***Quantum CART* (*qCART*), a *piggyBac*-based system for development and**

production of virus-free multiplex CAR-T cell therapy

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Abstract

Chimeric antigen receptor T (CAR-T) cell therapy has the potential to transform cancer treatment. However, CAR-T therapy application is currently limited to certain types of relapsed/refractory B cell lymphomas. To unlock the full potential of CAR-T therapy, technologic breakthroughs will be needed in multiple areas, including optimization of autologous CAR-T development, shortening the innovation cycle, and further manufacturing advancement of next-generation CAR-T therapies. Here, we established a simple and robust virus-free multiplex *Quantum CART*™ system that seamlessly and synergistically integrates four platforms: 1. *GTailor*™ for rapid identification of lead CAR construct design, 2. *Quantum Nufect*™ for effective but gentle electroporation-based gene delivery, 3. *Quantum pBac*™, featuring a virus-free transposon-based vector with large payload capacity and integration profile similar to retrovirus, and 4. *iCellar*™ for robust and high-quality CAR⁺ T memory stem cell expansion. This robust, virus-free multiplex *Quantum CART*™ system is expected to unleash the full potential of CAR-T therapy for treating diseases.

Introduction

In recent decades, immunotherapy involving T lymphocytes capable of antigen-specific recognition leading to cytotoxic activity and persistence, have taken center stage in tumor eradication.[1,2] Among T cell-based therapies, chimeric antigen receptor T (CAR-T) therapies that combine the specificity of antibody recognition and T cell activating functions into a single protein receptor, have shown considerable potential to advance cancer treatment.[3] [4]

A successful CAR-T therapy requires not only tumor recognition, but also sufficient cell expansion, persistence, and delivery of effector functions. Second generation CAR-T cells that incorporate CD28 or 4-1BB in the CAR design have demonstrated therapeutic efficacy against hematological malignancies.[5] However, successful treatment against solid tumors remains a challenge due to the hostile immunosuppressive tumor microenvironment (TME) that inhibits the infiltration, survival, and cytotoxic activity of CAR-T lymphocytes.[6–8] One strategy to overcome this challenge is to engineer CAR-T cells to express additional genes that enhance CAR-T functions, so called armored CAR-T cells.[9] Efficacy of armored CAR-T therapies against solid tumors in preclinical studies has been well-documented, and clinical trials are currently ongoing.[10–15] However, the repertoire of genes that can be included in armored CAR-T therapies has been severely restricted by the limited cargo capacity of viral vectors. Another strategy is to enrich for specific T cell subsets that possess superior capability to persist and attack cancer. Ever since Gattinoni *et al.* described memory stem T cells (T_{SCM}),[16]

several studies have demonstrated T_{SCM} to be critical in facilitating successful

adoptive T cell therapy.[17–20]

Currently, retroviral and lentiviral vectors are the most common vehicles used

for CAR-T engineering.[21,22] However, virus-based CAR-T therapies have potential

risk of genotoxicity and are unsuitable for multiplex CAR-T production due to

limited gene cargo capacity. Furthermore, the high cost of virus-based CAR-T

therapies prevent widespread patient accessibility. Non-virus-based CAR-T

therapy is a promising alternative. However, until more recently its development

has been hampered by low gene transfer efficiency and difficulty to efficiently

expand quality engineered T cells for clinical application.[23]

In this study, we describe virus-free *Quantum Engine™*, a cell engineering

and production system composed of four platforms: *GTailor™*, *Quantum Nufect™*,

Quantum pBac™, and *iCellar™*. We demonstrate that *qCART™* (a *Quantum*

Engine™ for CAR-T production) can generate multiplex CAR-T cells that express

genes of interest (GOIs) with various targeting specificities and sizes. The

engineered CAR-T cells consistently exhibit desired features, including high T_{SCM},

high expansion capacity, and robust anti-tumor efficacy.

Given that *qCART™* can shorten both the development and manufacturing

timeline of virus-free multiplex CAR-T therapy, *qCART™* represents a

technological breakthrough that will be expected to unlock the full potential of CAR-

T therapies and facilitate widespread patient access.

