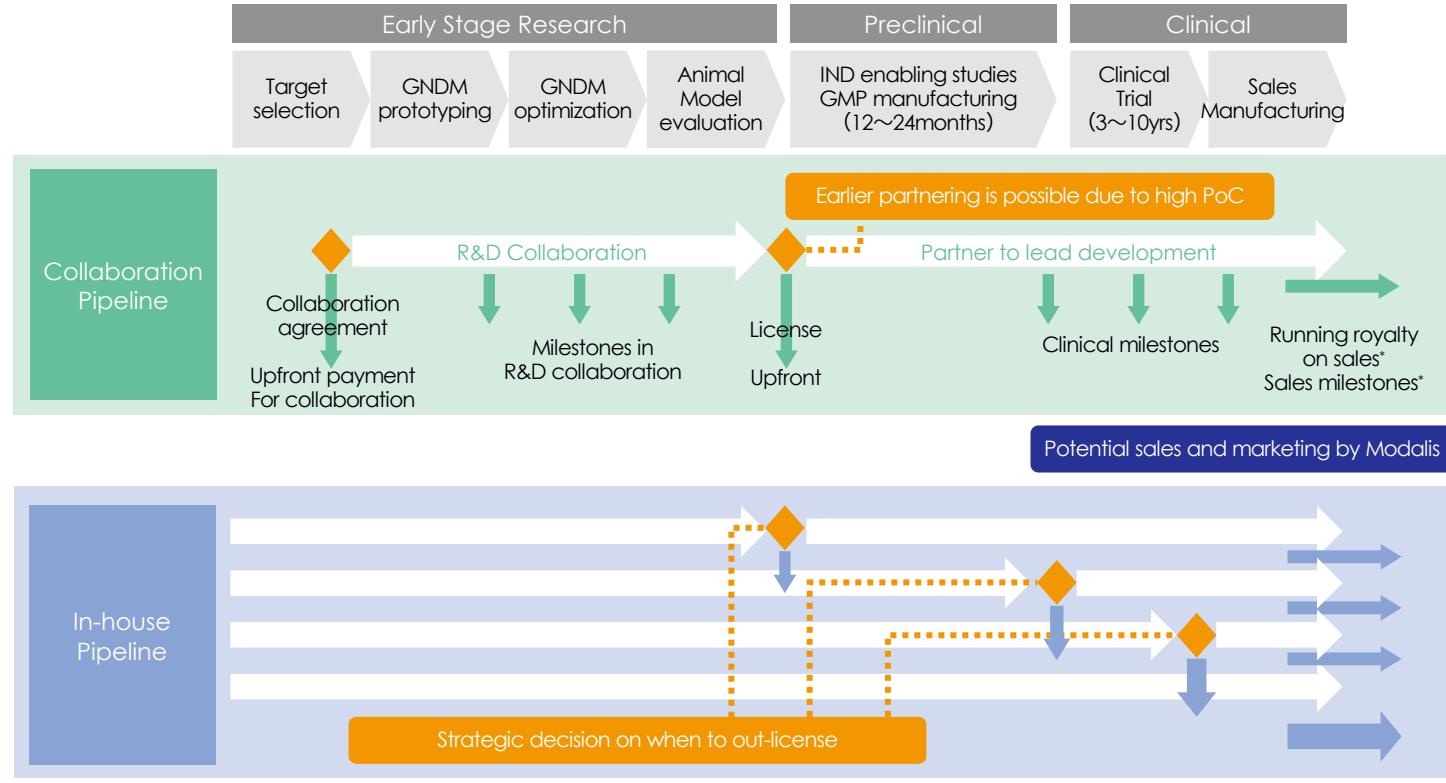
Scalable efficient approach is required to tackle the divided population

reference: *21st Century Cure Act, #NIH GARD †innovation.org

§Active therapeutics of 491 NME, 106 BLA, 17 cellular and gene therapy products @FDA as of 2019.7.22 Source from KEGG

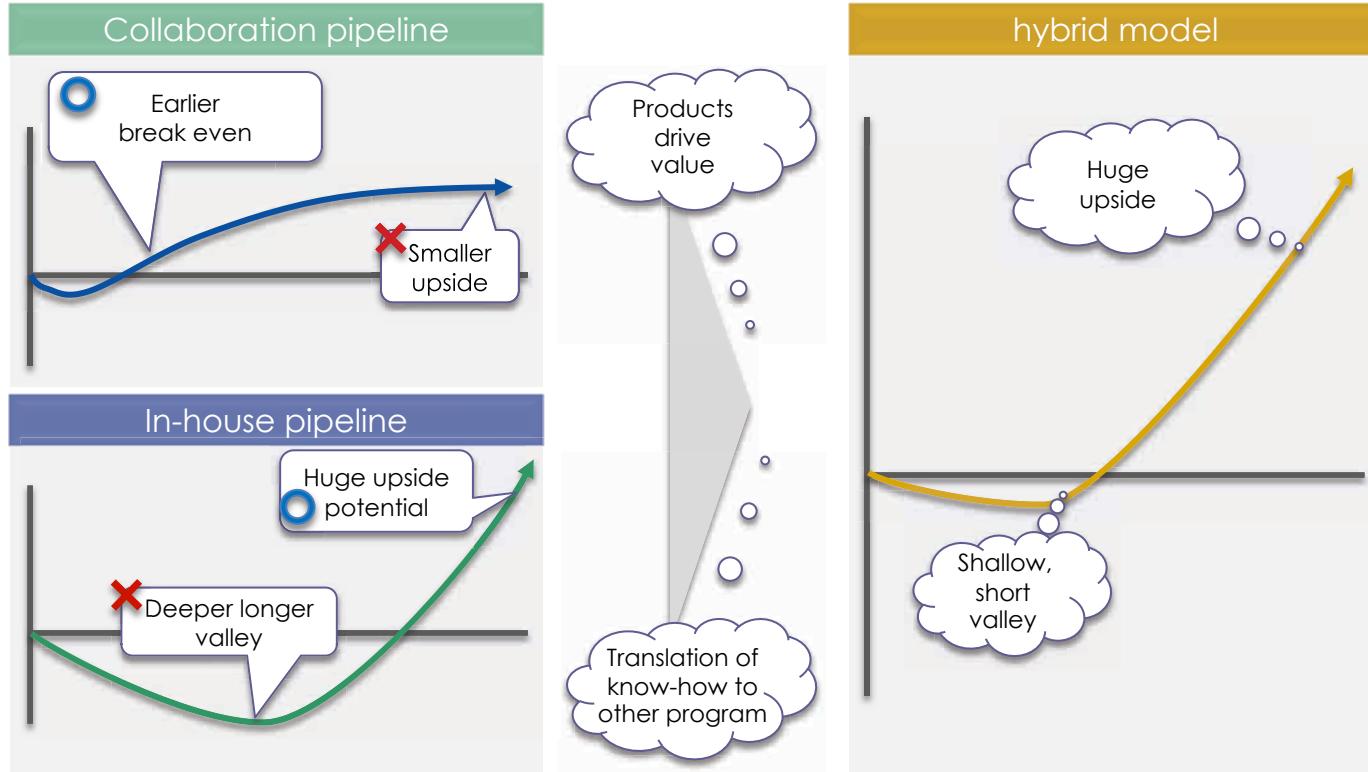
Business Model

Hybrid of own pipeline and collaboration pipeline



Modalis is pursuing a hybrid model

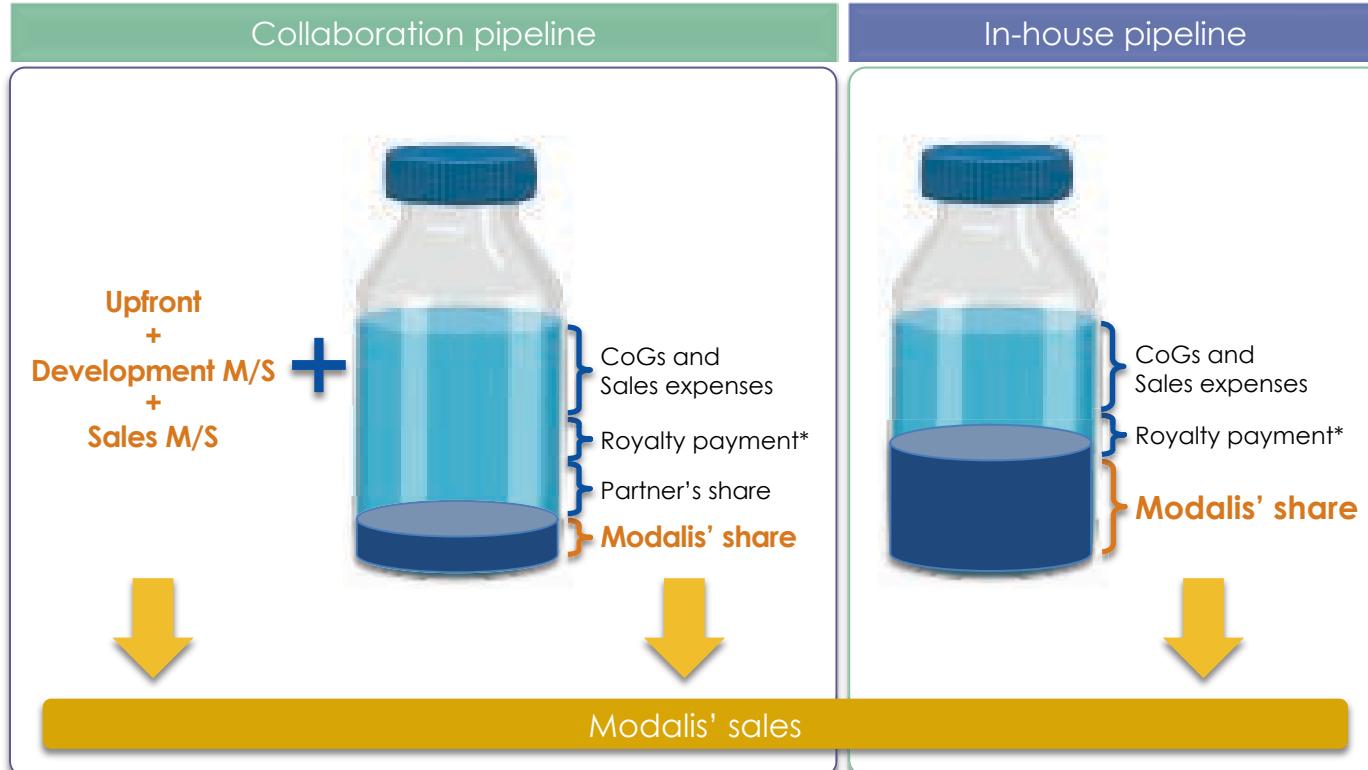
Combination of upside from in-house pipelines and earlier cash stream from collaboration pipelines



* The above is only an image and does not suggest or guarantee our future performance.

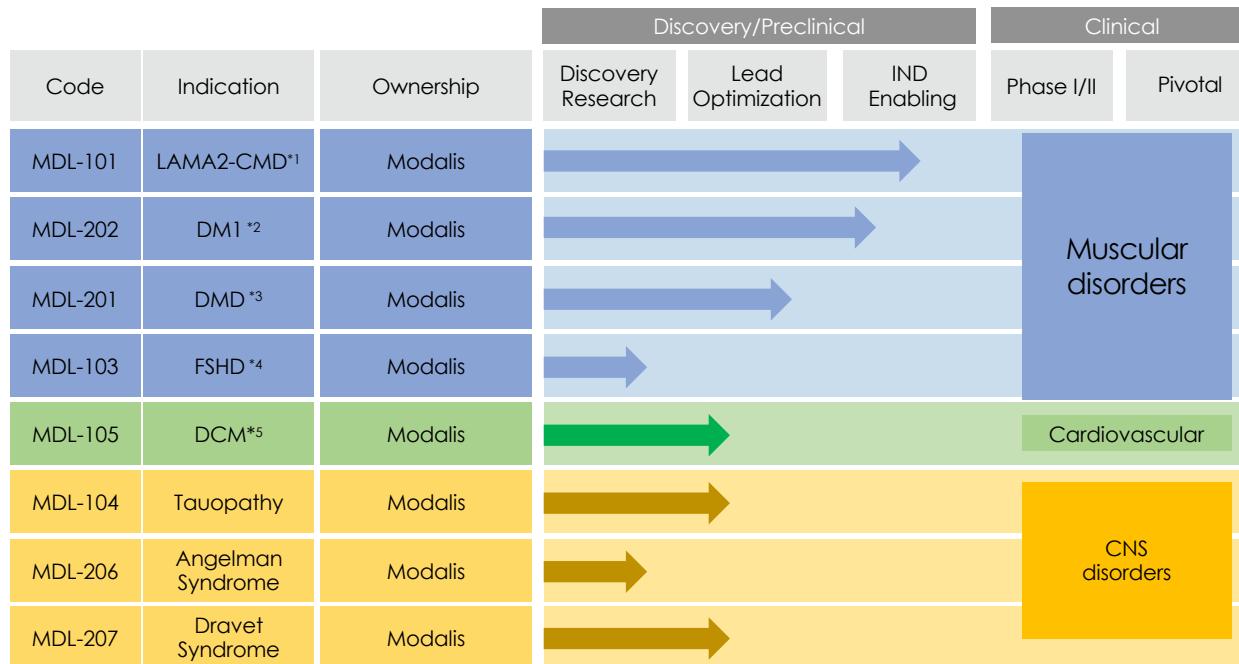
Risk - profit share model

While collaboration model brings earlier cash, In-house pipeline has higher profit with higher risks



* : As a consideration for the licensed in intellectual property, a certain percentage of sales after market launch is paid to the intellectual property holding organization.

Set the muscular disease-centered strategy



*1: LAMA2-related congenital muscular dystrophy

*2: Myotonic Dystrophy Type 1

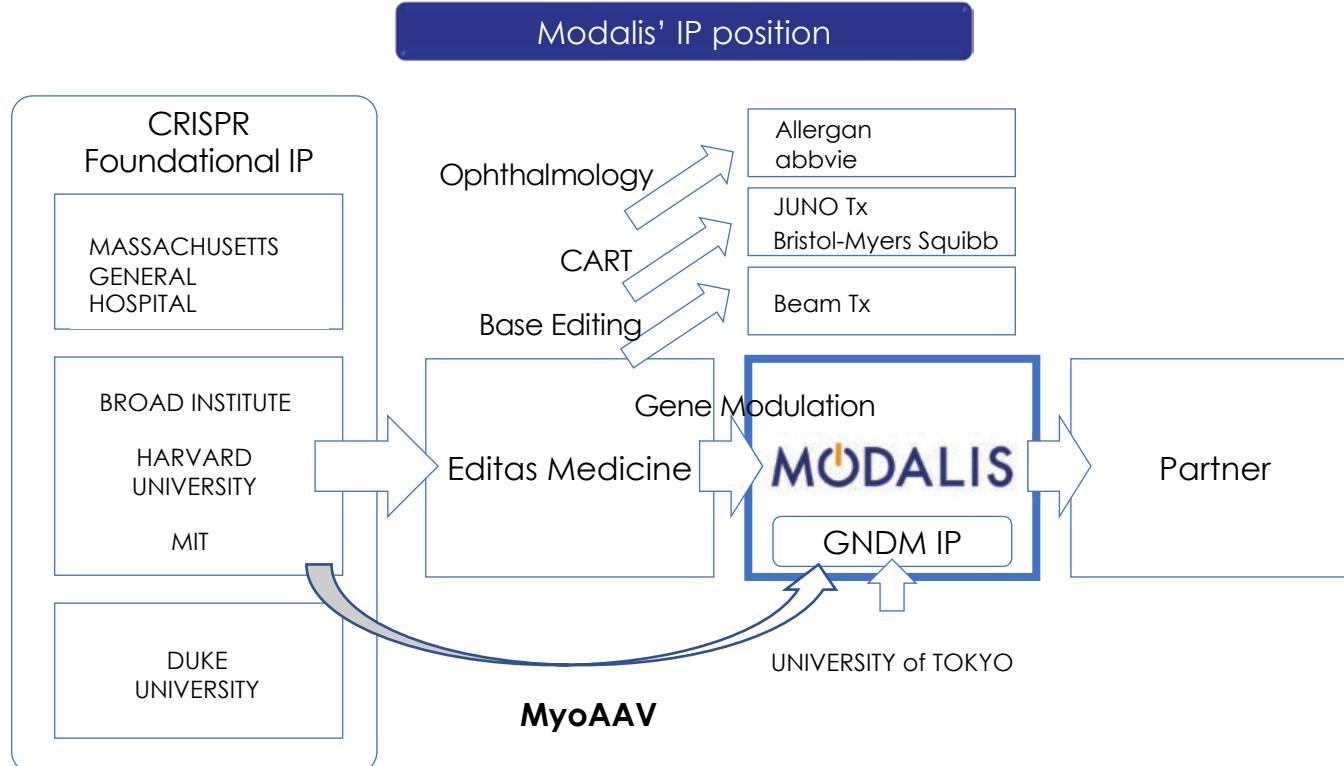
*3: Duchene Muscular Dystrophy

*4: facioscapulohumeral muscular dystrophy

*5: Dilated Cardiomyopathy

Intellectual Property position

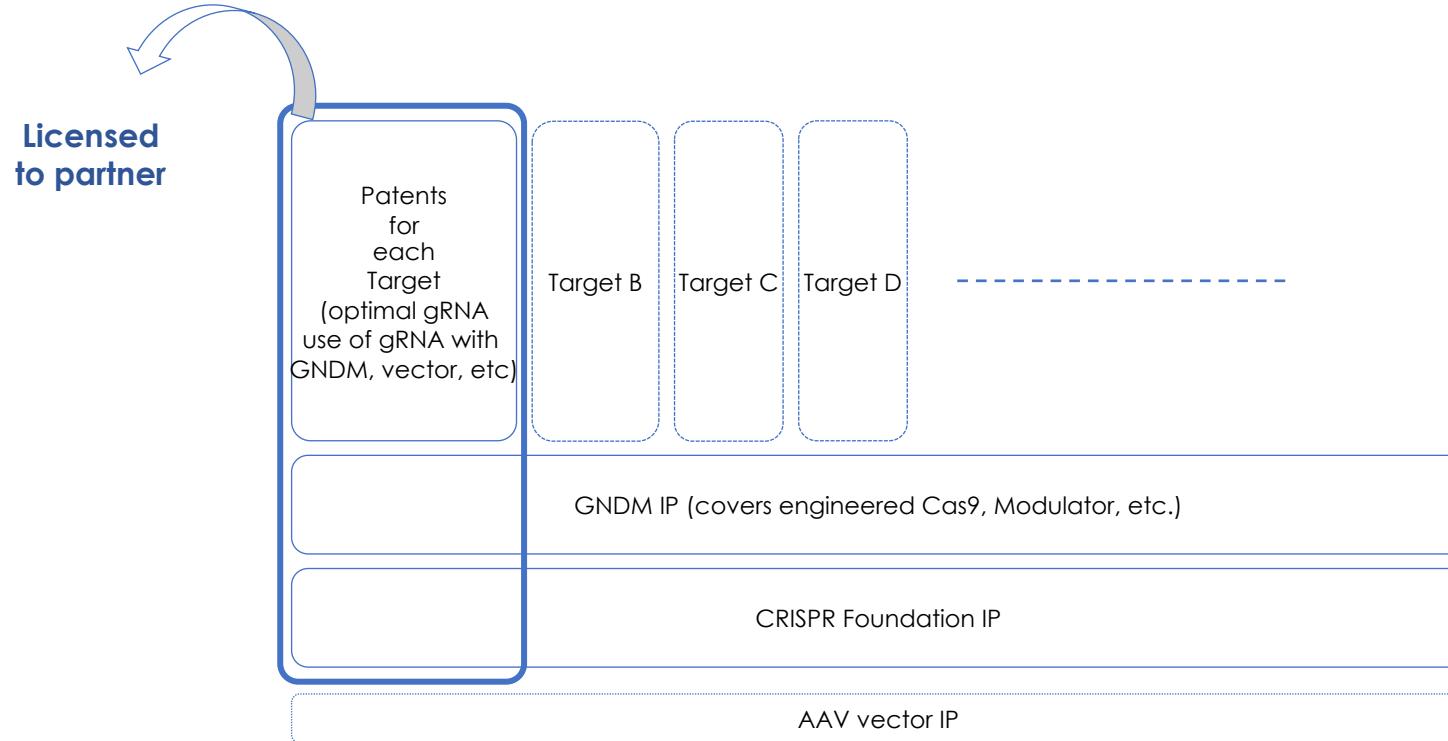
Established IP with foundational CIRPSR IP from Broad and engineered Cas9 from Univ of Tokyo



Source : disclosed information by each company

Intellectual Property Structure

Each product will be protected by multiple layers of IP



Management Team and Board of Directors

Seasoned team

Executive Officers

Haru Morita Co-founder, President, CEO, and Chair of the board

- REGiMMUNE, Founder, President and CEO
- Y's Therapeutics, Booz Allen and Company, Kyowa-KIRIN

Tetsuya Yamagata MD PhD: Chief Technology Officer

- Glaxo Smith Kline, Tempero Pharmaceuticals, Joslin Diabetes Center, Harvard Medical School

Yosuke Nakashima MBA: VP Operations and Business Development

- Sumitomo Chemical

Board of Directors

Haru Morita Co-founder, President, CEO, and Chair of the board

Hideki Takeda Board member

- President, Medical Patent Research
- Healios KK former president, Fujisawa (merged into Astellas)

Joseph S. McCracken DVM Board member

- Roche Head of Global license, Genentech, Sanofi

Miyuki Shimane Board member, Audit committee

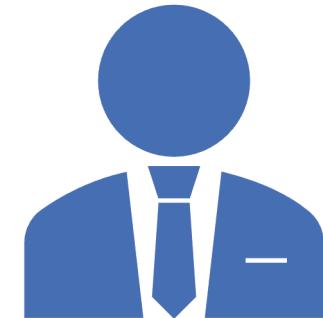
- Chugai Pharma

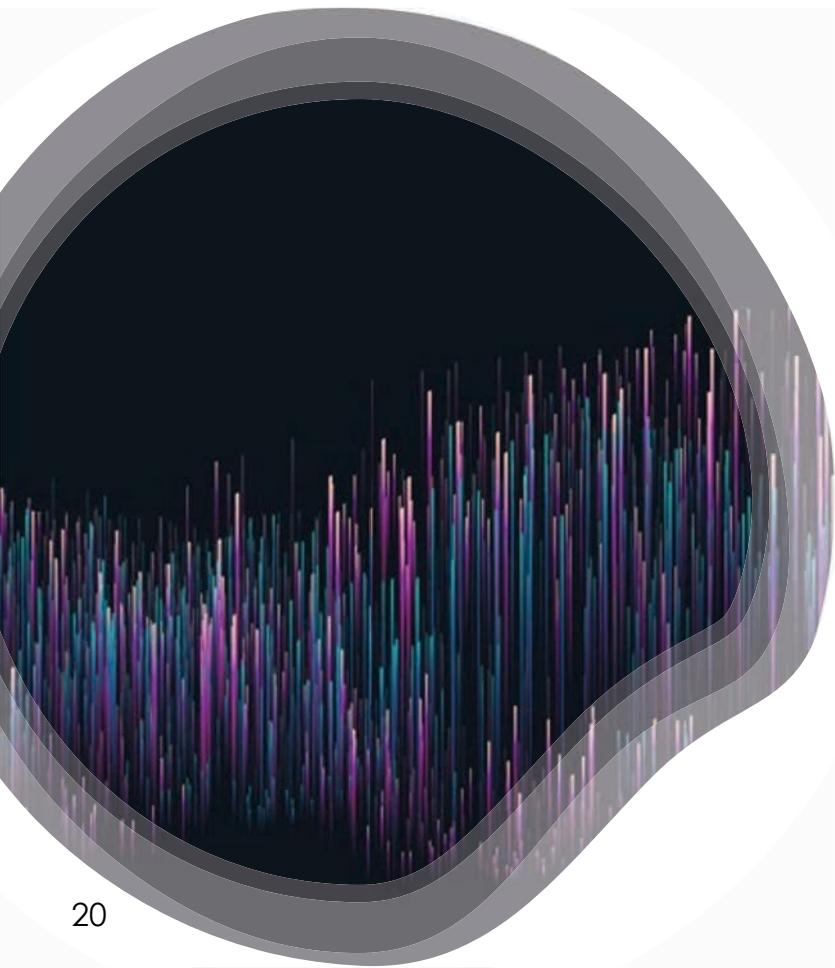
Teruhisa Tajima Board member, Audit committee, CPA

- President Tajima CPA office
- Corporate Auditor (Quantum Biosystems, OncoTherapy, Prism Bioscience)

Toshio Furuta Board member, Audit committee, Attorney at Law

- Representing attorney, Clair Law Firm
- Corporate Auditor (NetYear Group, Canbas, Zenrin DataCom)

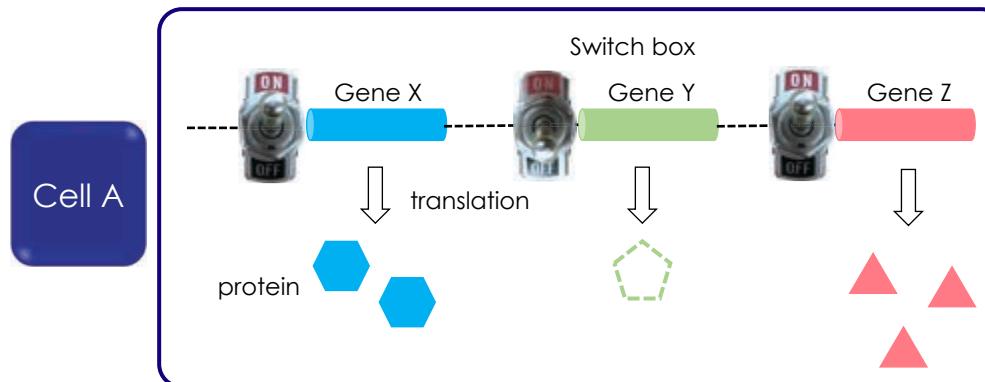




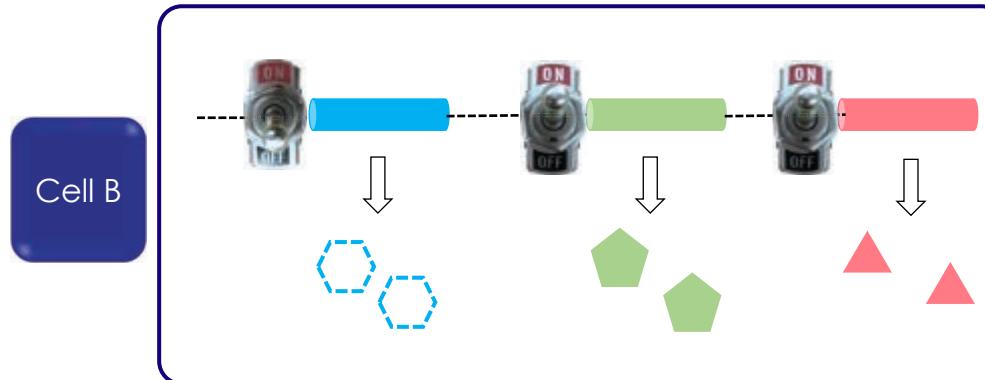
2. Gene Therapy and Gene Editing

How multiple cell types are created from the same DNA code

Each of 20,000 genes have ON/OFF switches that control cell type specific expression