Results

***GTailor*™ facilitates screening of therapeutic gene constructs to identify lead**

candidates for preclinical development

Since identification of CAR-T lead candidates is laborious, time-consuming

and requires multiple rounds of screening involving designing and construction of

gene constructs and subsequent *in vitro* and/or *in vivo* testing and validation, we

developed the *GTailor*™ platform to streamline these processes for efficient lead

candidate identification. This platform consists of the following technologies: (1) a

library of functional modules for rapid establishment of a therapeutic construct, (2)

a simple, time-effective and economical cell engineering process for building a

multiplex CAR-T cell library, (3) a high throughput *in vitro* cytotoxicity assay system

for identifying potent, persistent CAR-T cells that possess high On-Target, and

minimal Off-Tumor toxicities. A sample screening process for B-cell maturation

antigen (BCMA) CAR-T cells is depicted in Supplementary Fig. S1, and the results

are presented in Table 1. As shown, all five groups of CAR-T cells performed

similarly and satisfactorily in terms of cell expansion (day 1 to 10-fold change),

percentage of CAR$^+$ cells, CD8/CD4 ratio, and percentage of T_{SCM} in both CD4

and CD8 populations (Table 1).

Table 1. Finding optimal BCMA CAR-T cells

Human peripheral blood mononuclear cells (PBMC) electroporated with *Quantum pBac™* expressing anti-BCMA CARs were analyzed for their performance, including cell expansion (Day 1 to 10 fold change), percentage of CAR$^+$ cells, CD8/CD4 ratio, percentage of T_{SCM} cell subsets in CD4$^+$ or CD8$^+$ cells, and cytotoxicity against BCMA$^+$ cells. Data shown are from four healthy donors. Results are shown as mean fold change, CD8/CD4 ratio, cytotoxic activity, or percentage of CAR$^+$, CD4$^+$/T_{SCM}, CD8$^+$/T_{SCM}, or CAR$^+$/PD1$^+$ cells.

Group	N (independent experiments)	Day 1 to 10 fold change	% CAR$^+$	CD8/CD4 ratio	% T_{SCM} in CD4$^+$	% T_{SCM} in CD8$^+$	% PD1$^+$ in CAR$^+$	Cytotoxicity against BCMA$^+$ cells (5:1, 48hr)
aBCMA-1	2	168 (101, 236)	45.8 (45.0, 46.6)	1.3 (0.9, 1.7)	60.3 (59.5, 61.1)	74.6 (73.3, 75.9)	NA	15.8 (14.7, 16.8)
aBCMA-2	7	226 (141~384)	63.7 (55.3~74.5)	1.5 (0.4~3.8)	71.0 (63.3~80.6)	76.3 (63.3~83.1)	0.8 (0.6~1.7)	55.3 (46.0~71.5)
aBCMA-3	3	289 (162~472)	51.6 (33.9~73.4)	2.7 (1.4~4.2)	76.6 (67.6~84.7)	82.4 (754~87.4)	74.6 (49.9~90.4)	9.8 (3.3~14.2)
aBCMA-4	2	223 (149, 297)	57.8 (50.5, 65.1)	3.4 (1.8, 5)	68.1 (64.9, 71.3)	69.5 (57.4, 81.6)	6.4 (1.2, 11.5)	12.5 (11.7, 13.2)
aBCMA-5	3	278 (187~454)	68.3 (68.1~68.5)	2.5 (1.9~3.7)	73.6 (67.1~80.4)	79.7 (71.7~85.7)	0.6 (0.4~ 1.1)	50.5 (43.2~57.5)

However, three CAR-T groups (aBCMA-1, aBCMA-3 and aBCMA-4) exhibited markedly lower cytotoxicity against BCMA$^+$ target cells. Note that the percentage of PD1$^+$ CAR-T cells in the aBCMA-3 group was also markedly higher than those found in other groups. CAR-T cells with these undesired traits were tested at least twice (using T cells derived from different donors), whereas other groups were tested at least three times to confirm reproducibility. As a result, aBCMA-2 and aBCMA-5 CAR-T cells were identified as tentative candidates. These two candidate CAR-T groups were next co-cultured with a panel of BCMA-negative and BCMA-positive tumor and normal cells. As shown (Supplementary

Table S1), aBCMA-5 lysed more cells expressing minimal BCMA, therefore

aBCMA-2 was chosen as the candidate for pipeline development.