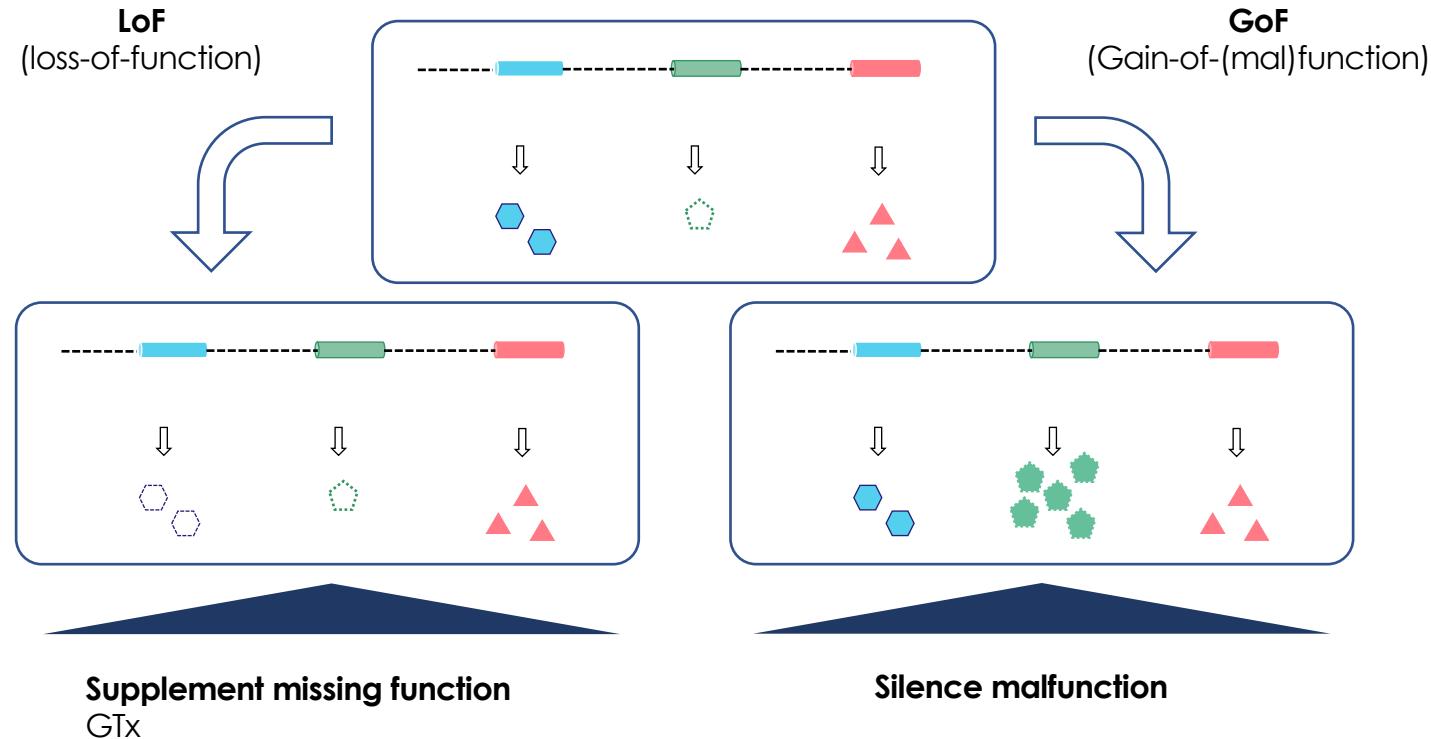


- There are **37.2 Trillion cells** in our body
- **200 cell types** in our body have the same DNA code despite differences in appearance and function
- Differences in cell types and their states are controlled by ON / OFF switches of the expression of **20,000 genes** coded by **3 billion bases of DNA**



Genetic Disorders are caused by loss-of-function or gain-of-function

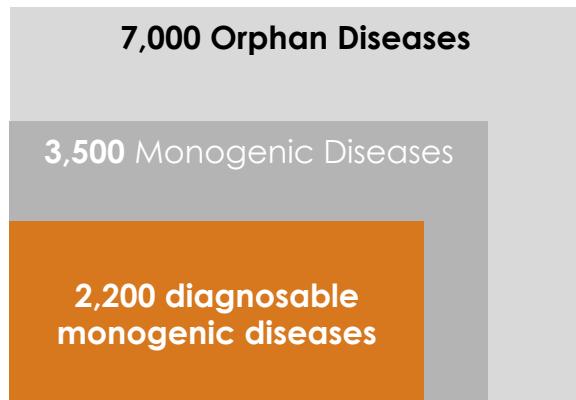
To address the issues, GTx supplement missing functions or silence the malfunction



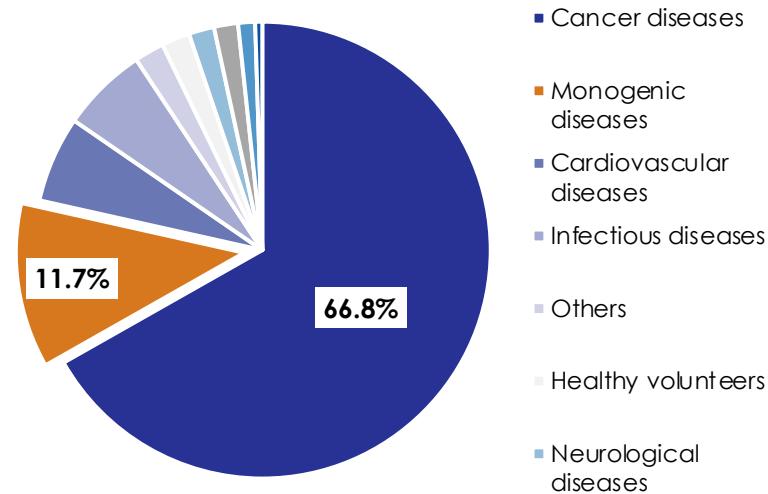
Untapped opportunities in monogenic disorders

Only limited number of drugs are approved or in clinical development for monogenic disorders

Monogenic Disease



Breakdown of GTx clinical trials (1989~ Worldwide)

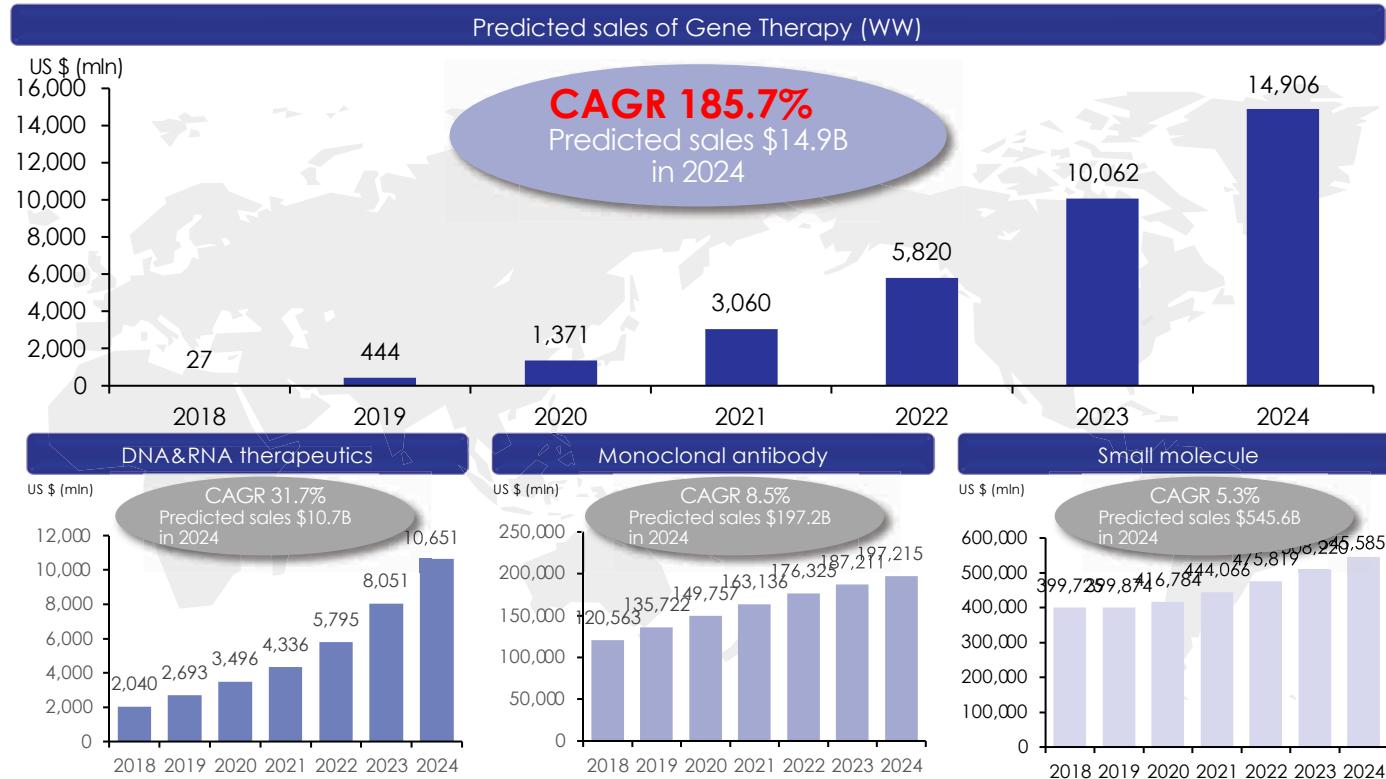


Source: Discovery Medicine

Source: The Journal of Gene Medicine (2019)

Sales growth of pharmaceutical modalities

GTx is growing faster than other modalities



Source : Evaluate Ltd (in Aug 2019 data) *CAGR=2018 to 2024. 2019 to 2024 are predicted sales

With the full approval of ELEVIDYS, 3 GTx have been approved in 2024

Based on recent successes, gene therapy is expanding its target from local to systemic administration

Gene therapies approved by US FDA

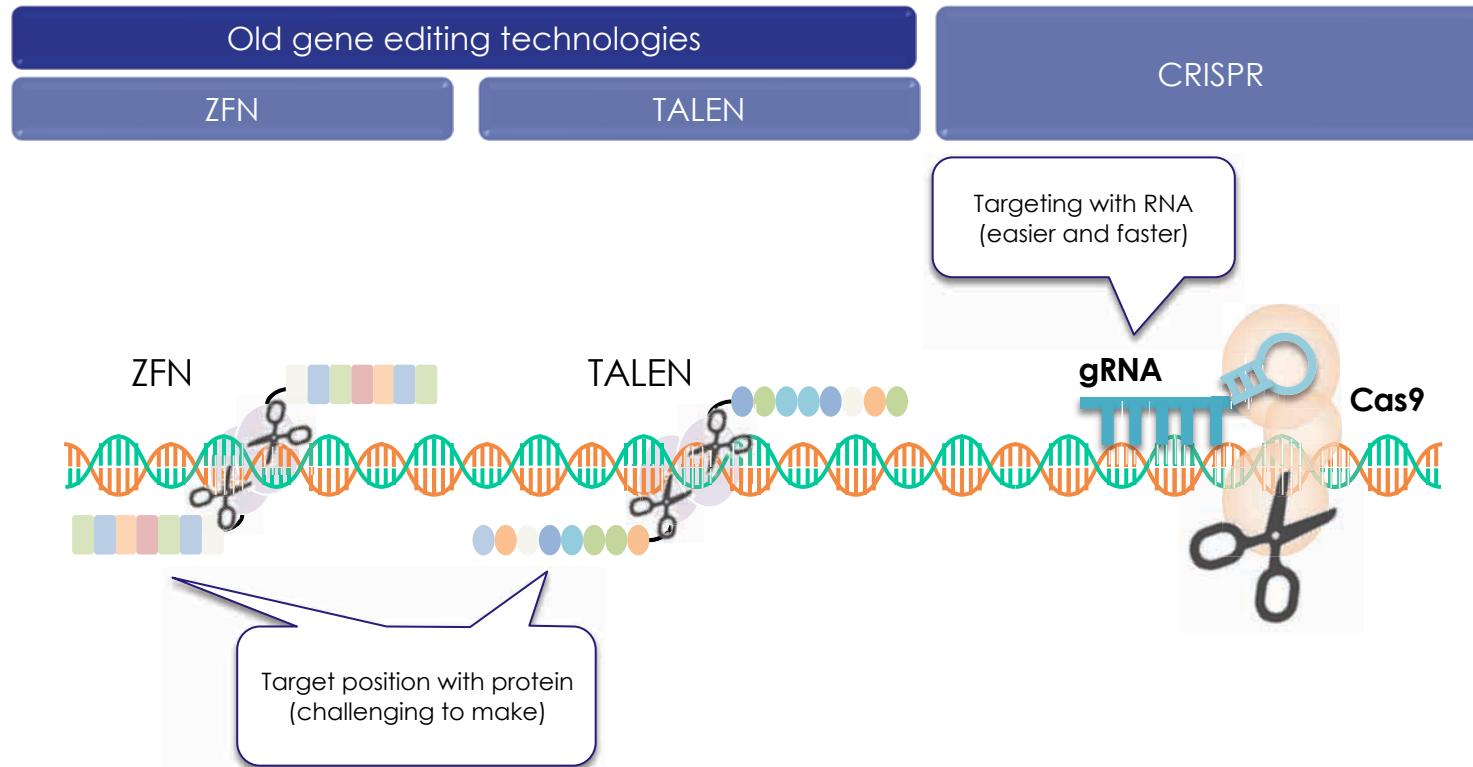
Trade Name	Year of Approval	cost	Indication	Manufacturer	Patient Population	WW market size* (mil USD)
Lxturna	2017	\$850k	RPE65	Spark/Roche	2 per 100,000	\$65M ^{#3}
Zolgensma	2018	\$2.1M	SMA	Novartis (Avaxis)	1 in 10,000 live births (Approx. 10,000 to 25,000 in US)	\$1.3B ^{#3}
HEMGENIX	2022	\$3.5M	Hemophilia B	uniQure CSL Behring	1 in 30,000 male	\$88M ^{#3}
Vyjuvek	2023	\$631k per patient year	DEB ^{*2}	Krystal	3.5–20.4 in 1 million	~\$200M ^{#2}
ELEVIDYS		\$3.2M	DMD	Sarepta	1 in 3,500 male birth	\$4.1B ^{#4}
Roctavian		\$2.9M	Hemophilia A	BioMarin	1 in 5,000 male	\$262M ^{#4}
Casgevy		\$2.2M	SCD	CRISPR Tx/Vertex	100,000 in America	>\$2B ^{#5}
LYFGENIA		\$3.1M		Bluebird		
Lenmeldy	2024	\$4.25M	Metachromatic Leukodystrophy	Orchard/KyowaKirin	1 in 100,000 live birth	?
beqvez		\$3.5M	Hemophilia B	pfizer	1 in 30,000 male	\$88M ^{#3}
ELEVIDYS		\$3.2M	DMD	Sarepta	1 in 3,500 male birth	\$4.1B ^{#4}

Source: National Organization for Rare Disorder, #2 Fierce Biotech #3 Corporate website #4Grand view research #5 Fortune Business Insight

*1: Spinal muscular atrophy *2: dystrophic epidermolysis bullosa *3: Duchenne muscular dystrophy

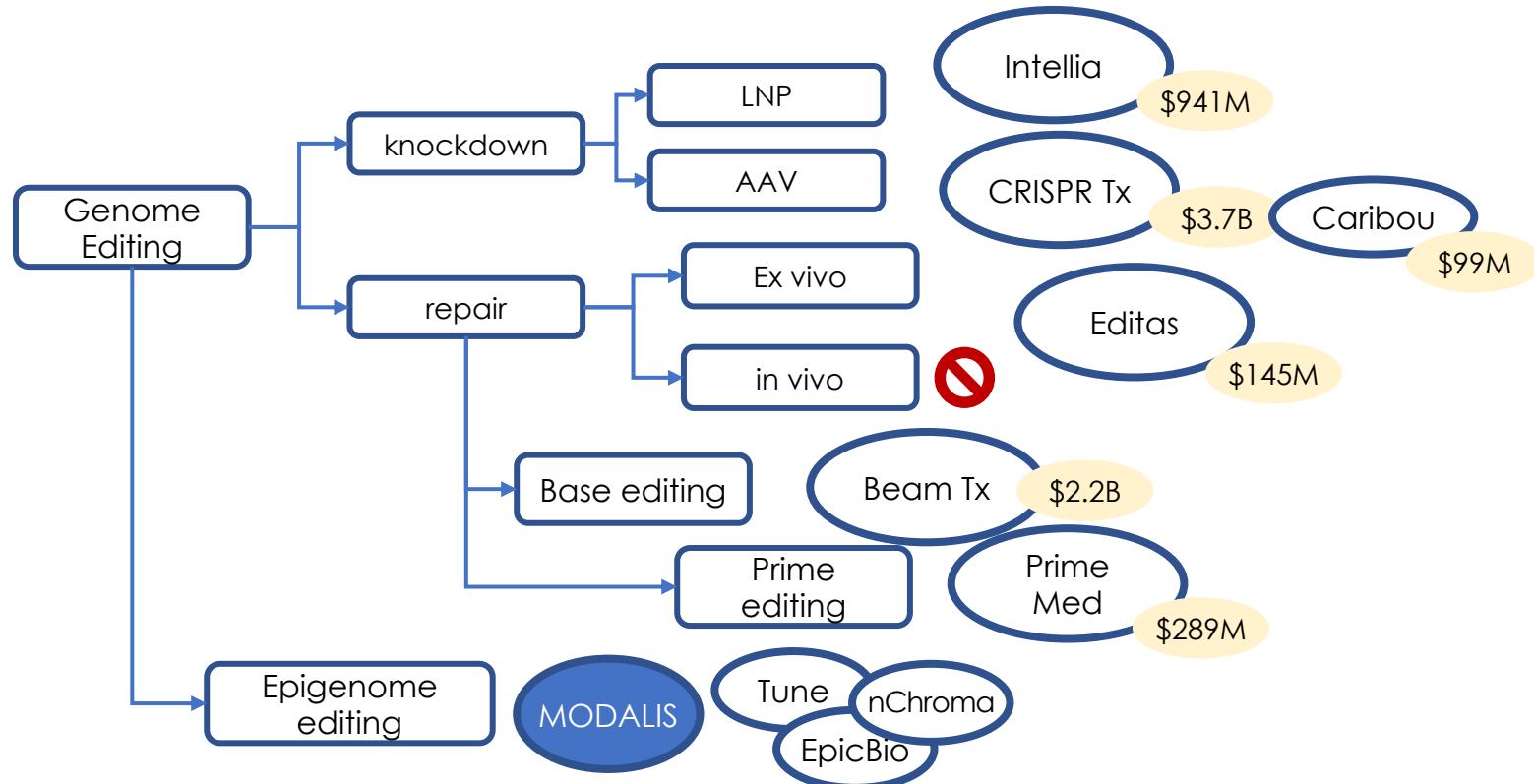
CRISPR is a novel gene editing technology

Faster and higher throughput due to limited variable region which is easily synthesizable as gRNA



Genealogy of CRISPR based Technology and major players

The whole CRISPR area has been expanding, but there are also areas that have become dead ends.



27 Note: The yellow circle shows the market capitalization as of the closing price on March 4, 2025



3. CRISPR-GNDM® and its advantages

Gene Modulation is CRISPR 2.0



"I think one interesting possibility is that we'll see CRISPR being used not to edit genomes, or at least not to make permanent changes to genomes, but instead to regulate them, to control levels of human proteins that are produced from different genes. This is a newer way of using the CRISPR technology. I think it has a lot of potential to allow control of cells that doesn't require actual permanent chemical changes being made to the DNA."

-Jennifer Doudna, Nobel Prize Winner on CRISPR
Source: "Fresh Off Her Nobel Prize Win, Jennifer Doudna Predicts What's Next for CRISPR"



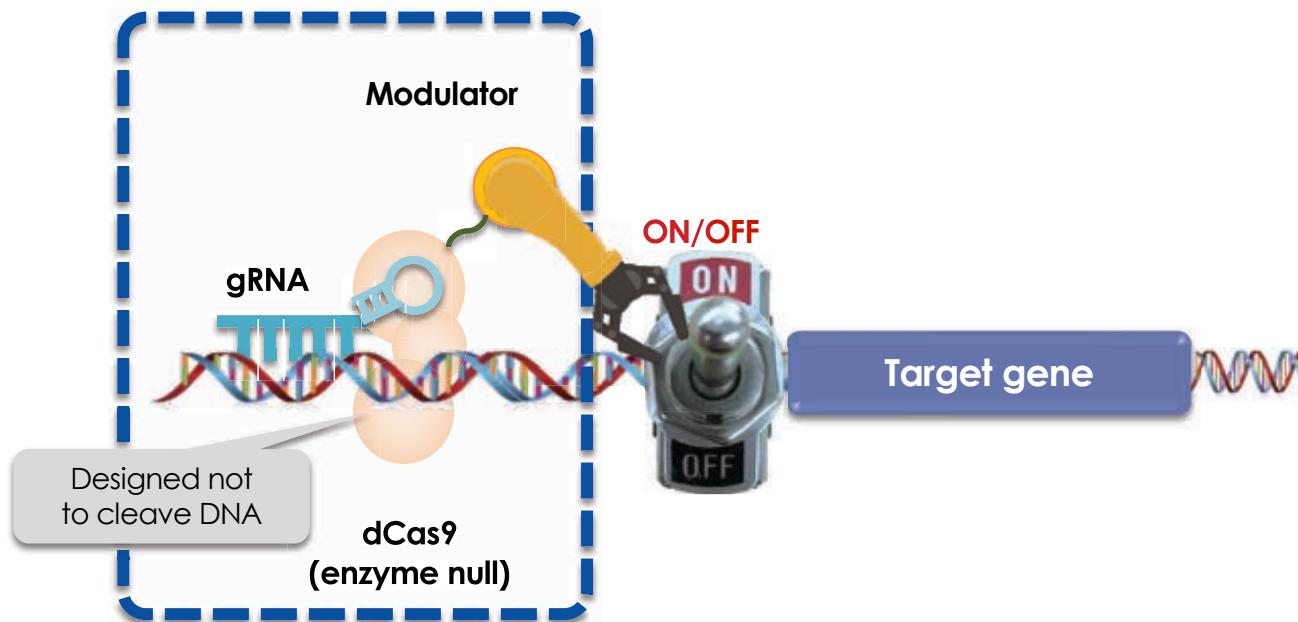
CRISPR-GNDM®

*Source: Interview on Future Human "Fresh Off Her Nobel Prize Win, Jennifer Doudna Predicts What's Next for CRISPR"

Non-cleaving CRISPR = CRISPR-GNDM®

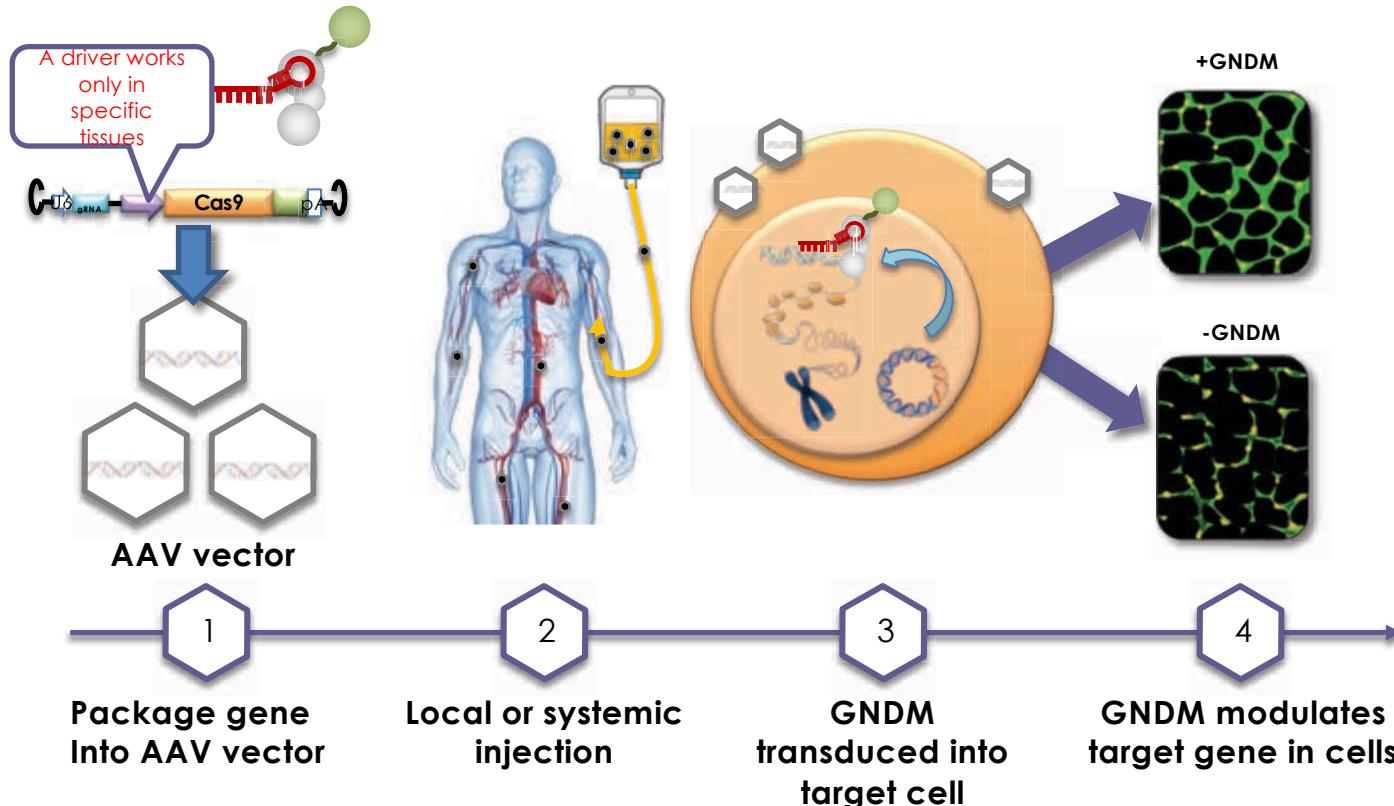
Enables treatment of genetic disorders by controlling ON/OFF switch

CRISPR-GNDM® (Guide Nucleotide-Directed Modulation) platform



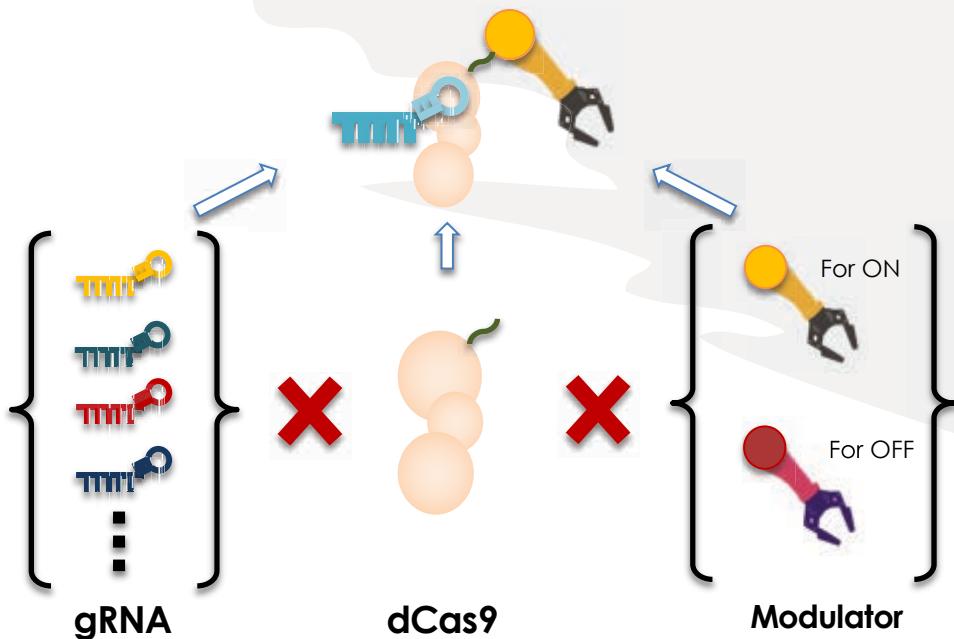
Delivery of CRISPR-GNDM® to target

Use AAV vector to deliver GNDM to target cell



GNDM is scalable

gRNA is the only variable which is unique for each target. Other components are off-the-shelf to assemble.