Quantum pBac™ (qPB) facilitates consistent intra-cell type genome

integration

We have previously demonstrated that the *qPB* system is superior

compared to other *piggyBac* transposon systems.[24] Since the integration

characteristics of *qPB* is unknown, we analyzed for the first time, the integration

profile of *qPB* in CAR-T cells. Additionally, we compared the integration profile

with that of human embryonic kidney (HEK293) cells[25] to determine whether there

may be any inter-cell type differences. As shown in Figure 1A, integration sites

(IS) were identified within all T cell chromosomes with the exception of

chromosome Y. This may be due to the relatively smaller size of Y chromosome,

and would be consistent with the lower number of IS found within relatively smaller

Figure 1. Profiling of *Quantum pBac™* (*qPB*) genome integration

(A) A schematic depiction showing the biodistribution of *qPB* genome integration sites (IS) mapping

to specific segments of the indicated HEK293 and primary T cell chromosomes. (B), (C) IS as

shown in (A), data analyzed and grouped by: the indicated chromosome (B), and the indicated

genome region (C). Results shown are from two females (HEK293, T donor 2) and one male (T

donor 1), and results of (B) and (C) are presented as percentages of total IS.

chromosomes such as chromosomes 13-22 (Figure 1A and 1B). In contrast to the

relatively consistent IS biodistribution pattern found in T cells derived from two

separate donors, several distinct differences were found in integration profile

between HEK293 and T cells. For example, in contrast to T cells, no IS were found

within chromosome 16 of HEK293 (Figure 1A and 1B). Moreover, higher

percentages of IS were found within chromosomes 5 and 6 of HEK293, whereas

more IS were found within chromosome 19 for T cells (from both donors; Figure

1B).

Since *qPB* genome insertion may raise safety concerns, we next analyzed

the biodistribution of IS within or near different areas of genes. A total of 344 and

300 unique IS were identified within CAR-T cell donor 1 and donor 2, respectively

(Supplementary Table S2). Of note, we observed that increasing the amount of

donor DNA (carrying CAR) introduced into CAR-T cells increases integrant copy

number in cells.[26] To reduce safety risks, we optimized the concentration of donor

DNA such that integrant copy number per cell would be below five, as shown by

the low CAR copy numbers found in T cells of both donors (3.08 and 1.68 in donors

1 and 2, respectively; Supplementary Table S2). Interestingly, remarkable

conformity was found in the integration profiles of both donor T cells. For example,

approximately 50% of IS (50.9% and 52% in donors 1 and donor 2, respectively)

were found in the introns, while a very low percentage (0.3% and 1.3% in donors

1 and donor 2, respectively) were found in the open reading frame (ORF) of protein

coding gene (Figure 1C). Historical data demonstrated that lentiviral vector with

an even higher percentage (79.7%) of intronic IS[27] is considered to be relatively

safe. This suggests that *qPB* may be as safe as lentiviral vectors, although other

factors including bias concerning targeting genes and transcriptional start

sites/termination sties remain to be assessed. Furthermore, the lower percentage

of IS found in the introns (25.2%) and higher percentage of IS found in the ORF

(4.8%) of HEK293 cells support cell type-specific biodistribution of *qPB* IS. Next,

we focused on IS in the CpG dinucleotide-rich regions (CpG islands) since the

transcription of >50% of human genes are initiated from these regions.[28] Similar

percentages of IS were found <5 Kb from CpG islands (24.7% and 23.7% in donors

1 and donor 2, respectively) as compared to published data in cells transduced

using retrovirus (32.8%) or hyperactive *piggyBac* (*hyPB*, 26.6%).[27].

While the majority of IS were identified in genes, none of the top 10 IS of

either T cell donors targeted within known cancer-associated genes

(Supplementary Table S3). Importantly, some IS were found within or in proximity

to cancer-associated genes, but they were either in the intronic region, in the UTR

region, or upstream of these genes (Supplementary Table S4). Moreover, no IS

was found in/near any of the genes (*CCND2, HMGA2, LMO2, MECOM, MN1,*

PRDM16) previously reported to be associated with severe adverse events in

patients.[29–32] This biodistribution pattern of IS thereby suggests that *qPB* may be

as safe as currently available randomly-integrating vector systems.