Precision technologies are not one-thing-fits-all

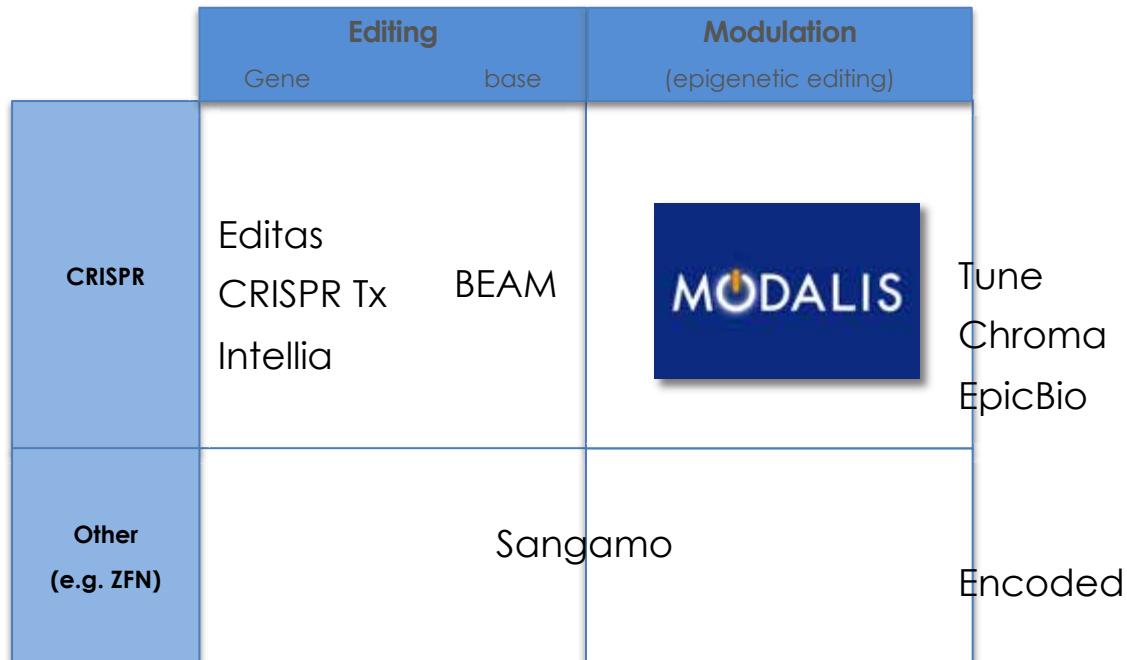
there are many disorders that GNDM has the advantage over the other technologies



	Conventional Gene therapy	Gene Editing	ASO siRNA	CRISPR-GNDM
Precise targeting	Yes	Yes	Delivered to off-target tissues	Yes
Durability	Years	Permanent	Require repeated injection	Years
Applications	LoF ONLY	Mostly GoF	GoF only	LoF and GoF
Target gene limitation	Limited to small size genes	Limited to a specific point of mutation	Causative tissue is limited (e.g. liver)	Size agnostic
effect on DNA	none	Causing double-strand break	none	none

LOF=Loss of function, GOF=gain of function

Modalis is uniquely positioned within the CRISPR field



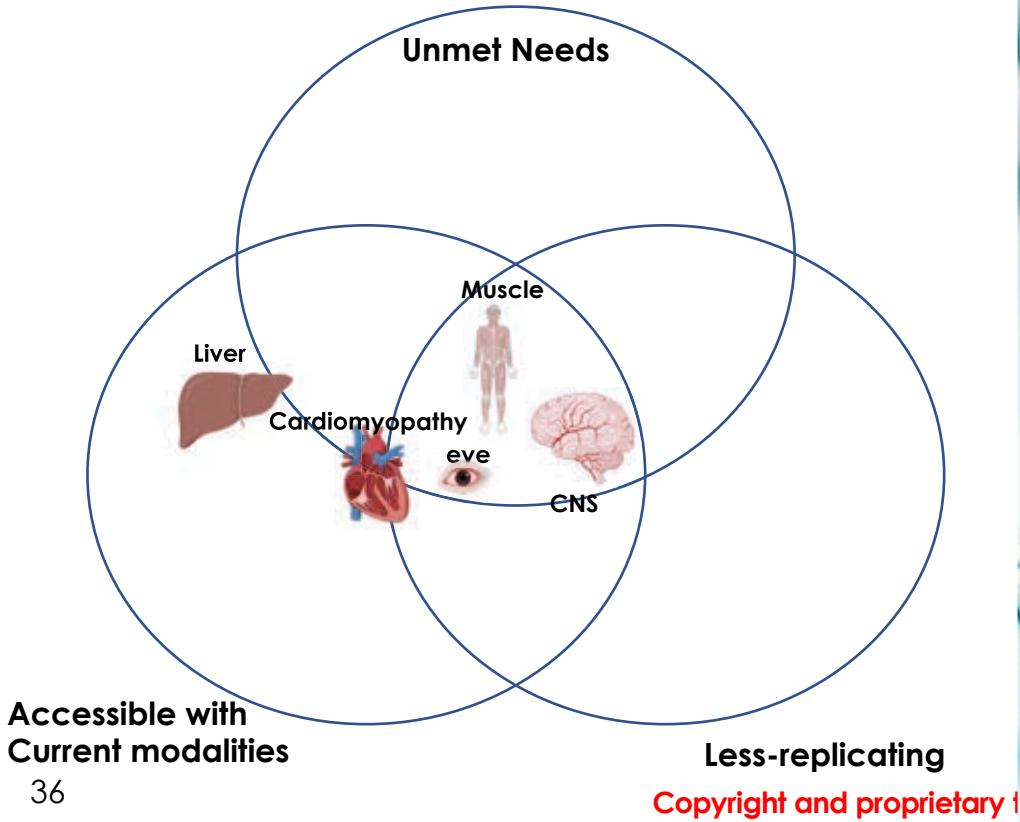
Epigenome editing competitive landscape

Momentum for epigenome editing remains strong

Company	Year Founded	Funding	Platform	Pipeline/Target indication	Stage of Development
MODALIS	2016	Public	CRISPR-GNDM x AAV	<ul style="list-style-type: none">• MDL-101/LAMA2-CMD• MDL-201/DMD Gene activation	IND enabling
Tune Therapeutics	2020	Series B (\$175M, 2025)	DNMT-KRAB fusion dCas9 x LNP	Une-401 for HBV Gene suppression	CTA approval from NZ on HBV
Chroma Medicine	2021	Merged into nChroma (Dec 2024)	DNMT-KRAB fusion dCas9 x LNP	CRMA-1001 for PCSK9 Gene suppression	Unclear
Epic Bio	2022	Series B (\$68M, 2025)	Cas12f-fused with demethylation enzyme x AAVrh74	EPI-321/FSHD Gene suppression	IND clearance of EPI-321 from FDA

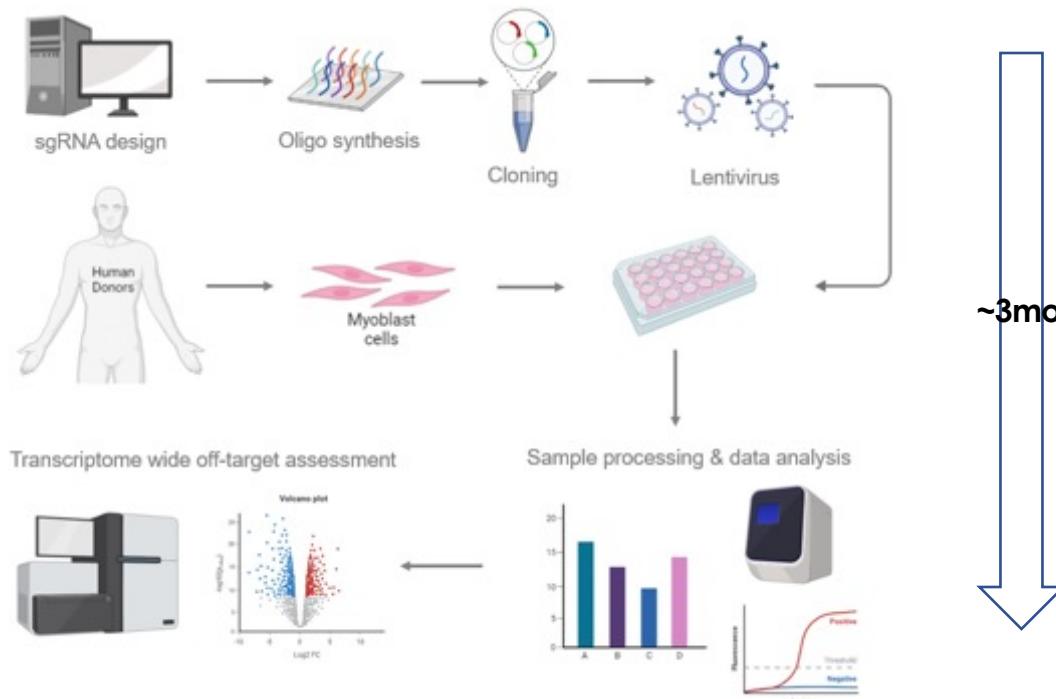
Muscle and CNS are the areas with huge unmet medical needs

Target selection for Modalis' gene therapies



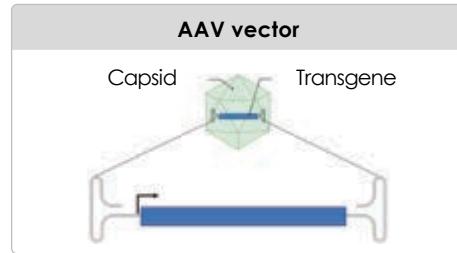
CRISPR-GNDM® platform efficiently identifies optimal gRNA

Lead candidate screening in human primary myoblast cells

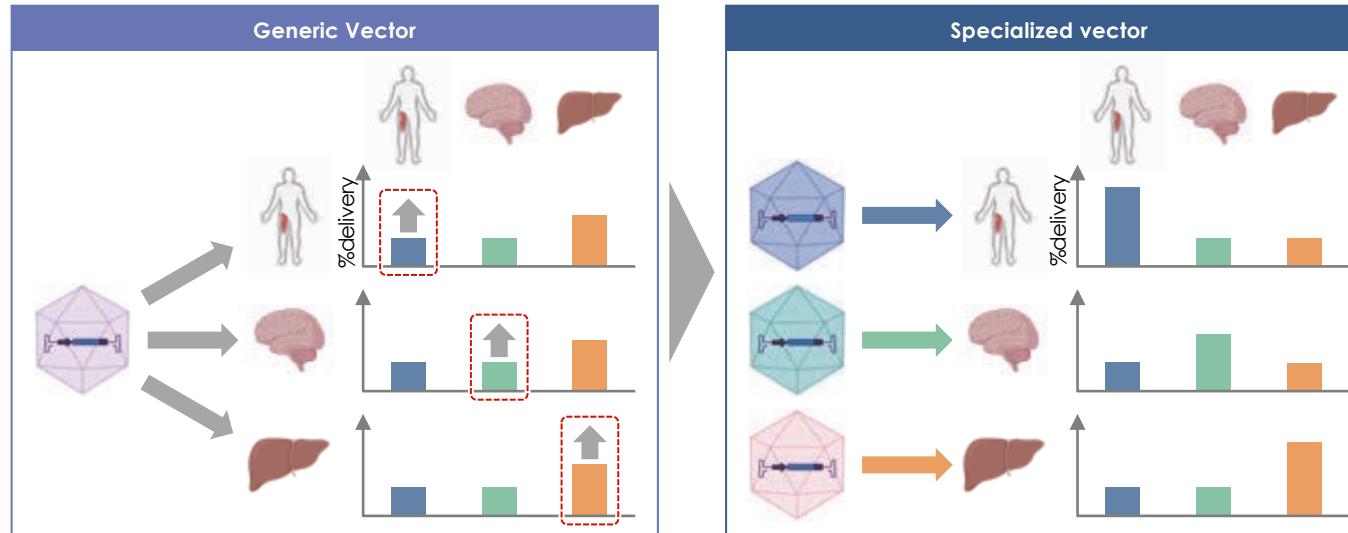


A big innovation has been brought to GTx field

By moving from generic capsids to selective capsids, payloads can be selectively delivered to target tissues



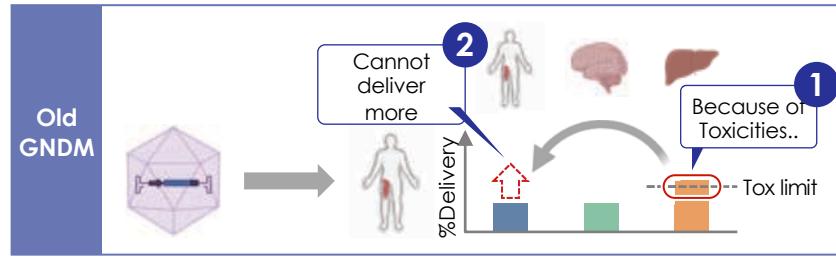
- Previously, generic vectors such as AAV2, 6, 8, and 9 were universally used for all target diseases
- Those capsids are predominantly sequestered in the liver after systemic injection, and cause hepatotoxicity which limits dose of AAVs.
- Recently developed engineered vectors have a much higher tropism to each target organ



Transition to specialized capsids is the need of the field

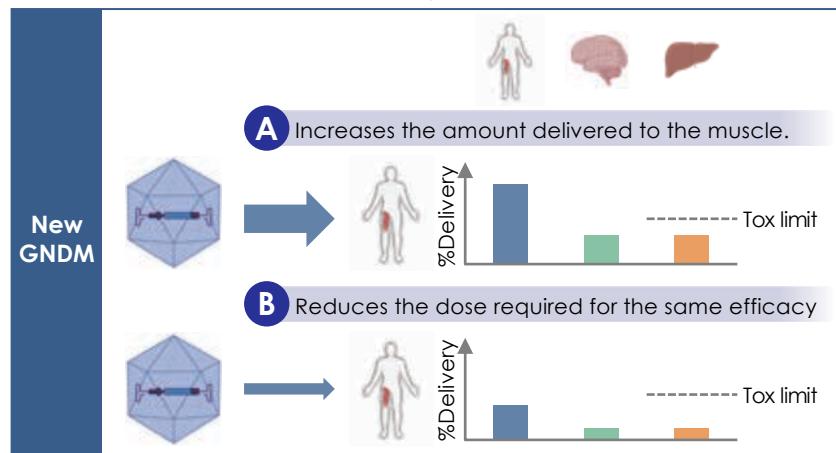
Selective capsids deliver more to target organs while delivering less to off-targets, lowering toxicity issues

In muscular disorders like MDL-101



- Does of generic capsids were limited by the off-target toxicity of capsid itself, such as hepatotoxicity and thrombosis

- By shifting to specialized capsids, the transduction efficiency to the target organ can be increased, which can



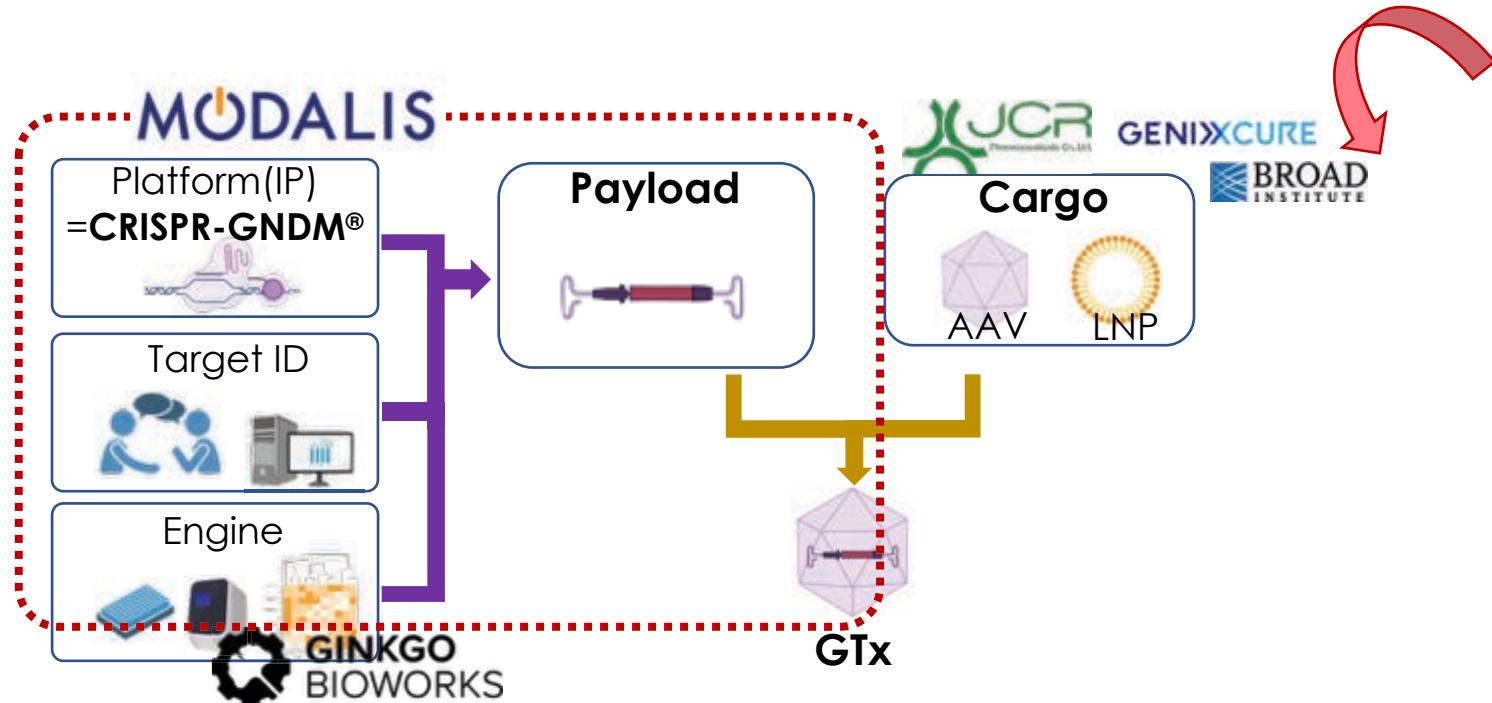
- **A** increase the amount delivered to the target organ without reaching toxic levels in other organs, or

- **B** reduce the dose required to achieve the same efficacy.

- As a result, there will be benefits in terms of costs, etc.

MODALIS' core competence and collaboration

In the increasingly complex games, the necessary capabilities are accessed through partnership.



Essentials of Technology Strategy

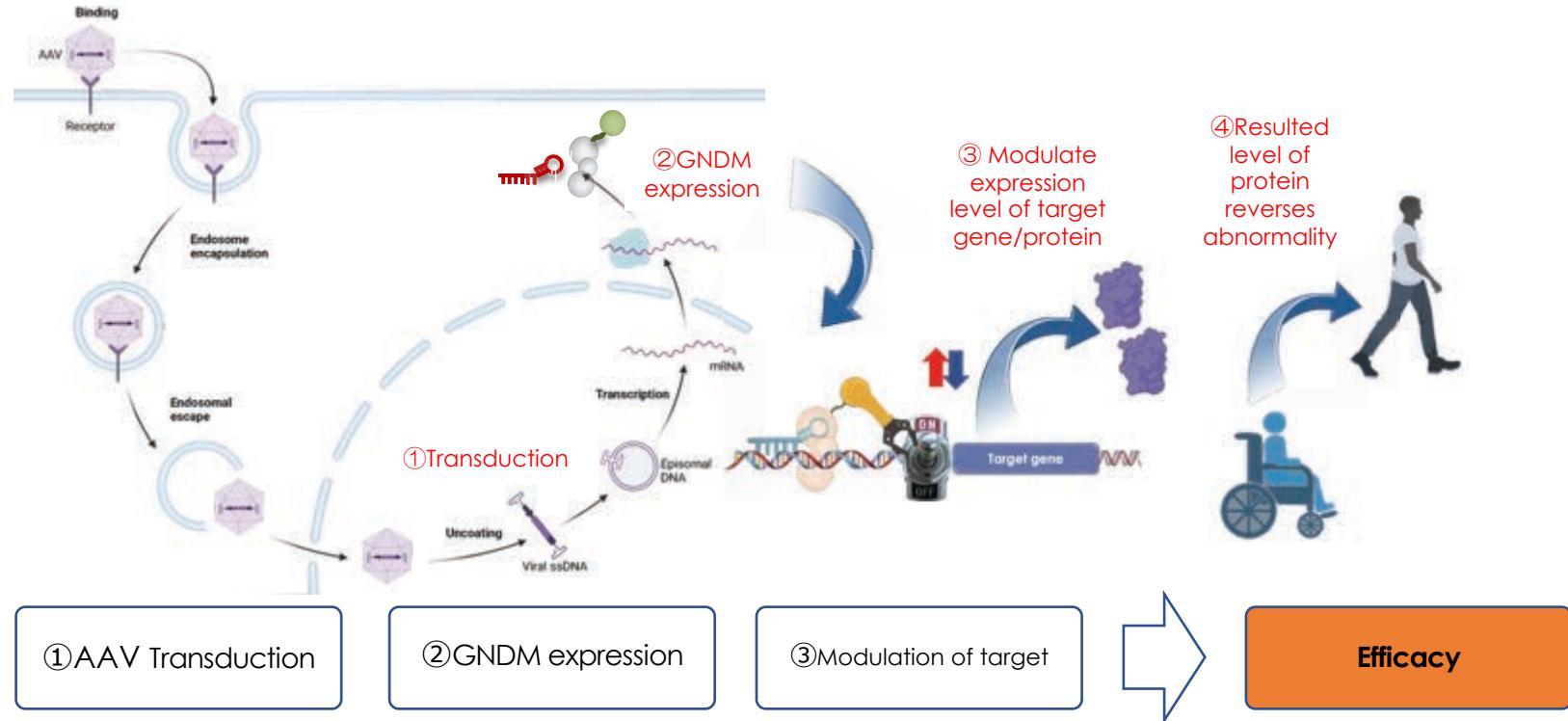
- Focus on mechanisms that can only be achieved through epigenome editing
 - Prioritize gene activation over silencing, which competes with other modalities
- Focus on disease groups that can make use of the characteristics of gene therapy
 - Aim to solve severe diseases that are life-threatening
- Target diseases that originate in organs for which delivery has been established or is expected to be established in the future
 - Focus on development of muscle and central nervous system diseases

4. Pipeline



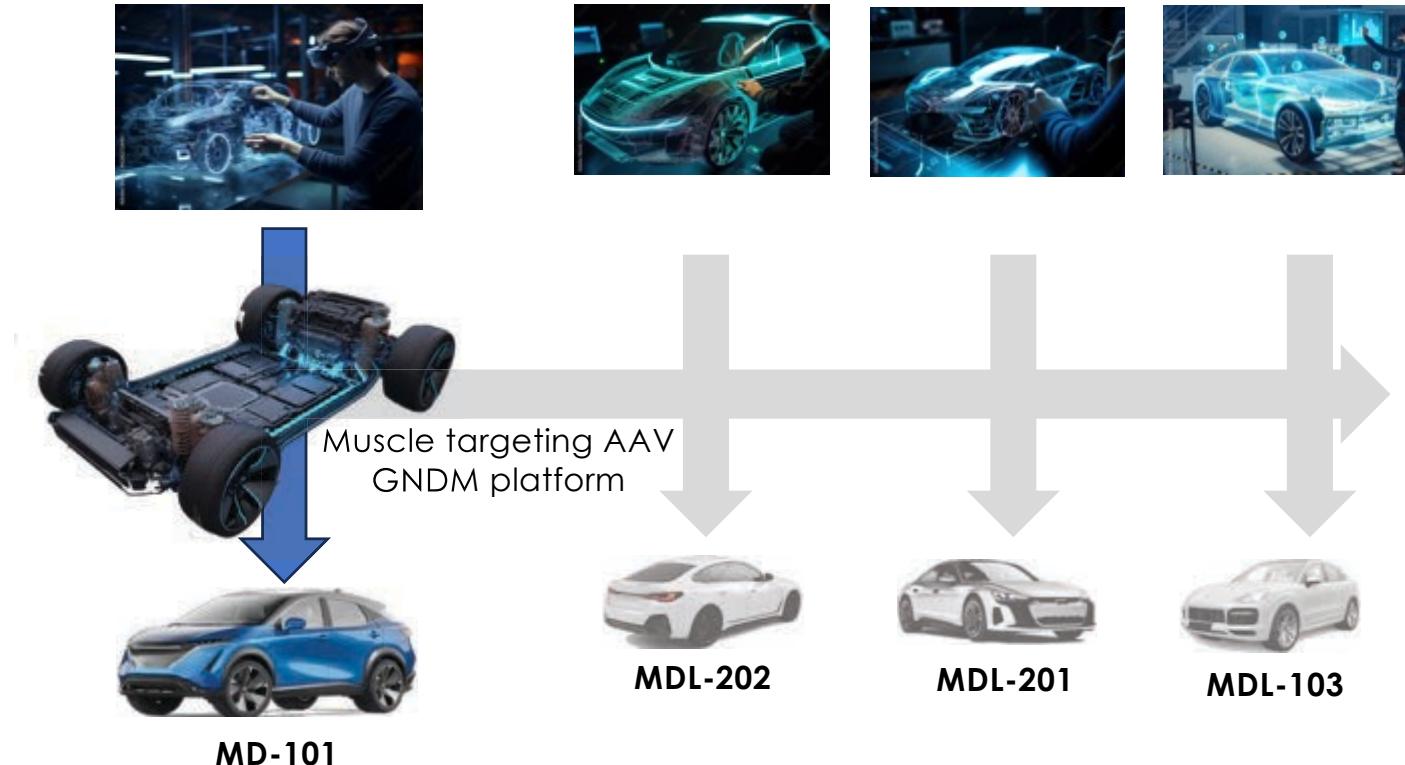
There are 3 steps for GNDM before providing efficacy

The GNDM is transduced, expressed and engages to the target to show efficacy



All muscle programs share the same platform as MDL-101

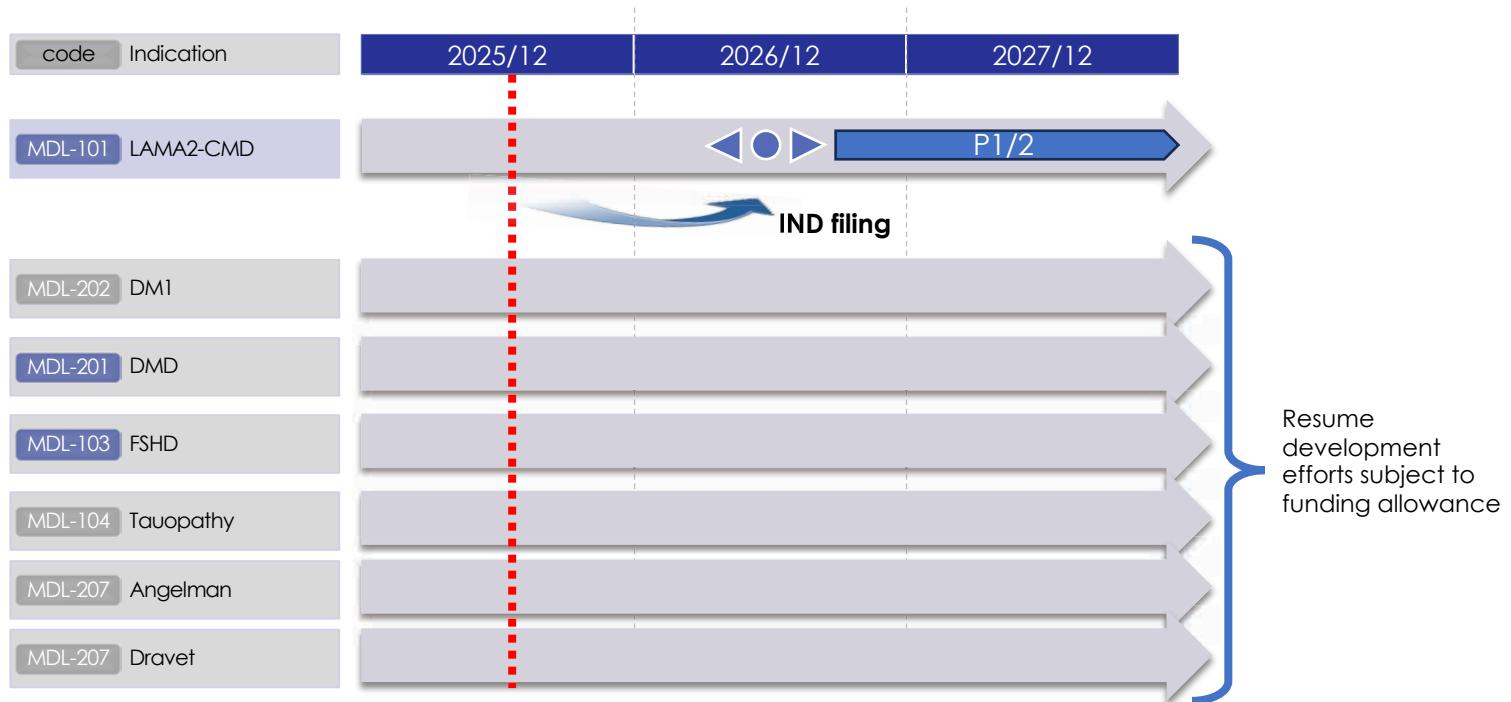
Other muscle programs can be achieved with relatively lower risk and effort



Pipeline status and coming milestones

Reset MDL-101 IND filing target to 2026

Pipeline status



Advantages of ODD and RPDD, which MDL-101 is granted, are...

- **Orphan Drug Designation**

- Tax deduction for clinical trial expenses
- Exemption from application fees, etc.
- Exclusive status for 7 years after market launch

- **Rare Pediatric Disease Designation and Priority Review Voucher Programs**

- Granting priority review voucher after application for approval (The voucher program will end soon)



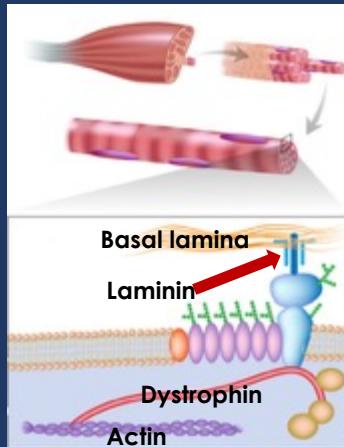
Reviewed by the rarity and medical relevance of the target disease, etc.

LAMA2-CMD (aka CMD1a)

Severe muscular dystrophy caused by loss of function mutation in LAMA2 gene

MDL-101

Potential to be the first
LAMA2-CMD gene
activation therapy



Prevalence

8.3 in 1 million*

2500 in US

Disease Onset

Apparent at birth or
within a few months
after birth

Disease Burden

Patients do not
survive past
adolescence

- Severe muscle weakness
- Lack of muscle tone (hypotonia)
- Little spontaneous movement
- Joint deformities (contractures)
- Heart problems and seizures

Disease Causing Gene

LAMA2 mutation

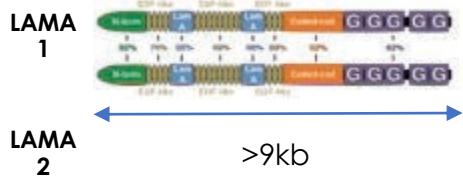
Commercial opportunity

\$500M+

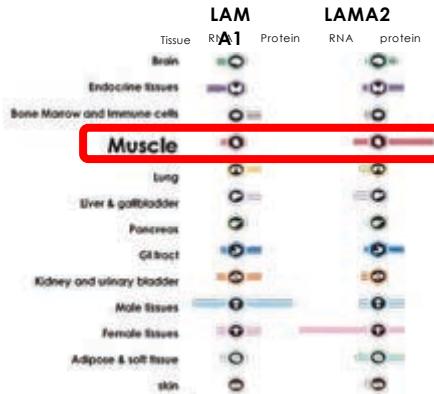


Source: *Estimating the Prevalence of LAMA2 Congenital Muscular Dystrophy using Population Genetic Databases (2023)

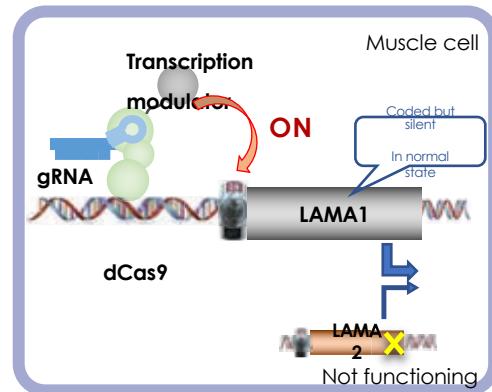
Protein structure of LAMA1 and 2



Expression pattern of LAMA1 and 2 by tissues



CRISPR-GNDM® targeting LAMA1



MDL-101 activates LAMA-1, compensates for the missing function of LAMA2, which is too large for classical gene therapy approach

MDL-101 paper

Published paper on preclinical data on MDL-101 using CRISPR-GNDM®

MODALIS' first publication of CRISPR based epigenome editing



New Results

Efficient and durable gene activation by Cas9-mediated epigenome editing in vivo

Posted May 05, 2024.

Yuanbo Qin, Talha Akbulut, Rajakumar Mandraju, Keith Connolly, John Bechill, Farzaneh Assadian, Alison Shottke, Seth Levy, Jamie Benoit, Tetsuya Yamagata

doi: <https://doi.org/10.1101/2024.05.03.592438>

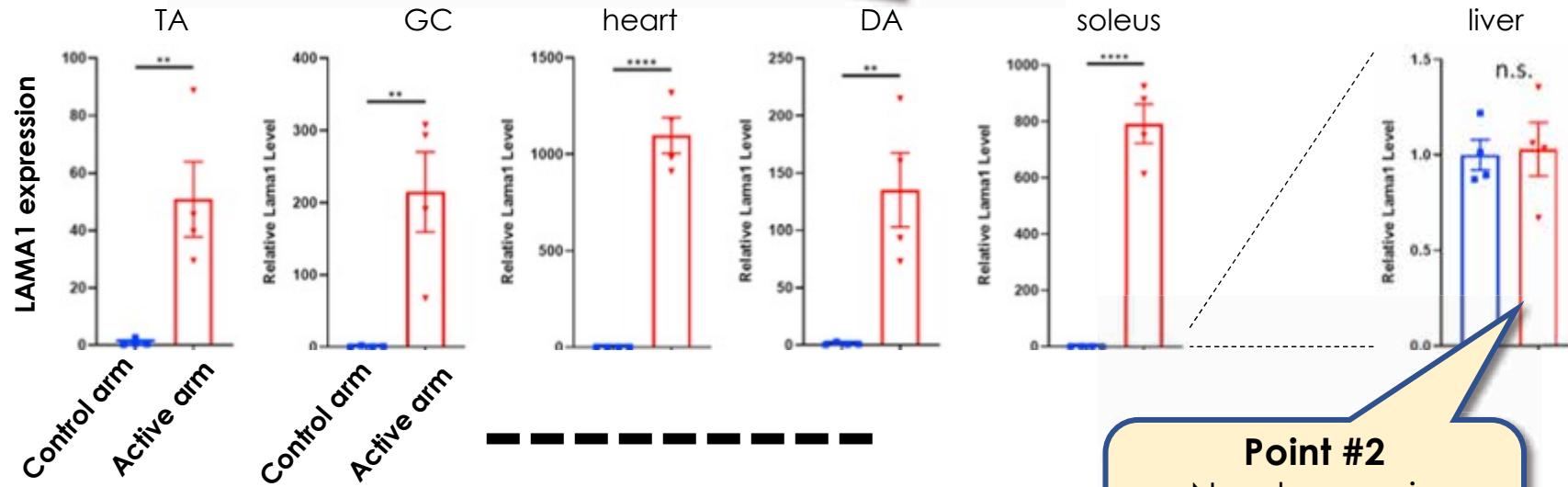
Significant increase in LAMA1 expression in muscles

LAMA1 increased in extensive muscle tissues following GNDM administration, with no change in liver



Point #1

LAMA1 is widely expresses in muscle tissues



Point #2

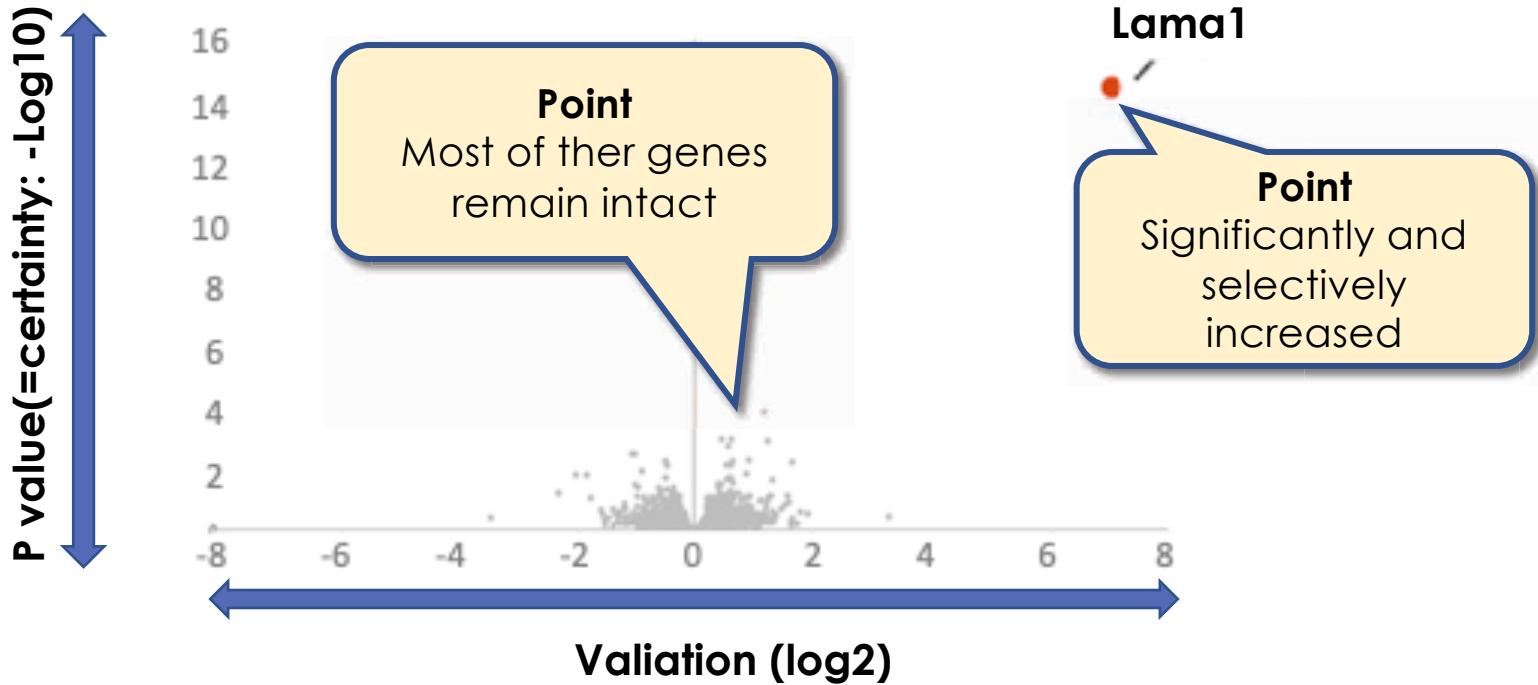
No change in expression level in liver



GNDM selectivity

LAMA1 was selectively upregulated as the other genes remain no change

gene perturbation by GNDM-LAMA1 in RNAseq





LAMA1 distribution by MDL-101

LAMA1 is uniformly expressed in a wide range of muscle cells

LAMA1 LAMA2

wildtype



Gene is coded
but silent



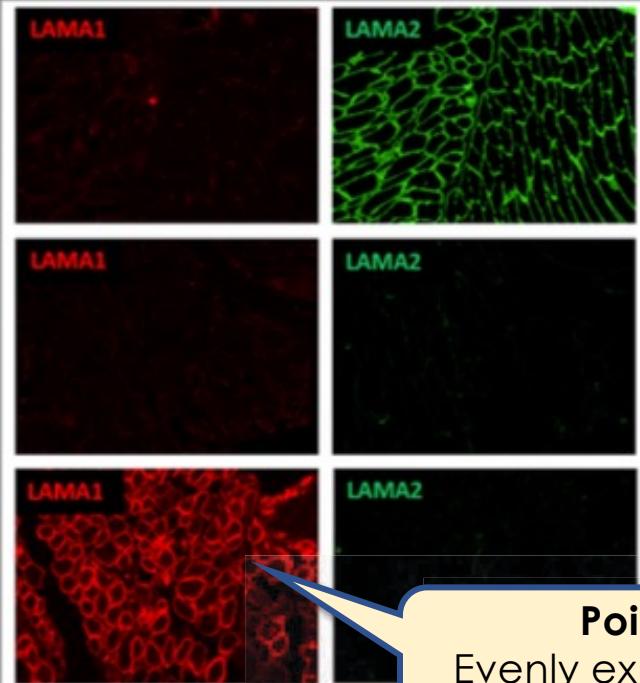
Disease
model
(dyW)



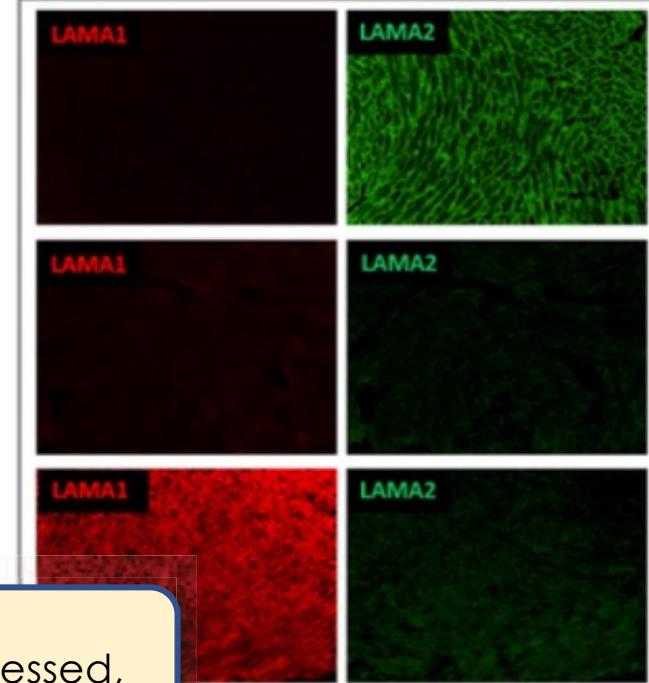
Gene is
mutated



Gastrocnemius



heart



Point

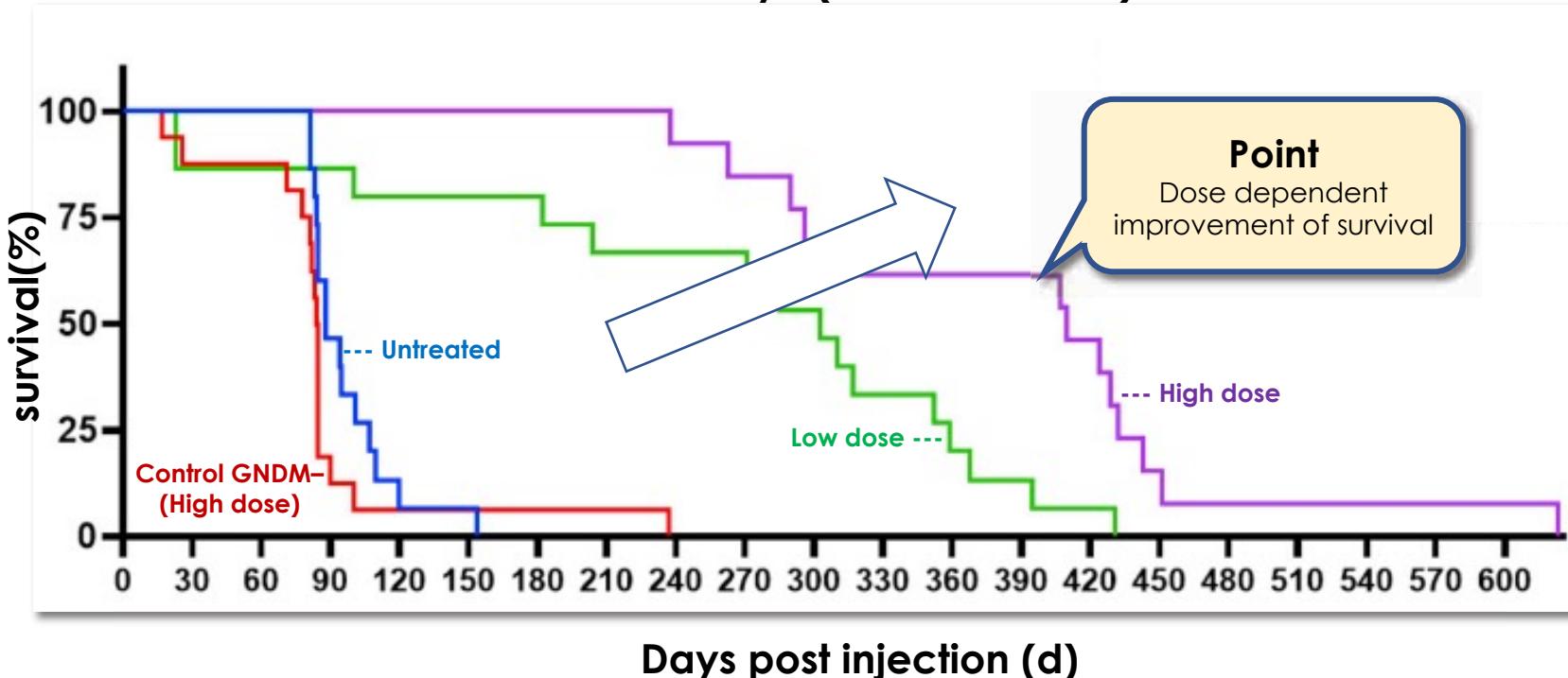
Evenly expressed,
not spotty



Survival prolongation effect of MDL-101

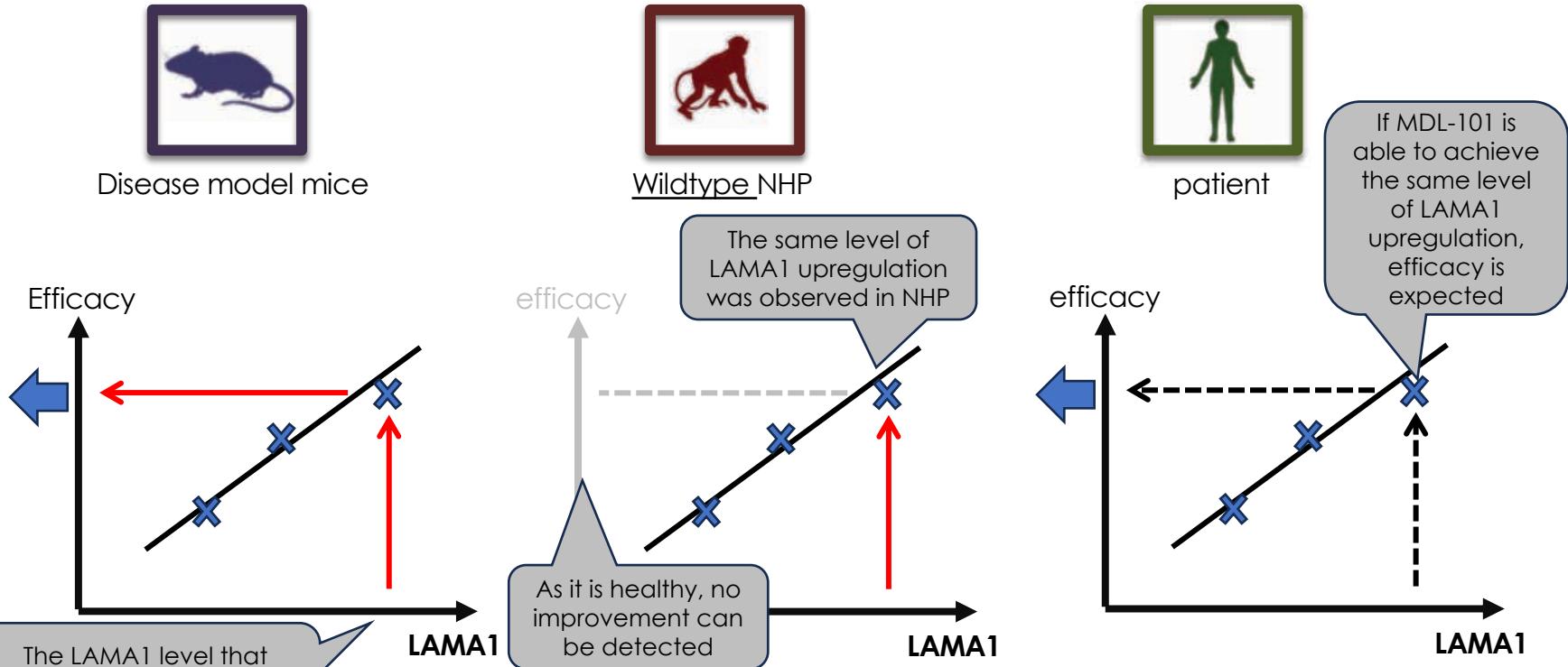
Survival rate was significantly improved by administration of MDL-101

Survival curve of dyW(disease model)mice



Estimation of drug efficacy in clinical settings

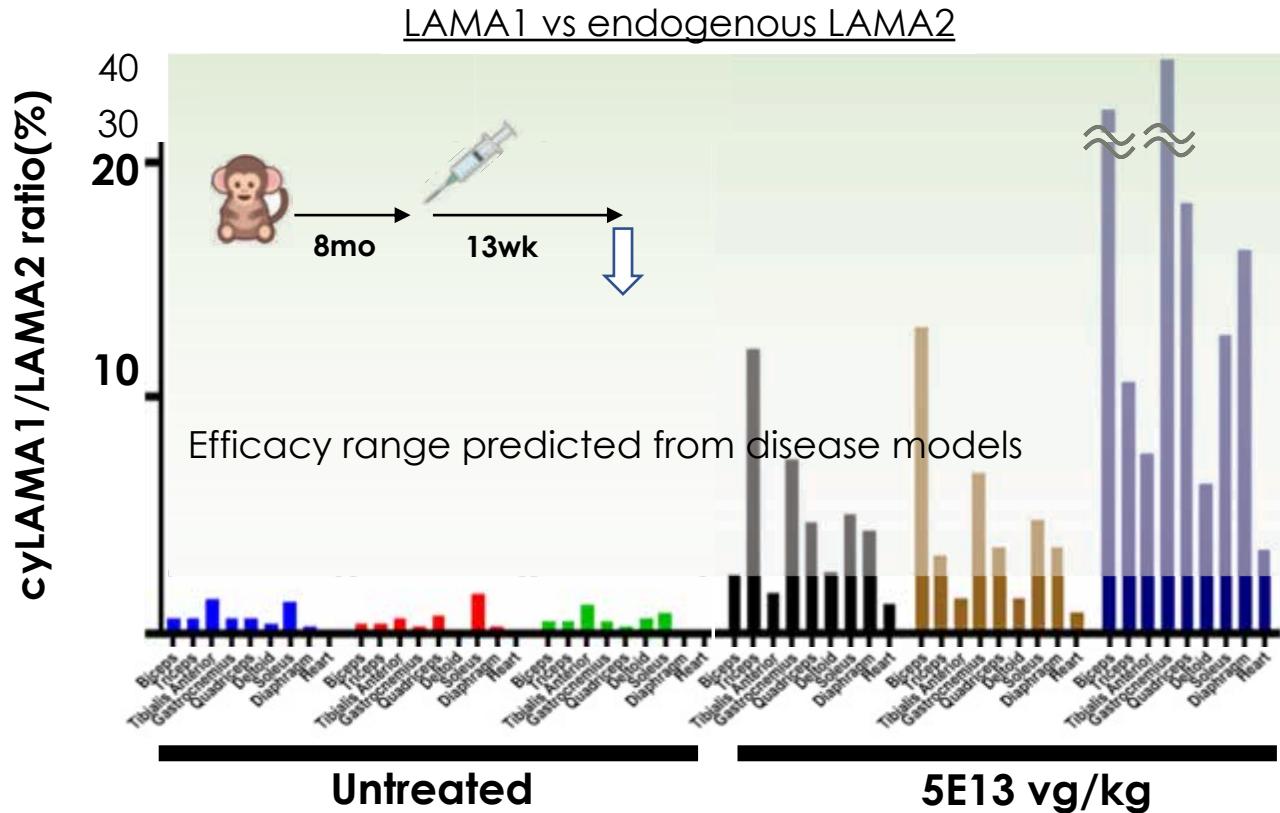
Observed LAMA1 elevation to a level at which functional improvement was observed in the disease model





Monkey data suggesting efficacy in humans

LAMA1 expression confirmed at levels above those associated with symptom improvement in monkeys



Manufacturing

Established a manufacturing process for the engineered capsids and scale up achieved successfully

- Manufacturing process adapted to modified capsids
- Achieves reasonable production efficiency, yield, and quality
- Establishment of analytical methods also carried out in parallel
- Manufacturing plan for samples required for clinical use



GMP Manufacturing through strategic alliance with a CDMO



Muscle tropic Capsid

Acquired license for MYOAAV capsids from the Broad Institute

- Modified capsid with excellent muscle selectivity
 - Achieves increased efficacy and/or reduced dosage (= improved safety)
- Manufacturing method established independently by our company
 - Practical yield and quality achieved
 - Scale-up completed
 - Manufacturing for GMP production underway at CDMO
- License terms within reasonable conditions
 - Modalis will pay license fees to the Broad Institute as progress is made

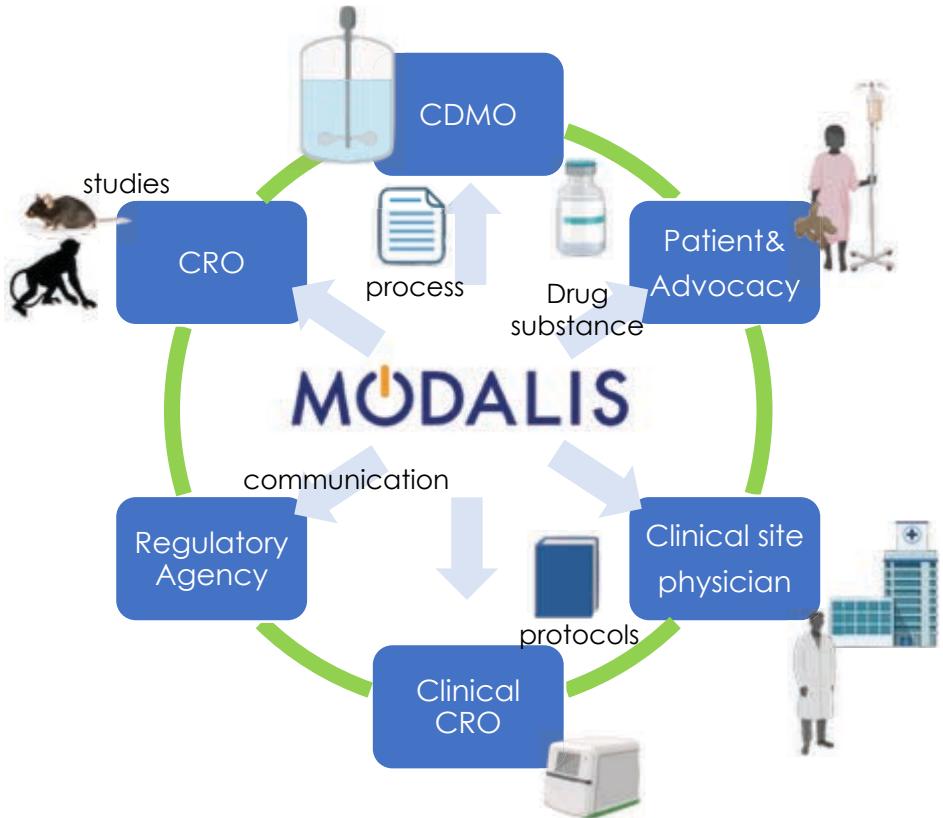
MODALIS



BROAD
INSTITUTE

Alignments for the clinical trial

Modalis has set up the network for the clinical trial and is working with them

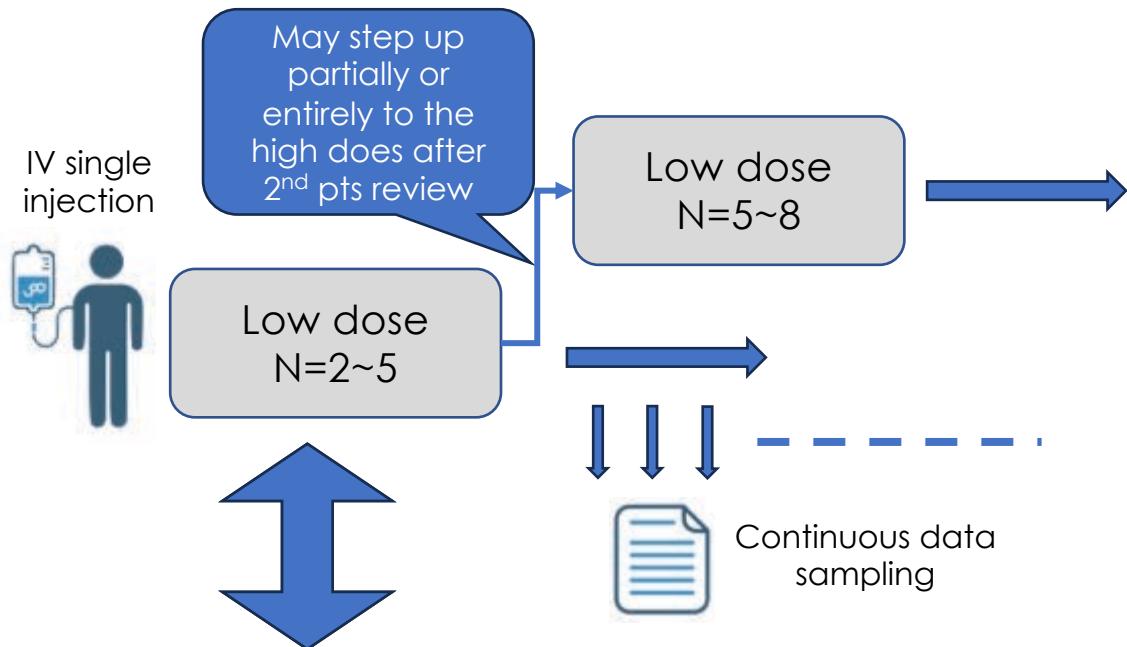


Design of the FIH trial

Phase 1/2, open-label, dose-escalation study

Summary of MDL-101-001 phase 1/2 Open-Label Dose-Escalation Study

- Male or female patients **36 months** of age and younger
- Clinical phenotype and Lama2 gene mutations and/or decreased LAMA2 staining in muscle consistent with LAMA2-CMD
- Stable background medications
- No independent ambulation or sitting



Comparison with Natural History Study in the US, France, and Netherland
(NCT06354790, NCT04299321, NCT06132750)

Summary of MDL-101 for LAMA2-CMD

Resolve technical obstacles for IND. The remainder is GLP toxicity testing and GMP

➤ Achieved so far

- ✓ Confirmed efficacy in mice disease model and target engagement in NHP with the muscle tropic capsid version MDL-101
- ✓ Completed a juvenile NHP study that confirmed comparable or better LAMA1 expression than adult NHP study
- ✓ Confirmed long term expression of GNDM and LAMA1 in disease model mice
- ✓ KOL meetings and drafting clinical synopsis and protocol
- ✓ Presented development updates of MDL-101 as a late-breaking abstract at ASGCT
- ✓ Received Pre-IND response from FDA (June)
- ✓ Established a feasible manufacturing process with reasonable yield and quality
- ✓ Initiating GLP tox study
- ✓ Received follow up question to the preIND response
- ✓ ODD and RPDD designations approval (Sep, Oct)

➤ Next steps:

- ❑ Continue IND enabling GLP tox and PK/PD
- ❑ Pilot productions and GMP campaign
- ❑ IND filing

MDL-101 is potentially the first epigenome-editing therapeutic program to enter the clinic

01

CRISPR-GNDM
efficiently targets
and upregulates
LAMA1 gene

02

STRONG ANIMAL
POC CONFIRMED IN
MICE *IN VIVO*
INCLUDING
FUNCTIONAL
IMPROVEMENT

03

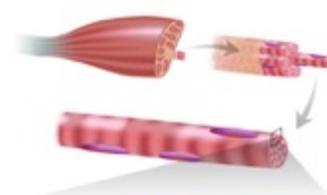
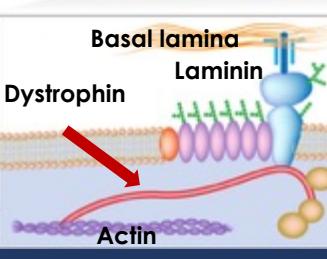
THE PROCESS TO
MANUFACTURE THE
MOLECULE WITH
MUSCLE-SPECIFIC
VECTOR HAS BEEN
ESTABLISHED WITH
FEASIBLE
PRODUCTIVITY, YIELD
AND QUALITY

04

THE INJECTION OF THE
PRODUCT DID NOT
CAUSE DETRIMENTAL
SAFETY ISSUES IN MICE
AND NHPS

Duchenne Muscular Dystrophy (DMD)

A type of muscular dystrophy caused by mutation in Dystrophin gene

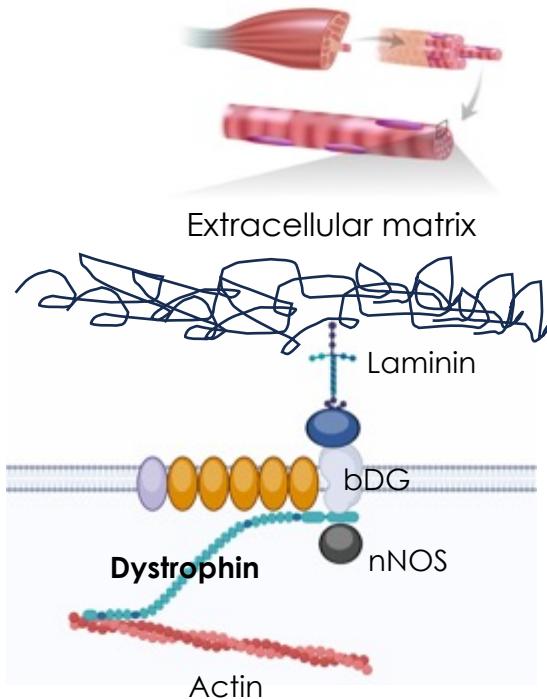
MDL-201 Potentially best-in-class molecule by rebooting UTRN gene expression by GNDM	Prevalence 1 in 3,500 to 5,000 male newborns	Relatively high in genetic disorders
	Disease onset most commonly appears between 3 and 6 years old	
	Disease Burden Most severe clinical symptoms of all the muscular dystrophies including muscles weakness and atrophy	Motor development begins to slow in early childhood and muscle weakness progresses, followed by cardiomyopathy, scoliosis, and respiratory complications
	Cause of disease Disruption or mutation in Dystrophin gene	Loss of dystrophin and abnormal histological development of muscle necrosis and regeneration
	Market size \$1.1B^M 2022	Expected to grow at CAGR=42.5% with approval of new therapeutics

*Source: <https://doi.org/10.1212/WNL.0000000000011425>

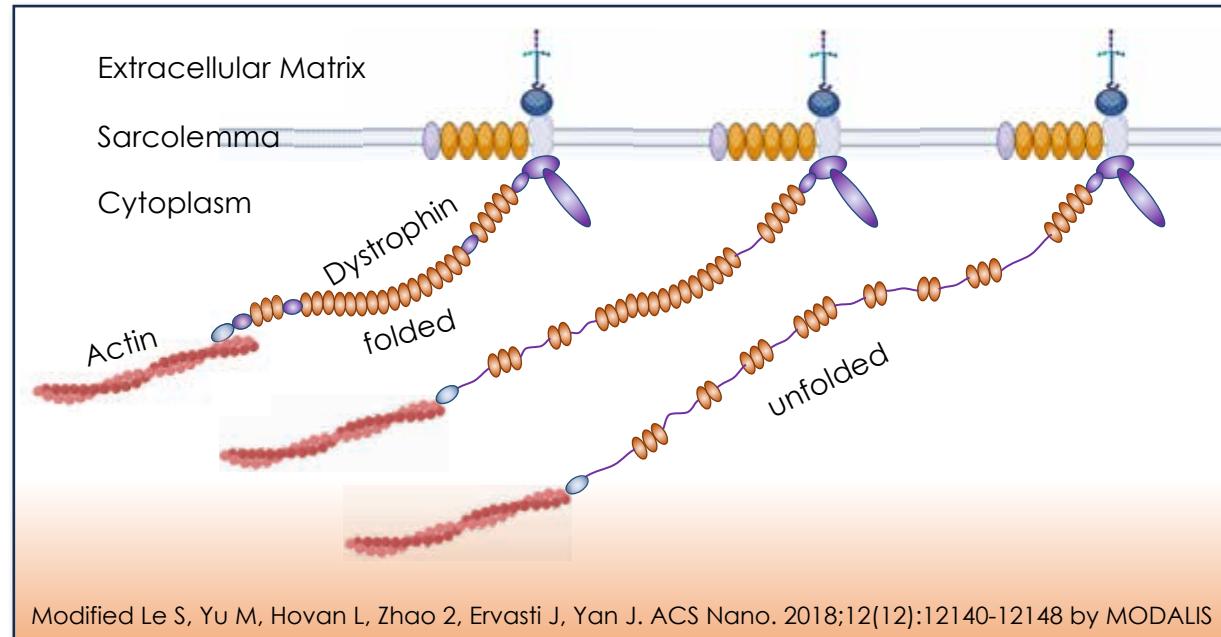
Dystrophin's function

Functions as a shock absorber and signal transmitting molecule in muscles

Dystrophin location



Dystrophin stretches and contracts to connect the cell membrane and actin

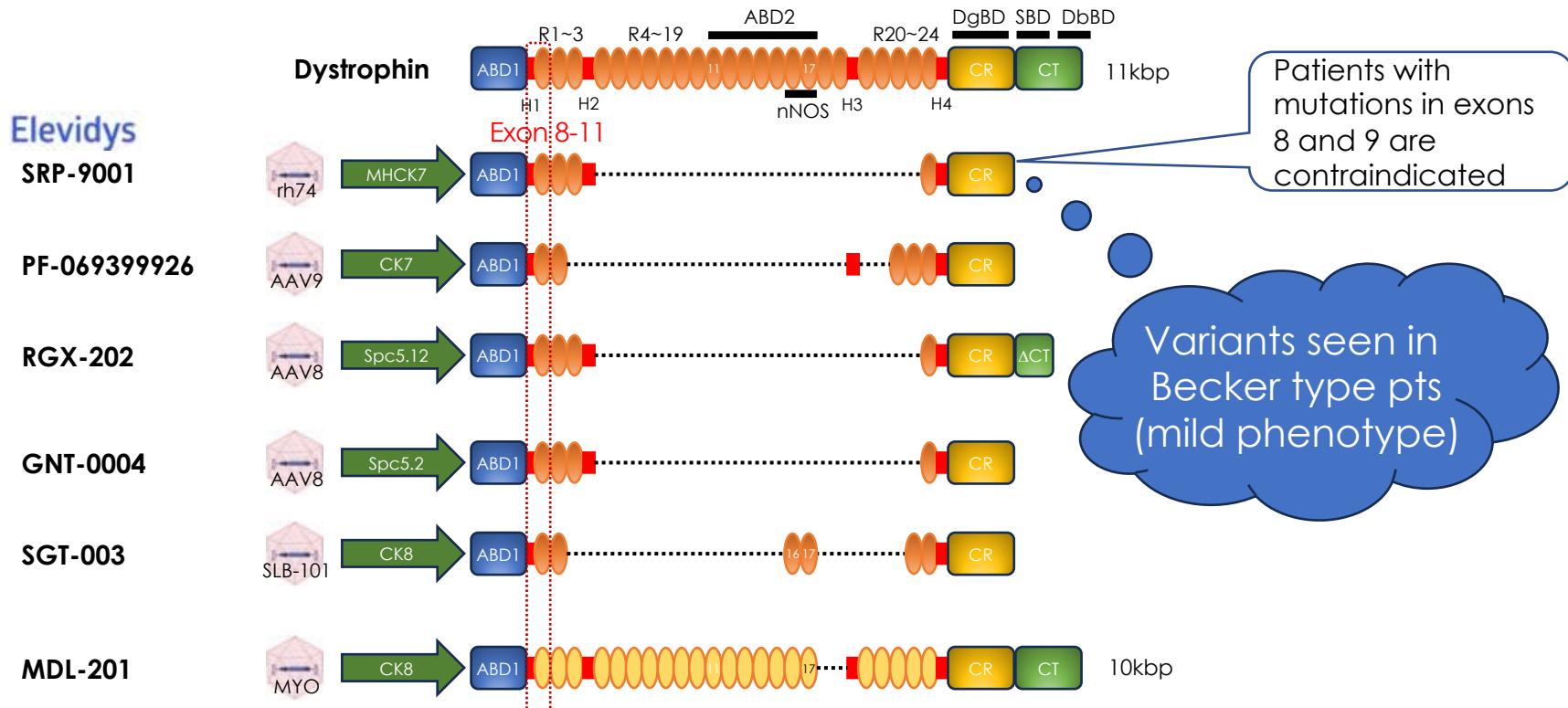


Modified Le S, Yu M, Hovan L, Zhao 2, Ervasti J, Yan J. ACS Nano. 2018;12(12):12140-12148 by MODALIS

micro-Dystrophins payload comparison

Due to size constraints, small dystrophin derived from Becker patients is used for GTx

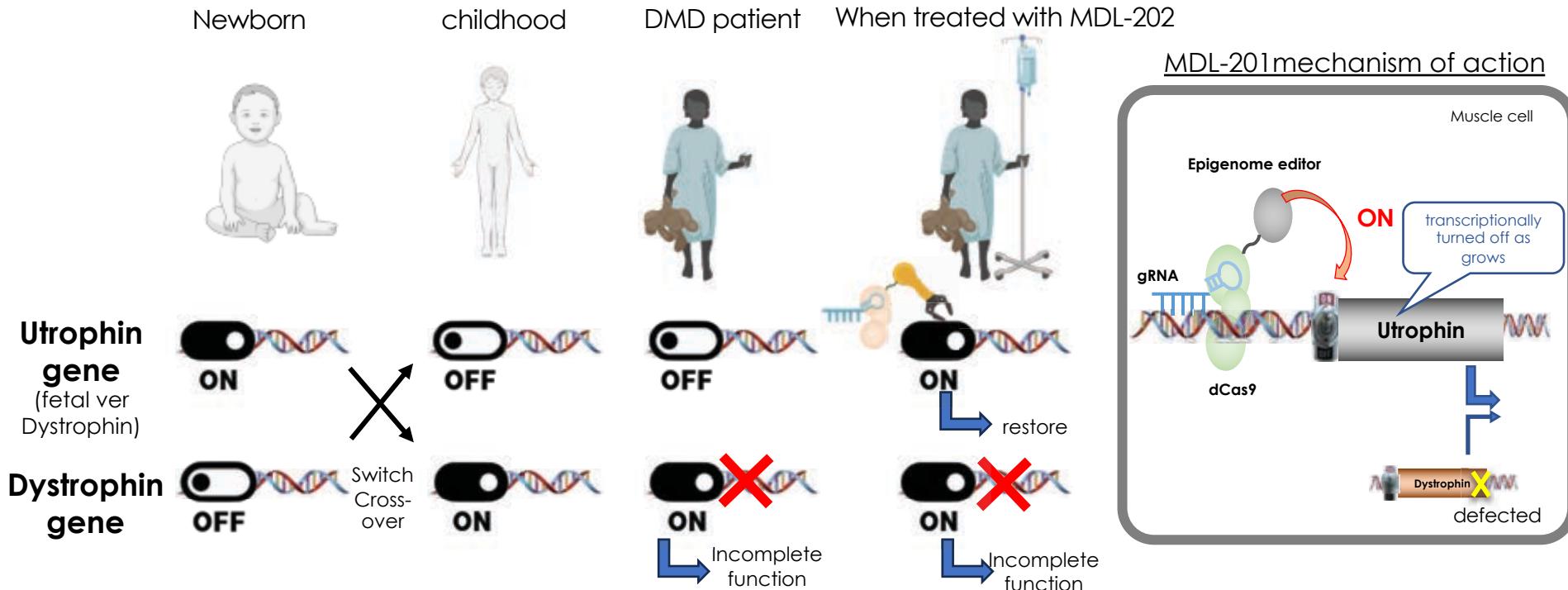
Dystrophin/Utrophin and mini-Dystrophin structure



Modified from Crudele & Chamberlain, 2019

MDL-201 therapeutic concept

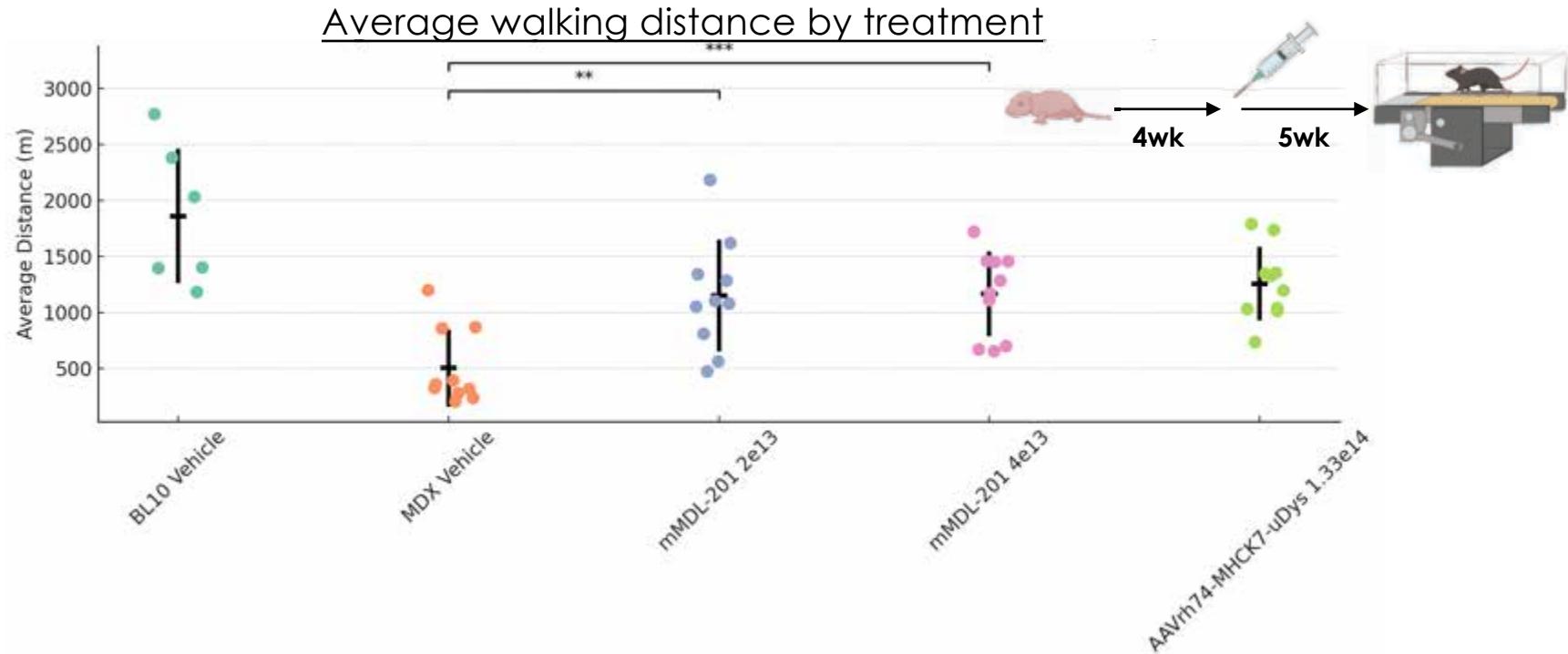
Reboot Utrophin genes, which is intact in patient, to compensate Dystrophin function



activating Utrophin using GNDM is expected to have a greater medicinal effect than mini-Dystrophin

Functional improvement of DMD by MDL-201

achieves the same level of efficacy as the benchmark drug at a dose one order of magnitude lower



Data is presented as mean \pm SEM. Normality was assessed using Shapiro-Wilk tests for all treatment groups. Post-normality test, unpaired t-tests were performed between the BL10 Vehicle and MDX Vehicle groups for both A and B (### p<0.001). Non-parametric ANOVAs (Kruskal-Wallis tests with Dunn's post-hoc test for multiple comparisons) were performed to compare all treatment groups against the MDX Vehicle (**p<0.01; ***p<0.001).

MDL-201 potentially is a best-in-class DMD gene therapy that surpasses micro/mini-dystrophin approaches

01

Utrophin retains functional domains that are absent in μ -dystrophin

02

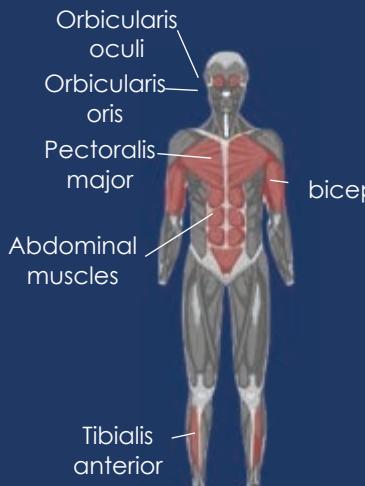
MDL-201 shows higher functional improvement than μ -Dystrophin in mouse pathological models

03

MDL-201 shares the same platform as MDL-101, on which much experience has been accumulated

Facioscapulohumeral Muscular Dystrophy (FSHD)

A type of muscular dystrophy caused by impaired Dux4 gene expression

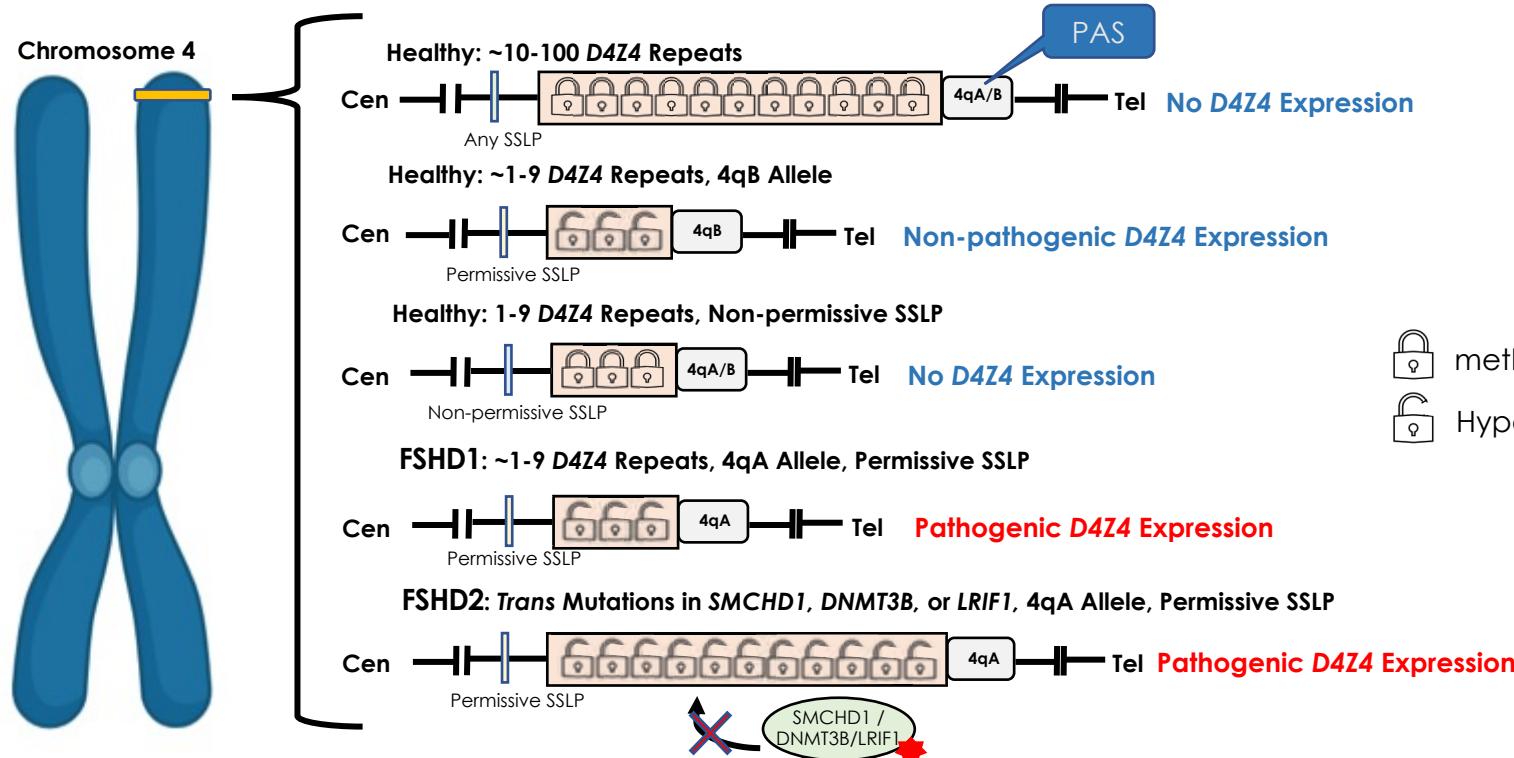
MDL-103 Potentially first-in-class treatment by silencing expression of toxic Dux4 gene product	Prevalence 1 in 10,000-20,000	Muscular dystrophy most frequent in adults
	Disease Onset Often not recognized until the 20s and tends to worsen during adolescence	Progression of disease to face, shoulders, and arms is generally slow
	Disease Burden weakness of the facial muscles, the stabilizers of the scapula, or the dorsiflexors of the foot	Symptoms of asymmetrical (unbalanced) muscle weakness Visual impairment, vascular abnormalities, hearing impairment, etc.
	Disease Causing Gene Over expression of Dux4 gene	DUX4 is originally expressed in germline cells but need to be suppressed in somatic cells
	Commercial opportunity \$500M+	

Source: <https://doi.org/10.1212/WNL.00000000000011425>

Orphanet, Raymond A. Huml MD A concise guide

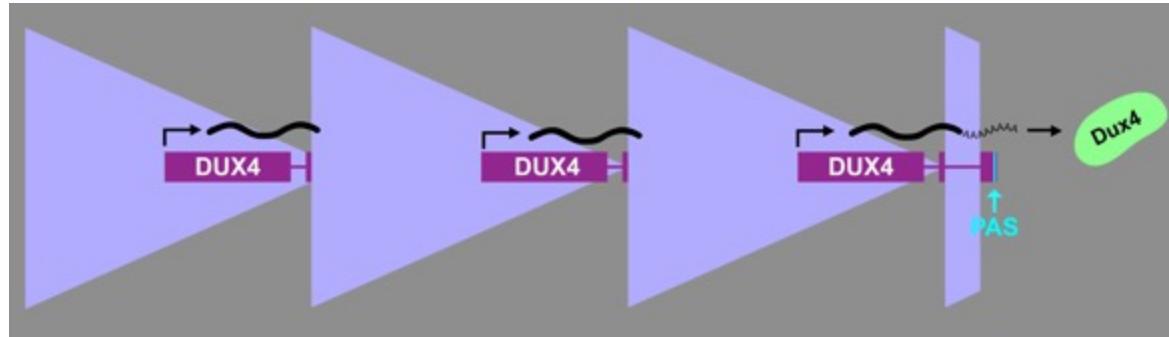
FSHD disease mechanism

Inappropriate expression of toxic Dux4 in skeletal muscles



Why Epigenome editing makes sense for treating FSHD?

DUX4 Gene in the Last D4Z4 Repeat Codes for a Pathogenic Protein



- Each D4Z4 repeat contains a copy of the DUX4 gene, but the **polyadenylation signal(PAS=stabilizer)** is absent, so any transcribed RNA is unstable
- The DUX4 gene in the final repeat can read through the end of the array and incorporate a PAS (if the 4qA haplotype is present), resulting in synthesis of the pathogenic protein
- Dystrophy is presumably caused by the **cytotoxicity of the DUX4 protein**
- 1) The size of the array, 2) the presence of a nearly identical array on chromosome 10, and 3) the presence of individual D4Z4s spread across the genome makes traditional CRISPR-Cas9 gene replacement, base-editing, and indel approaches untenable
- Using a CRISPRi approach to inhibit expression of all D4Z4s is a more plausible approach

Following the SOLVE FSHD–Sponsored XPRIZE Healthspan Bonus Prize, SOLVE FSHD itself has also decided to provide research and development grants



"I prefer not to sit in the stands, but to be on the court to solve this disease that is so very close to my heart."

Chip Wilson
Founder of SolveFSHD and Lululemon

- Selected lead gRNA and filed patent application
- Restarted MDL-103, a drug candidate for the treatment of FSHD
- Aiming to conduct clinical trials after verification using animal models in collaboration with universities and other research institutions

Myotonic dystrophy type 1(DM1)

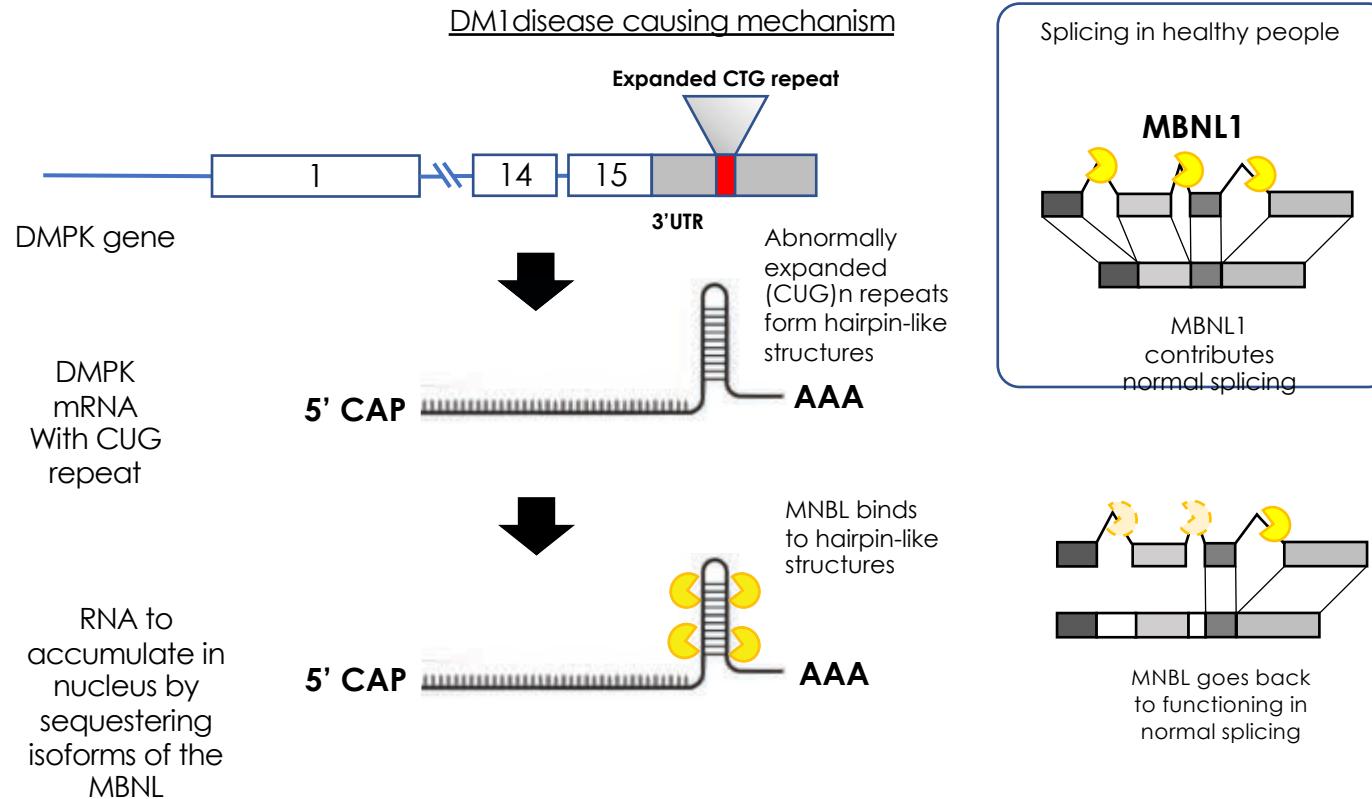
extension of CTG repeat in 3' UTR of DMPK gene

MDL-202	Prevalence	1-4.8 in 10,000 (1 in 2,300*)	DM is the most common muscular dystrophy among adults of European ancestry
Potential to be the first-in-class and the first DM1 treatment	Disease onset	DM1 can occur from birth to old age	Age at onset is between 20 and 70 years (typically onset occurs after age 40)
	Disease Burden	muscle weakness and wasting (atrophy), myotonia	DM causes weakness of the voluntary muscles, although the degree of weakness and the muscles most affected vary greatly according to the type of DM and the age of the person with the disorder
	Cause of disease	Microsatellite expansion in 3' UTR of DMPK gene	Extended CTG repeat capture MBNL1 protein which is essential for normal splicing
	Market size	\$2.2B # By 2032	\$80M market as of 2022 without any treatment but is expected grow

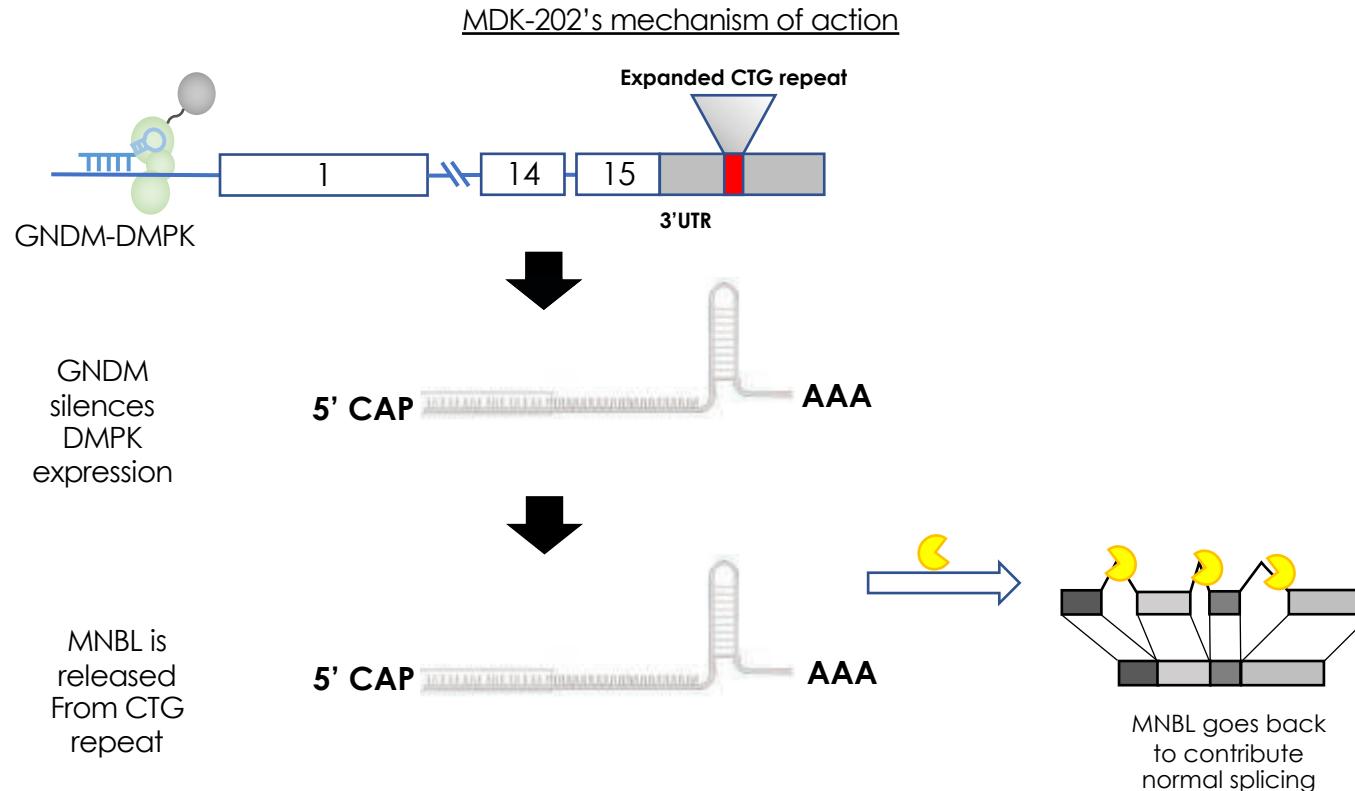
*Source: Myotonic Disease Foundation

DelveInsight (including both DM1 and DM2)

DM1 is caused by abnormal splicing rooted from CTG extension in 3'UTR of DMPK gene



MDL-202 silences DMPK expression and release splicing protein MNBL to function properly in muscle cells



DM1 has relatively large prevalence in muscular disorders

- Prevalence was estimated at 1 in 8,000-10,000, but recent population-wide screening estimated: mutation prevalence of 4.8 in 10,000 individuals
- DM1 can affect newborns to older adults
- US>40,000 individuals (Japan>10,000)



Source: Marta Pascual-Gilabert, The myotonic dystrophy type 1 drug development pipeline: 2022 edition

MDL-202 offers a feasible and fastest path to the clinic

01

Modalis has candidate Myo tropic AAV-based molecules confirmed in NHP

02

Modalis has established a manufacturing process available for large-scale production

03

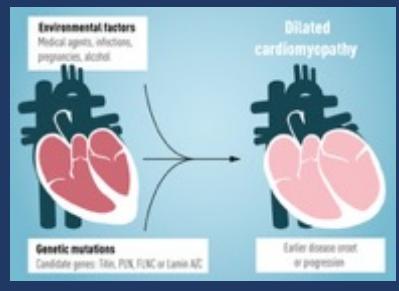
Modalis had INTERACT and PreIND meetings and knows what is required for IND

Dilated Cardiomyopathy (DCM)

A condition in which the heart becomes enlarged

MDL-105

Potential first-in-class precision medicine targeting DCM caused by TTN truncated variant mutations



Prevalence

1 in 250-2,500[#]

- ~20% of DCM is estimated to be caused by TTN variant
- Half is by truncated variant

Disease Onset

Middle age around
20-60 yo

Disease Burden

Five-year survival
rate is about
50%*

- Without treatment, the 1-year survival is 70%–75%, with a 5-year survival of as low as 50%
- Patients go to a heart transplantation

Disease Causing Gene

**Mutation in TTN,
MYH7, MYBPC3**

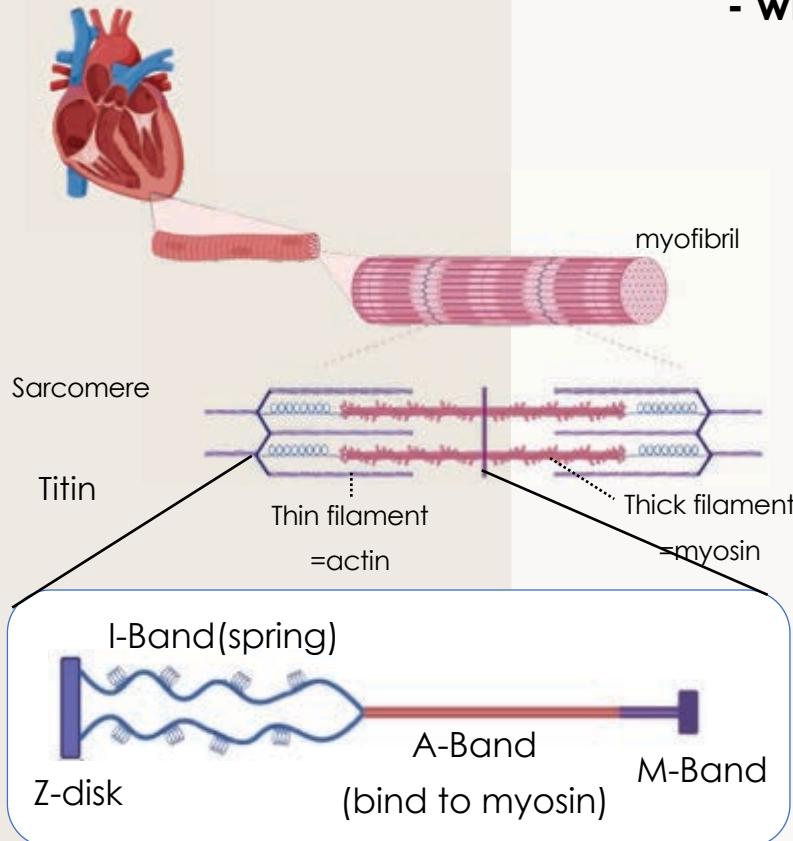
Commercial opportunity

>\$300M

- Estimated to grow at CAGR=4.1% and reach \$421M by 2027[#]

Source: picture MayoClinic *<https://doi.org/10.1111/joim.12944> #Global Industry Analysts, Inc

TTN is the largest human protein - which is too large for AAV packaging

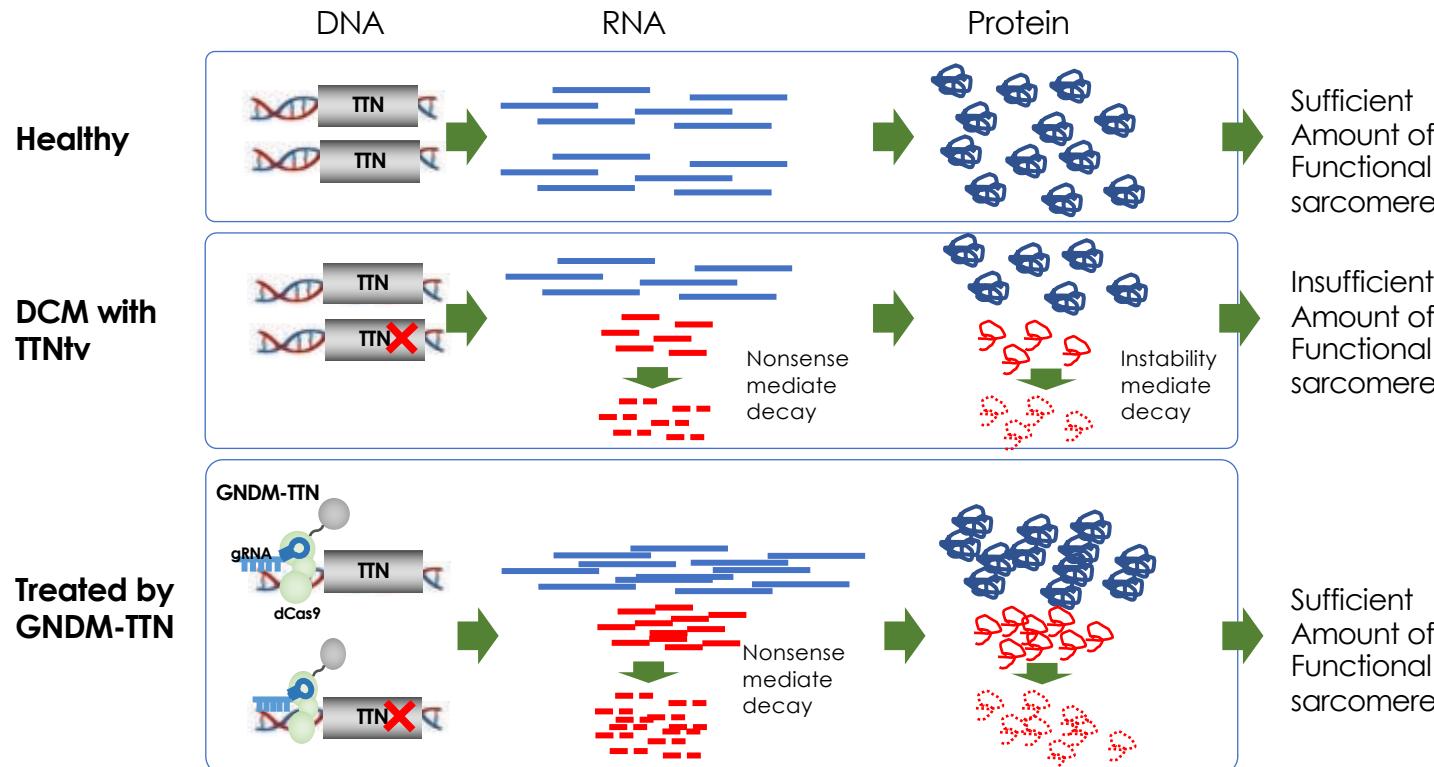


- **Largest** human protein
 - 35,000 amino acids /17kb
 - 363 exons
 - Acts as spring in sarcomere
 - Tension during relaxation
- **Abundant** in human body
 - Third most abundant protein in muscle next to myosin and actin
 - Adult human contains approximately 0.5 kg of titin
- **~90% mutations** are truncated variant (TTNtv)

MDL-105 returns TTN protein levels to normal through transcriptional activation of TTN

Restore normal sarcomera levels by boosting TTN

Working hypothesis of GNDM based DCM therapy



Why GNDM for TTN?

- TTN mutations are “definitive” for DCM (ClinGen)
- TTN mutations are associated with 15-23% of DCM cases
- TTNtv is a haploinsufficiency rather than dominant negative
 - produce non-functional protein
- No direct approach to target TTN has been reported as too big to treat



Targeting TTN by GNDM is a unique and differentiated approach

Status of Development of MDL-105

- Achievements so far
 - Human gRNA screening completed
 - Filed patent
 - Introduced mice disease model
 - The model is not reproduced in our hands
 - Initiated animal PoC study
 - With muscle tropic capsids
 - Discussion on the strategy with CV experts
- Next steps
 - Explorer disease models that can evaluate molecules with
 - Explorer funding including partnership opportunities
 - Reconsider timing of PreIND contingent on identifying and pursuing disease model study and funding.

Tauopathy (incl. Alzheimer's Disease)

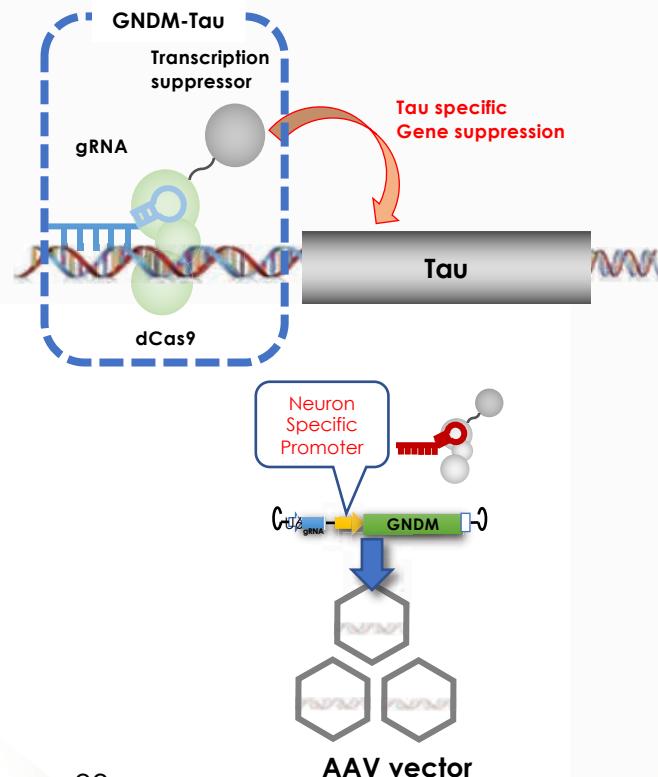
Neurodegenerative disorders caused by misfolding of the tau protein

MDL-104	Prevalence	1 in 9 above 65* 55 million in ww	60-80% of cognitive disorders
	Disease Onset	Progressed in 6-8 yrs	Slow and chronic progression, depending on the individual
	Disease Burden	progressive disease beginning with mild memory loss	possibly leading to loss of the ability to carry on a conversation and respond to the environment.
	Disease Causing Gene	Multiple causes have been proposed but not yet known	APO-E, PSEN1, PSEN2 and many other gene mutations reported All mutations are associated with A β hyperactivity
	Commercial opportunity	\$4.2B in 2022#	Estimated to grow to \$15.6B by 2030#

Source: * Alz.org (for Alzheimer Disorder) #Grand View Research

MDL-104 suppress Tau at transcription level

MDL-104's mechanism of action



- Reversing the pathogenic conditions of Tauopathy by partial or full suppression of Tau gene that leads to reduction of Tau protein in the brain
- GNDM-Tau, driven by neuron specific promoter delivered by AAV9 or alternative capsid
- ICM (intra-cisterna magna) injection to achieve efficient brain delivery and to avoid high-dose AAV related toxicities

AD and FTD are our primary choice for the initial indication but multiple potential diseases

	Prevalence	Target in Brain	Major symptom	Progression
AD	1 in 9 above 65 1 in 3 above 85	cortex and hippocampus	memory, movement, language, judgment, behavior, and abstract thinking	6-8yrs
CBD	~5 in 100k low in Asian	multiple areas of the brain	Balance, Memory, muscle control, speech	6-8yrs
PSP	5-17 in 100k	Basal ganglia and brain stem	movement, control of walking (gait) and balance, speech, swallowing, eye movements and vision, mood and behavior, and thinking <i>(Parkinson-like symptom)</i>	~7yrs
FTD	2-10% of dementia	frontal and temporal lobes	apathy, change in personality, lack of inhibition, obsessive behavior	~8yrs
AGD	18.8% to 80% of PSP 41.2% to 100% of CBD	Limbic system	cognitive decline, personality changes, urine incontinence and cachexia	3 months
Chronic traumatic encephalopathy	0.79% of population	Various	depression, explosivity, short-term memory loss, executive dysfunction and cognitive impairment	Decades
Post-encephalitic parkinsonism	Unknown	Substantia nigra	Parkinsonism	Unknown
Subacute sclerosing panencephalitis	2:10,000 people infected with measles	cortical atrophy, white matter lesions	personality changes, mood swings, depression, muscle spasms, seizures, loss of vision, and dementia	4 yrs

AD: Alzheimer's Disease
 CBD: Corticobasal degeneration
 PSP: progressive supranuclear palsy
 FTD: Frontotemporal dementia
 AGD: Argyrophilic grain disease

Tau is a center of attention in treating Alzheimer diseases

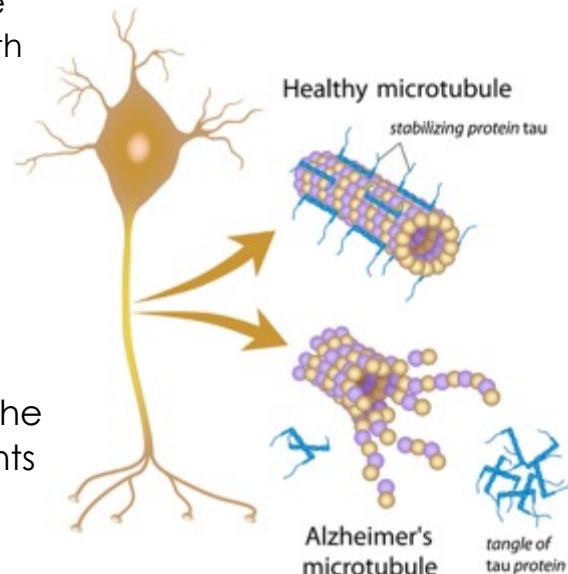
- Tau correlates with clinical symptoms and neuronal loss in Alzheimer's disease and other primary tauopathies.

- Tau aggregates and tangles are thought to induce neuronal degeneration, synaptic loss and cell death
- Tauopathies include a range of high value and orphan clinical diseases
 - AD (Alzheimer's Disease)
 - FTLD (Frontal Lobar Degeneration)
 - PSP (Progressive Supranuclear Palsy)
 - CBD (Corticobasal Degeneration)
 - Pick's disease

- Tau is likely to be a better target than A β because the tau burden correlates better with clinical impairments than does the A β burden

- Tau knockout has few adverse effects
- Therefore, reducing total Tau expression is a logical therapeutic strategy

Source: Congdon EE, Nature Review Neurology 2018 "Tau-targeting therapies for Alzheimer disease"



Status of Development of MDL-104

➤ Achievements so far

- Evaluation of the human version molecule with hTau and humanized Tau mice
 - Robust Tau suppression is confirmed both in Cortex and Hippocampus.
- Initiation of biodistribution study in NHP
- Discussion on target indications with KOLs
 - Alzheimer's disorder (AD) and/or Frontotemporal dementia (FTD)

➤ Next steps

- Explorer delivery methods including CNS tropic capsids
- Reconsider timing of PreIND and IND contingent on identification of delivery tools and funding.

hTau mouse (mMAPT knockout, hMAPT transgenic)

humanized MAPT mouse (aka MAPT (H2.1) -GR = mouse MAPT replaced with human MAPT gene)

Angelman Syndrome

CNS disorder caused by impaired UBE3A gene expression

MDL-206 Potentially first-in-class treatment by unsilencing UBE3A gene expression	Prevalence	1 in 10,000 to 20,000	• 60,000 patients WW (2017) • 20,000 in US
	Disease Onset	typically diagnosed at 6 to 12 months	Seizures may begin at 2 to 3 years.
	Disease Burden	Developmental delay	small head, specific facial appearance, intellectual and developmental disability, speech impairment, balance and movement problems, seizures, and sleep problems
	Disease Causing Gene	Mutation in maternal allele of UBE3A	5-26% has unknown mechanism
	Commercial opportunity	\$330M 2017	US, EU, and Japan

Source: Orpha.net

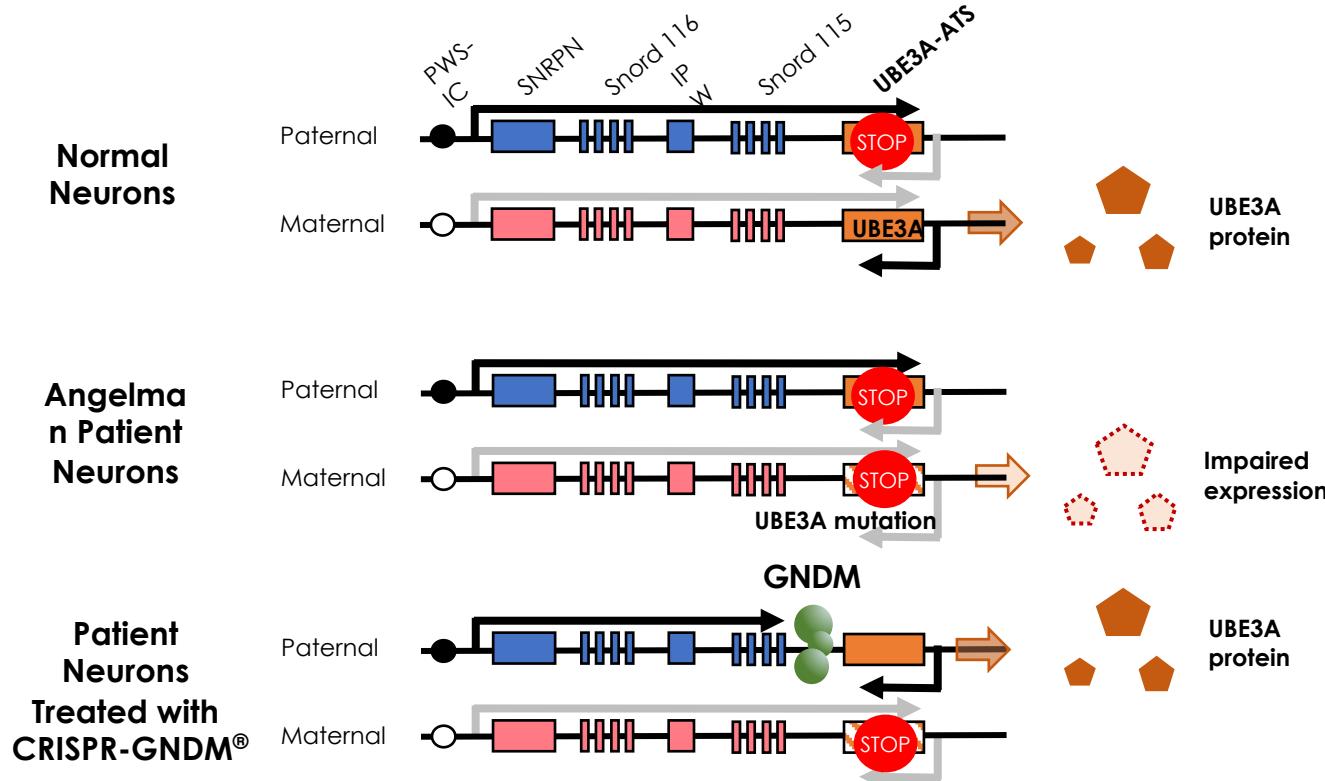
[Angelman syndrome Market and Epidemiology forecast \(delveinsight.com\)](https://www.delveinsight.com/reports/angelman-syndrome-market-epidemiology-forecast)

What is Angelman syndrome?

- Angelman syndrome (AS) is a rare neuro-genetic disorder that occurs in **one in 15,000 live births** or **500,000 people** worldwide.
- It is caused by a loss of function of the **UBE3A gene** in the 15th chromosome derived from the mother.
- Angelman syndrome shares symptoms and characteristics with other disorders including **autism**, **cerebral palsy** and **Prader-Willi syndrome**.
- People with AS have developmental problems that become noticeable by the **age of 6 – 12 months**. Other common signs and symptoms usually appear in early childhood like **walking and balance disorders**, **gastrointestinal issues**, **seizures** and **little to no speech**.

Source: Angelman Syndrome Foundation

By blocking ATS transcript, GNDM un-silences UBE3A expression



Status of Development of MDL-206

- Achievements so far
 - Animal PoC established with disease mice model
 - Up-regulates the UBE3A gene by GNDM based molecule is confirmed with UBE3A heterozygous mice
- Next steps
 - Verification of superiority over approaches using other modalities
 - Planning and validation of clinical development strategies, including route of administration, capsid modifications, etc.
 - In parallel, partnering efforts to fund the program

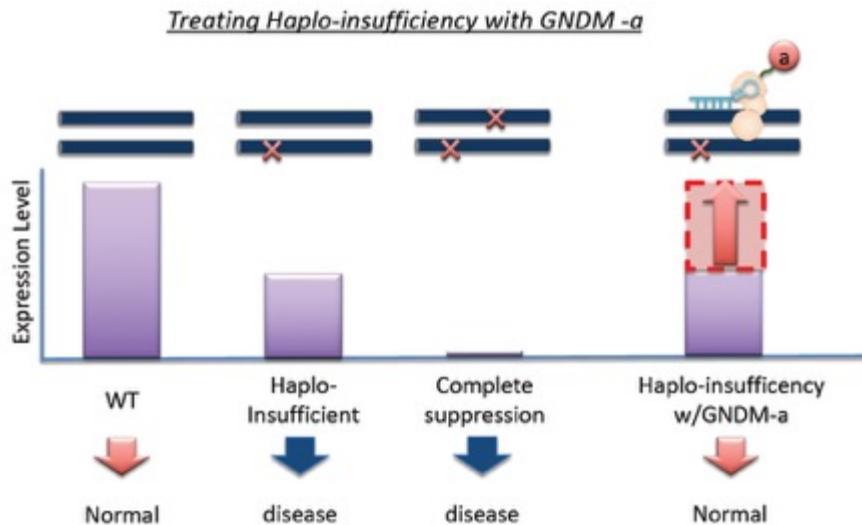
Dravet Syndrome

A type of epilepsy caused by haploinsufficiency mutation in SCN1A gene

MDL-207 Potential to be the best-in-class and first precision medicine for Dravet Syndrome	Prevalence 1 in 20,000-40,000* ~10,000 in US
	Disease Onset Seizure starts between 1 and 5 yo
	Disease Burden 10-20% of DS patients pass away before reaching adulthood
	<ul style="list-style-type: none">SUDEP (sudden unexpected death in epilepsy patients)status epilepticus (SE).Autism-like spectrum (ASD)Attention deficit hyperactivity disorder (ADHD)
	Disease Causing Gene SCN1A <ul style="list-style-type: none">Haploinsufficiency of SCN1A
	Commercial opportunity \$500M+ <ul style="list-style-type: none">Currently with no curable drugsThe market is estimated to grow at CAGR of 9.6% # driven by new therapeutics

Source: *Epilepsy foundation #Technavio

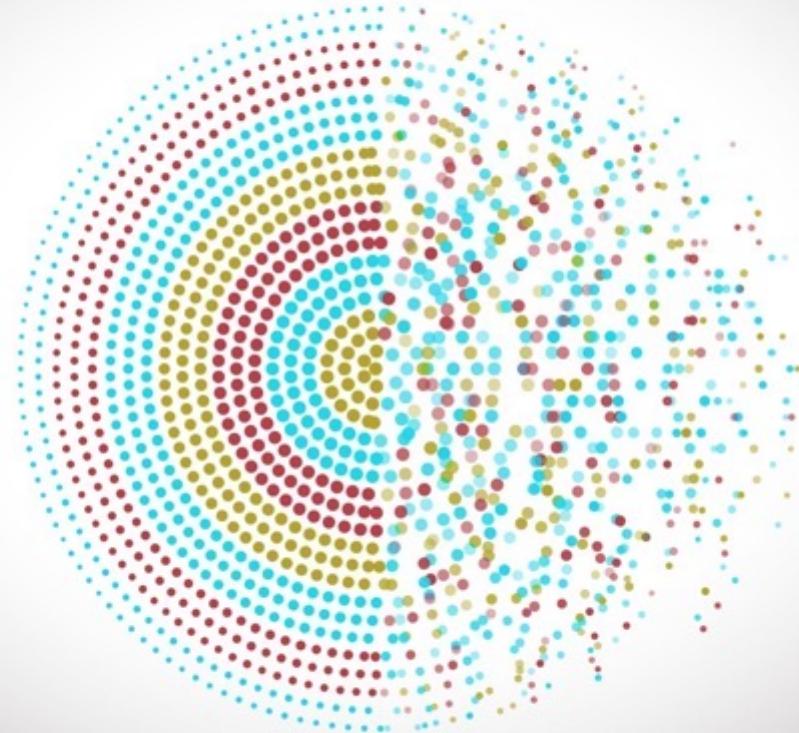
A simple solution is to double up SCN1a protein expression



Company	Modality	MOA	Route	Stage	IND
Enoded Therapeutics	AAV-ETN (regulatory element)	<ul style="list-style-type: none"> Overexpress regulatory element for <i>Scn1a</i> Upregulate endogenous <i>Scn1a</i> expression specifically in GABAergic inhibitory neurons 	ICV	IND cleared	2021
E-Rare	Adenovirus- <i>Scn1a</i>	<ul style="list-style-type: none"> Restore <i>Scn1a</i> mRNA and Nav1.1 protein levels 	ICV	Preclinical	TBD
UCL	Lentivirus- <i>Scn1a</i>	<ul style="list-style-type: none"> Restore <i>Scn1a</i> mRNA and Nav1.1 protein levels 	ICV(?)	Preclinical	TBD
OPKO	AntagoNAT	<ul style="list-style-type: none"> Binds to the DNA and removes IT an endogenous repressor of SCN1A Restore <i>Scn1a</i> mRNA and Nav1.1 protein levels 		Preclinical	TBD
PTC therapeutics	Small molecule (nonsense reading through)	<ul style="list-style-type: none"> Read through premature nonsense stop signals on mRNA and allow the cell to produce a full-length, functional protein (not specific to <i>Scn1a</i>) 	Oral	Phase 2 (pending?)	N/A
Stoke Therapeutics	ASO (TANGO)	<ul style="list-style-type: none"> Reduce non-productive mRNA i.c.v. and increase productive <i>Scn1a</i> mRNA via modulation of splicing Increase in the levels of mature mRNA and Nav1.1 protein 		Preclinical	2020

Patents related to MDL-101, 201 and 202 were granted and registered in major countries

- LAMA1 patent
 - Treatment method for muscular dystrophy targeting LAMA1
 - JP7641644, **US17/635,608**
- UTRN patent
 - METHOD FOR TREATING MUSCULAR DYSTROPHY BY TARGETING UTROPHIN GENE
 - JP7069426, US11473071, CN113271982
- DMPK patent
 - METHOD FOR TREATING MUSCULAR DYSTROPHY BY TARGETING DMPK GENE
 - JP7565620 , CN 113785066B



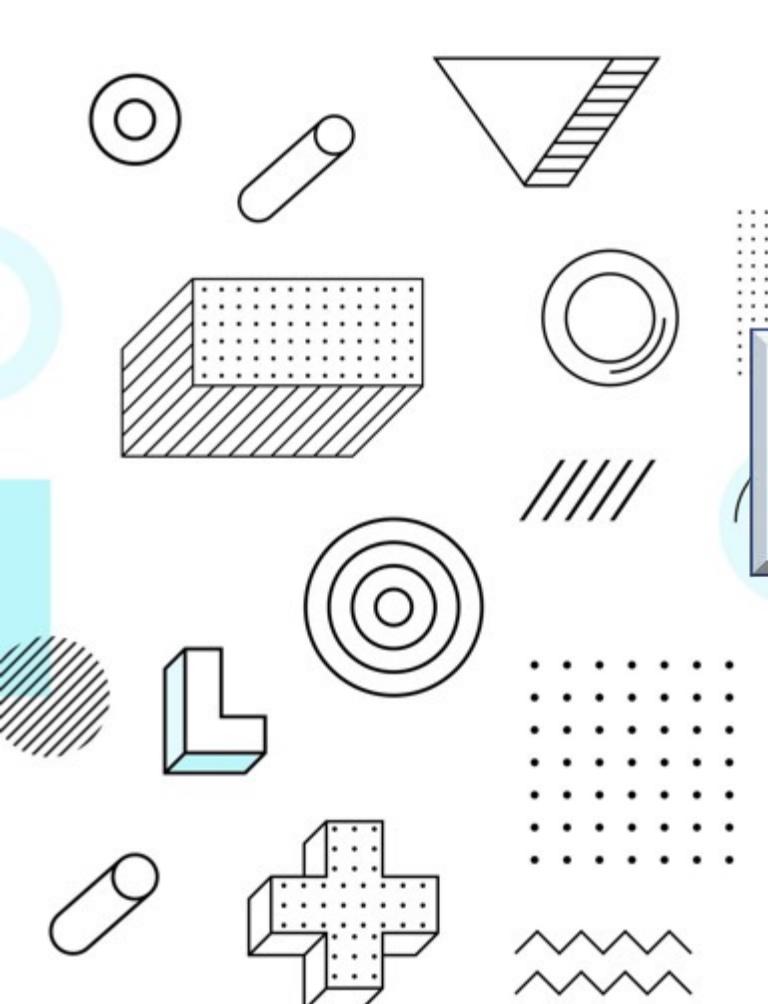
Achievements of the programs and coming milestones

	Achievement so far	Coming milestones
MDL-101 LAMA2-CMD	<ul style="list-style-type: none"> • Animal PoC • Target engagement in monkeys • Pre-IND response • Process Development and Scale up completed • ODD (Sep) and RPDD (Oct) received • Data presentation (Most recently at SciFam (Aug)) 	<ul style="list-style-type: none"> • GLP-Tox • GMP manufacturing • IND (2026)
その他	<ul style="list-style-type: none"> • Established animal PoC <ul style="list-style-type: none"> • MDL-201 (DMD): Confirmation of superiority in functional improvement over the benchmark with disease models • MDL-202 (DM1) • MDL-104 (Tauopathy) • MDL-205 (Angelman syndrome) • MDL-207 (Dravet syndrome) • MDL-103 (FSHD): Received grant from xPrize and SolveFSHD • MDL-105 (DCM) • Research collaboration with JCR in CNS • Collaboration with Ginkgo Bioworks, GenixCure 	<ul style="list-style-type: none"> • Additional readout of MDL-201 • Data presentation at (6th Next Generation Genome Editing Summit) • Explore optimal capsid and route of administration for CNS program • Allocation of development funds through partnering and grants • Animal PoC • Continuing Research and Moving to Next Steps



5. Growth Strategy

Diversified pipeline with their own missions



Pioneer the gene modulation
With highly suitable indications

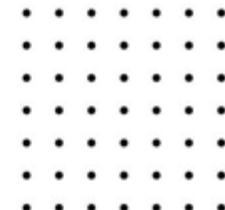
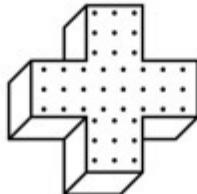
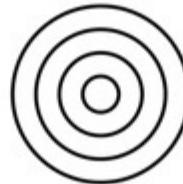
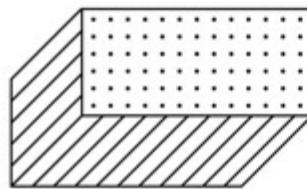
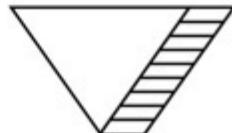
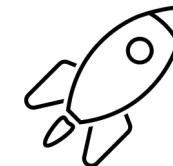
MDL-101

Expand technology opportunity with products for larger opportunity

MDL-201, 202

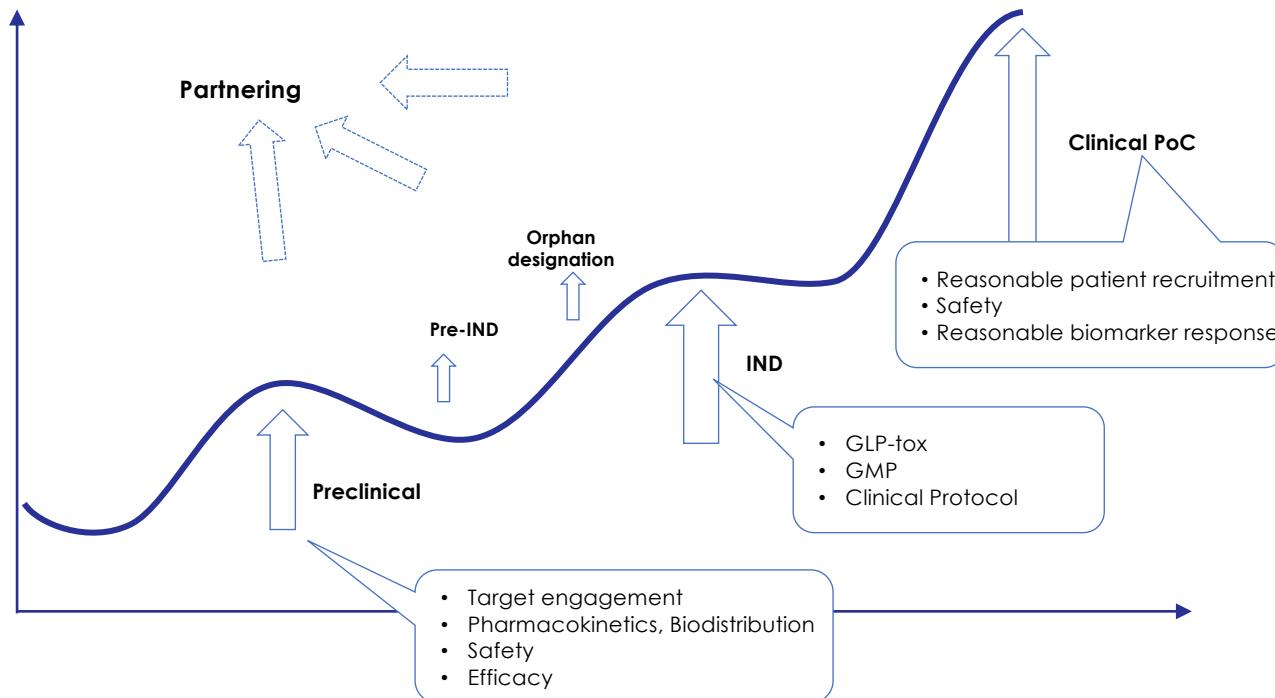
Further approach to challenging applications

Other programs



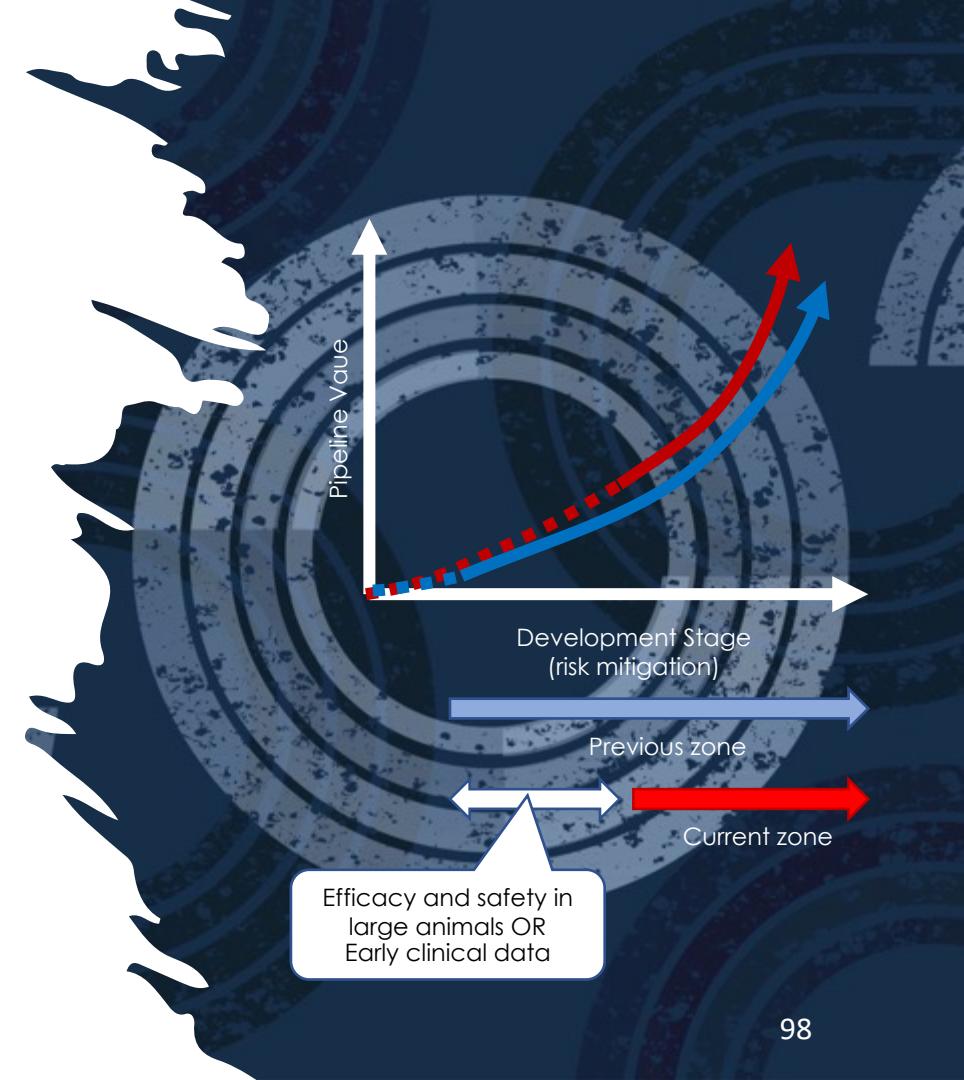
Future pre-clinical and clinical trials are expected to increase the value of the company.

Expected milestone events and impact on corporate value



Partnering strategy

- We try to maximize the number of diseases that can be developed by CRISPR-GNDM®. On the other hand, given our limited resources, it is important for us to find partners with whom we can share risk/profit.
- Partnering will be undertaken when conditions and timing are deemed appropriate based on the value and business characteristics of each pipeline.
- Take an open stance on forms of partnering, including licensing, option deals, and co-development
- At the same time, we will negotiate the timing and scheme of the alliance in a manner that allows us to accumulate our own development know-how, with a view to improving the efficiency of future development and maximizing profits.



Aim of Fundraising



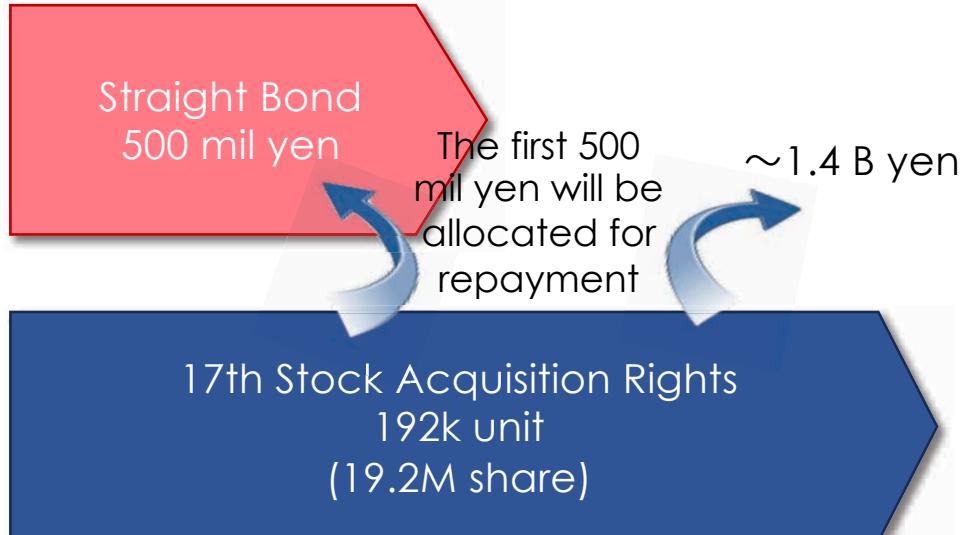
Funding for the next value inflection point
+

Next growth

- As a result of the increased partnering hurdles in the biotech industry, P2 or PoC and beyond is a prerequisite.
- Securing funds to reach PoC is key to winterizing through the biotech ice age
- Conversely, if a company is able to reach PoC without partner, in-house sales (= higher profit margin potential) becomes in range
- New Growth Opportunities as MDL-201 and 103 Progress

New funding scheme

Funding of approximately 1.4 billion yen, consisting of 500 million yen in SB and 192k MS warrant



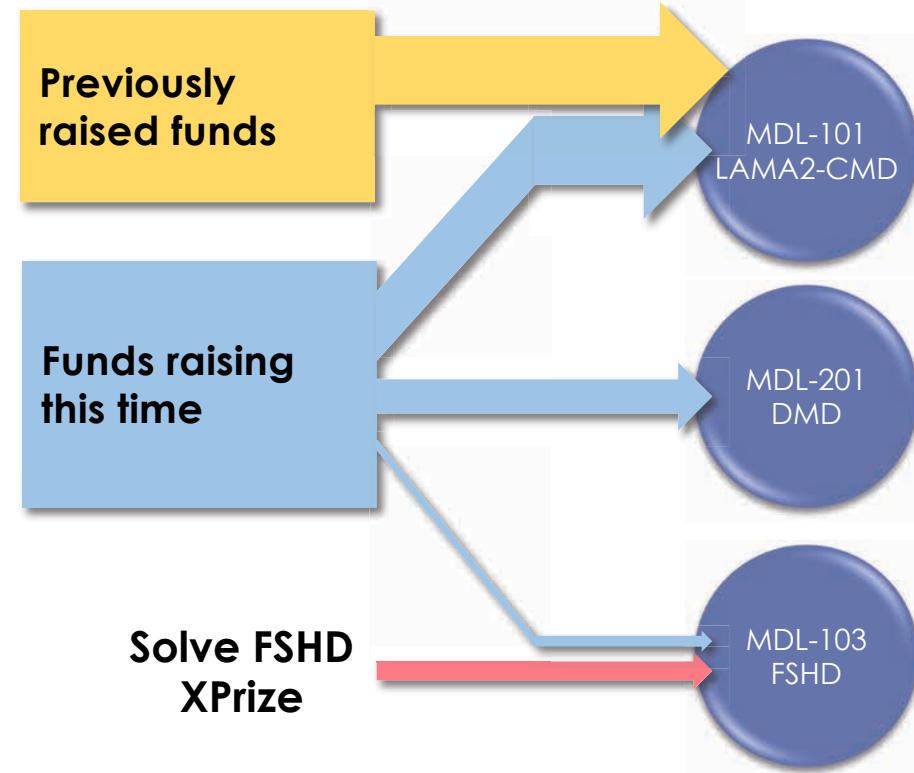
Aug
2025

- Additional funding for MDL-101
- MDL-201 development costs
- R&D costs for MDL-103 and other subsequent pipeline products
- Administrative cost

Allocation of development funds

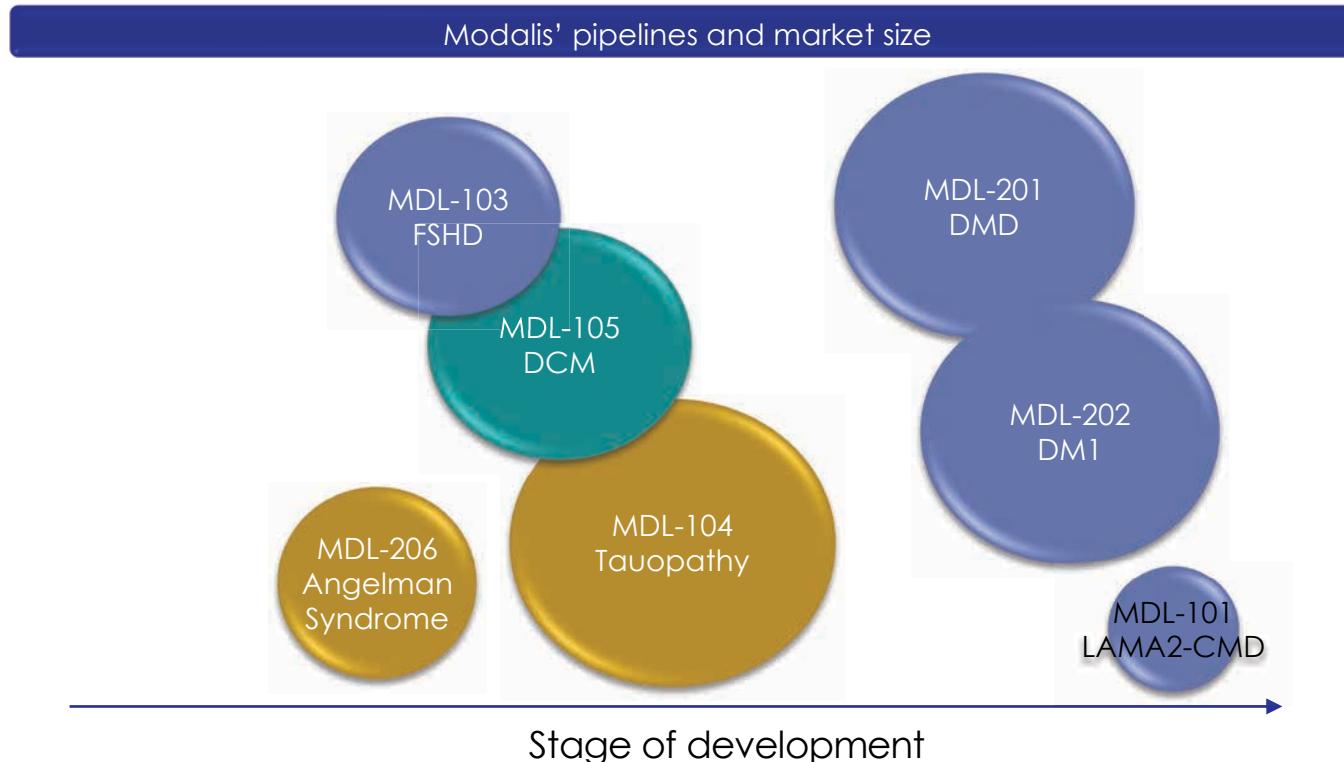
In addition to MDL-101, we will also deploy MDL-201 and 103 to promote development.

- Together with the funds raised in the previous round, the funds raised will be used, to finance preclinical and clinical proof-of-concept studies for MDL-101
- Also to be invested in the development of MDL-201, a candidate for a large-market pipeline.
- And be used to promote the development of MDL-103 in combination with external grants.



Modalis' pipelines and market size

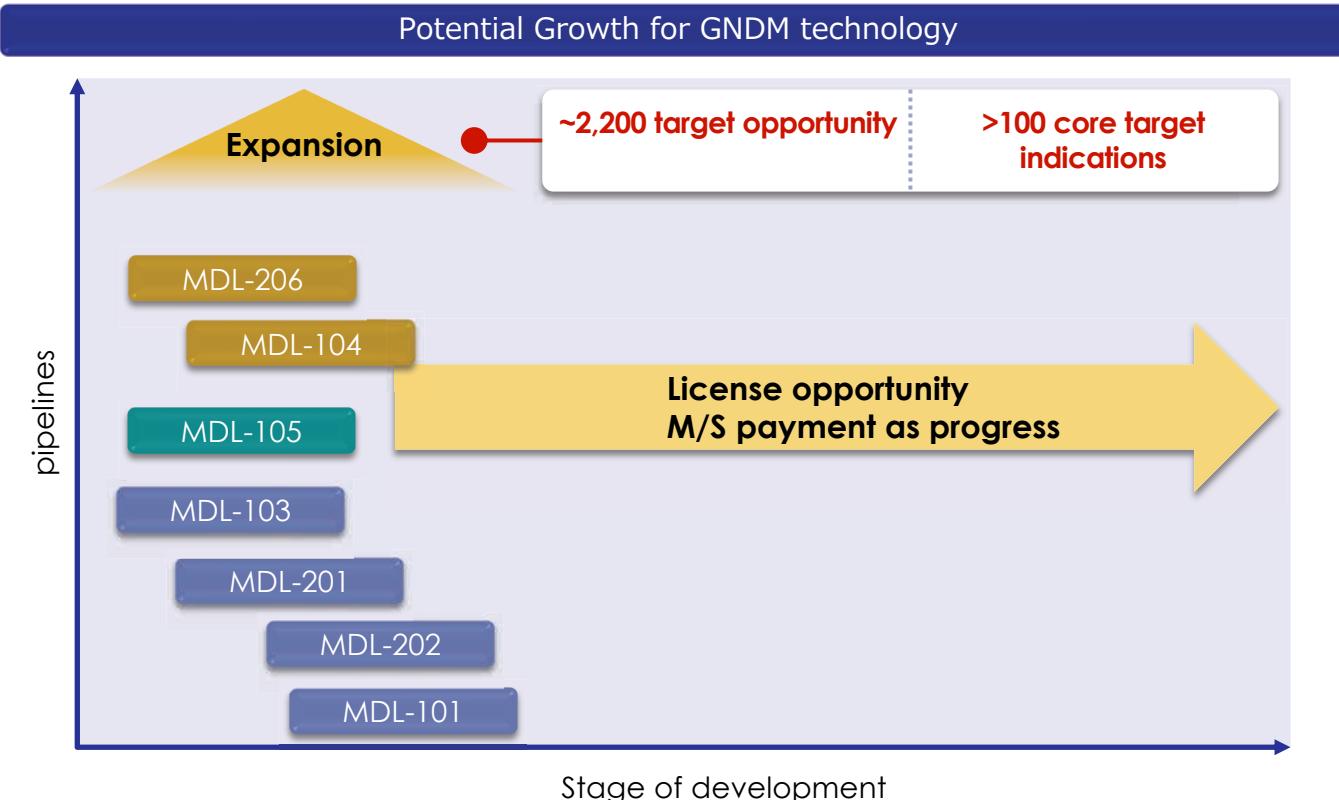
Large indication programs follow MDL-101 which paves the clinical path



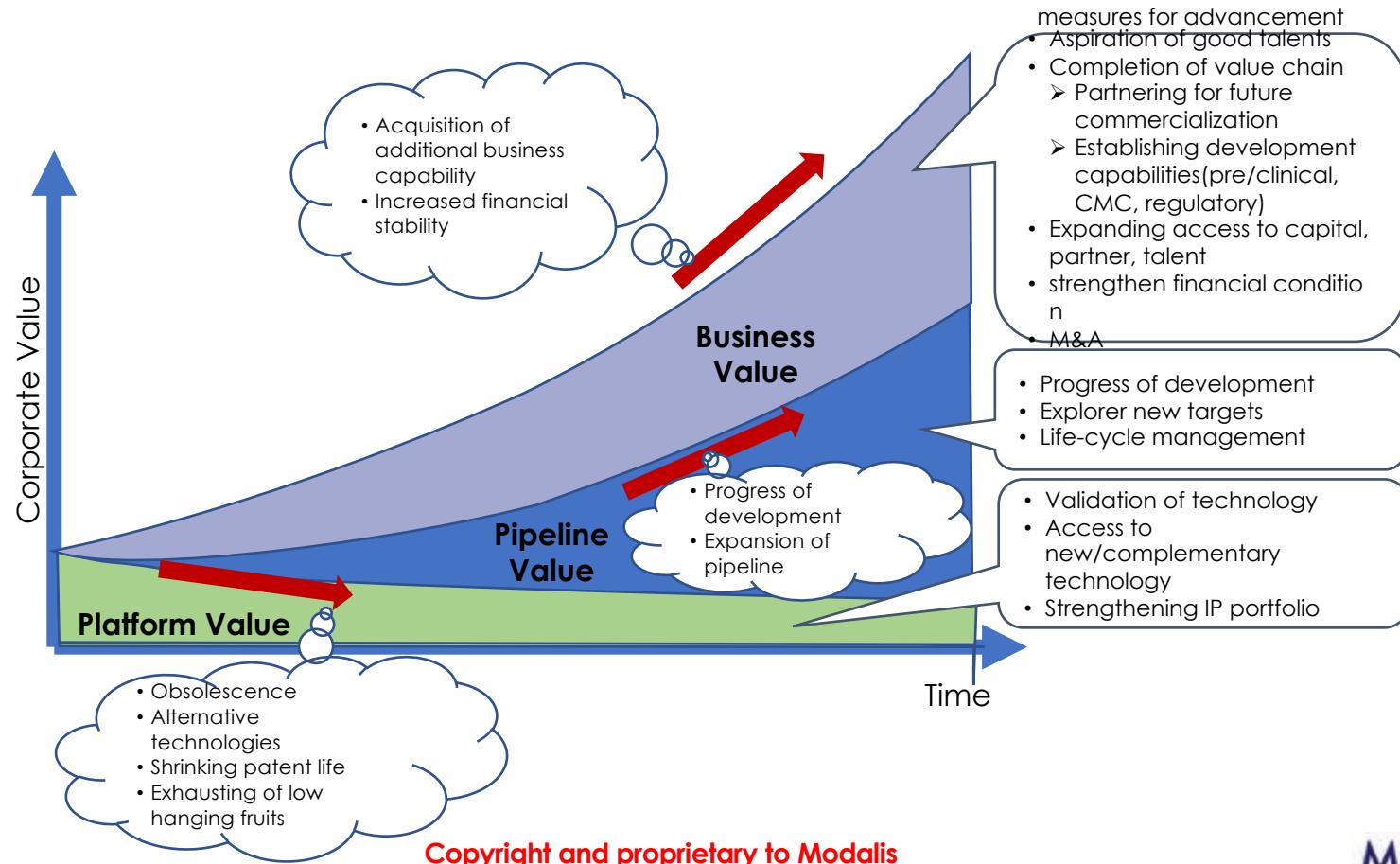
※ Size of circles represents an image of market size or patient number of each indication

Growth Strategy

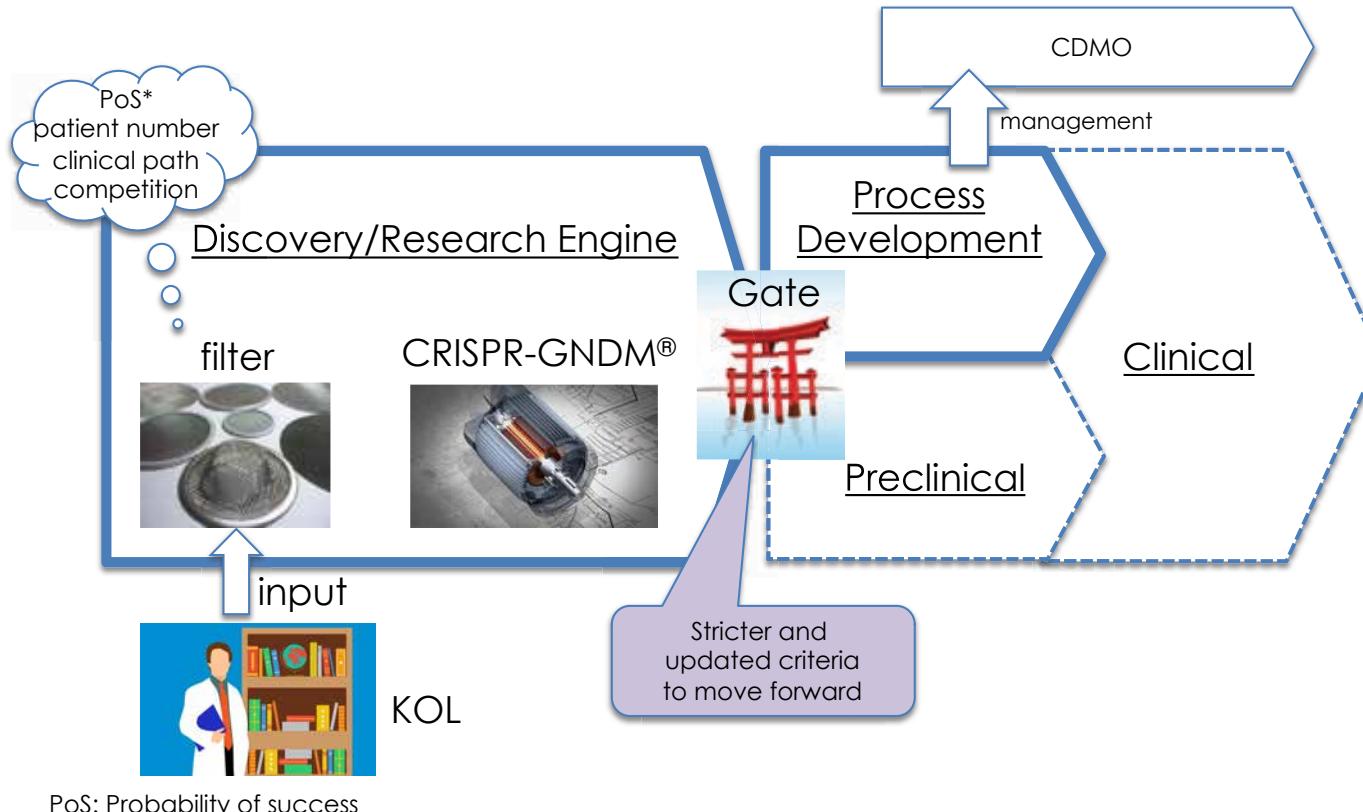
opportunity expands two dimensionally



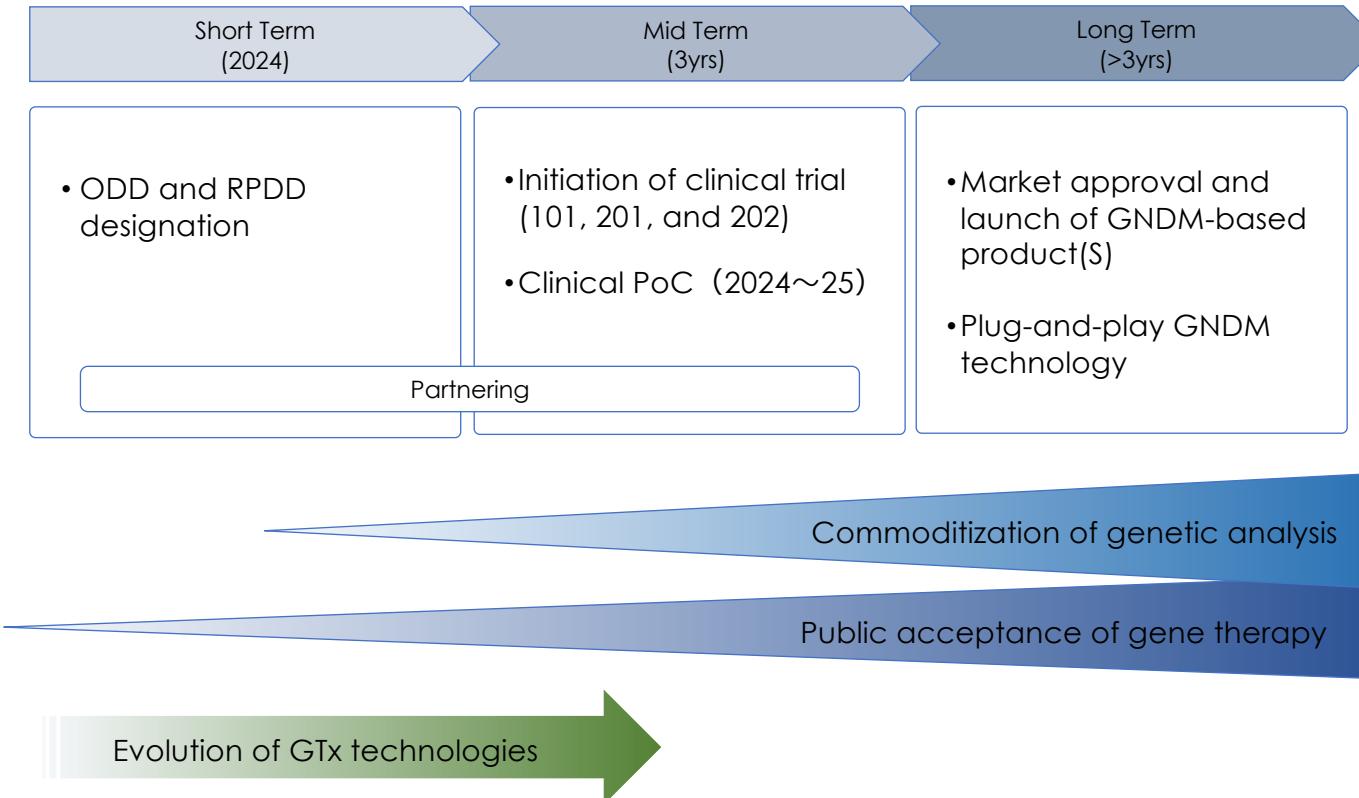
Composition of Modalis' value and measures for advance



Upon transition from R to D, which cost time and money, stricter decision is made for higher ROI and better resource allocation.



The future Modalis envisioned



6. Risk information



Known Risks and Preventative Measures (1)

Topic	Main Risks	Probability	Level of Impact	Preventative Measure(s)
(1) Risks related to the research and development of gene therapies	The risk of unforeseeable problems developing due to working with cutting-edge experimental medical treatments	Low	High	Constantly monitoring cutting-edge scientific technologies and related businesses, making pertinent judgements, taking appropriate actions
	Due to gene editing technology being a field with steady progress and rapid advancement, there is a possibility of new technologies appearing and risk of competing with other modalities	Low	High	Ensuring we are using the most up-to-date version of the underlying technologies in our research and subsequently monitoring new trends in technologies, and adopting necessary technologies as needed R&D will be carried out with priority given to pipelines with competitive advantage, and portfolio reviews such as discontinuation decisions will be made as needed for diseases for which competitive advantage cannot be maintained
(2) Risks related to the pharmaceutical industry	The risk of failure or decision to suspend development caused by a certain product or technology used in pharmaceutical development	Moderate	High	Regularly reviewing risk mitigation measures and making appropriate modifications to our portfolio when collaborating with partner companies and adding pipelines to our portfolio
(3) Risks related to execution of business activities	Due to the fact that execution and related decisions are driven by our partners, there is a possibility development is suspended and the risk of contract cancellation even if there are no failures during development	Moderate	High	Aiming to stabilize for the future and maximize profits through the stratification of our pipelines and strategically adding to our portfolio
	The risk of delays in the timeline if appropriate business coordination measures are not made regarding production that is entrusted to external parties, preclinical experiments, etc.	Low	High	Performing appropriate project management, concurrently negotiating with various candidate service providers, and securing a slot to prevent delays in the timeline

Known Risks and Preventative Measures (2)

Topic	Main Risks	Probability	Level of Impact	Preventative Measure(s)
(4) Risks related to intellectual property rights	The risk that patents other than the originally introduced license will be required while the basic patent is in a disputed state.	Low	High	Striving to secure patents for each project (including the Company's own patents) and concurrently investigating the introduction of necessary patents
(5) Risks related to business performance, financial condition, etc.	The risk that recorded profits will not be stable, since profit is strongly influenced by the license agreements, milestones, etc.	Moderate	High	Using a hybrid model to stabilize for the future and maximize profits through the stratification of our pipelines and strategically adding to our portfolio
	The risk of significant events related to the going concern assumption.	Moderate	High	Using a hybrid model to stabilize for the future and maximize profits through the stratification of our pipelines and strategically adding to our portfolio
(6) Risks related to the company structure	The risk that we are unable to secure talented individuals who possess technical knowledge or skills for scientific research and development	Low	High	To attract talent, we are engaged in R&D that appeals to potential candidates and creating a favorable working environment in addition to adopting of a restricted stock unit system to recruit competitively
	The risk that negative gossip or rumors influence the public credibility of the Company group	Low	Moderate	Misinformation and rumors are taken seriously, and the Company maintains their position by the equitable, fair, and timely disclosure of information