Quantum Nufect™ (_qNF_) facilitates effective transfection of human primary

T cells while preserving high cell viability

Electroporation is the most efficient method for delivery of virus-free vectors

into therapeutic cells. However, a major bottleneck of this approach includes low

viability and expansion capacity of electroporated cells. To address this matter,

we developed a cell type-independent generic buffer system for electroporation

called *Quantum Nufect*™ (*qNF*). We utilized Lonza's Nucleofector™ to assess the

effect of *qNF* on T cell transfection efficiency. We first nucleofected T cells with a

pmaxGFP plasmid using *qNF*, and compared the results to those obtained using

the Human T Cell Nucleofector™ Solution (HTCN, Lonza; Figure 2A).

Figure 2. Viability of human primary T cells electroporated using *Quantum Nufect*™ (*qNF*)

and compared with those electroporated using the Human T Cell Nucleofector™ solution

Human peripheral blood CD8⁺ T cells electroporated with pmaxGFP plasmid in either *qNF* buffer

or Human T Cell Nucleofector™ (HTCN) solution. One day after electroporation, transfected cells

were analyzed for (A) GFP and PI staining, and (B) viability index. (C) Human peripheral blood T

cells electroporated under conditions that result in different levels of post-electroporation viability

were analyzed for their viability indices plotted versus fold increase in cell number after four days

of culture. Results are shown as percentage of cells positive or not positive for GFP and/or PI

staining (A), mean viability index (B, C) and the mean fold increase in number of cells (C). ** *p* <

0.01. N = 3 (B, C, triplicates).

We show in a representative experiment, that unlike the low viability (41%)

seen in HTCN-transfected T cells, *qNF* preserved the viability of a high percentage

(96%) of cells at a level comparable to non-nucleofected control cells.   These

results are consistent with a significantly higher viability index in *qNF*-nucleofected

cells (Figure 2B).   We next examined the relationship between cell viability and

expansion capacity of T cells transfected with pmaxGFP using *qNF*. As shown in

Figure 2C, low initial viability resulted in low subsequent expansion after three

additional days of culture, suggesting that cell viability following nucleofection is

positively associated with cell expansion capacity.

Next, we assessed the effect of *qNF* on CAR transfection efficiency by

nucleofecting cells with *qPB* carrying a transcript expressing a tandem CD20/CD19

CAR, and iCasp9, using *qNF* or HTCN. As shown in Figure 3A, significantly more

total live cells were recovered from the *qNF* group (8.9E5 ± 9.3E4) compared with

those recovered from the HTCN group (3.2E5 ± 1.0E5) one day after

nucleofection. While a significantly higher percentage of live cells of the HTCN

group were CAR$^+$, nearly twice as many CAR$^+$ T cells were recovered using *qNF*

(2.0E5 ± 3.7E4) compared to that using HTCN (1.2E5 ± 3.8E4; Figure 3A).

Figure 3. Human primary T cells electroporated using *Quantum Nufect*™ (*qNF*) buffer system produces high yield of CAR⁺ T cells

Human peripheral blood T cells electroporated with *Quantum pBac*™ expressing CAR in either *qNF* buffer or Human T Cell Nucleofector™ (HTCN) solution were harvested one day after electroporation and analyzed for (A) CAR and PI staining, and yield calculation. (B) The percentages of CAR⁺ cells were analyzed on day 1 and day 14. Results are shown in (B) as median percentage of CAR⁺ live cells. Yield is calculated as No. of CAR⁺ live cells, using the formula: (Total day 1 live cells) × (percentage of CAR⁺ live cells). ** $p < 0.01$, *** $p < 0.001$. N = 3 (A, triplicates), N = 7 donors (B).

Next, we addressed whether the greater transfection rate seen in HTCN-transfected cells would result in higher percentage of CAR⁺ cells in the final CAR-T product. We compared CAR transfection efficiency using *qNF* vs HTCN in cells obtained from seven healthy donors. As shown in Figure 3B, despite an initial lower percentage of CAR⁺ T cells one day after nucleofection using *qNF*, there was an overall increase in CAR⁺ cells after 14 days of culture. This is in contrast to an overall decrease in percentage of CAR⁺ cells seen in T cells nucleofected

using HTCN. In fact, in cells from five out of seven donors, the slope of increase

in percentage of CAR$^+$ T cells following nucleofection was steeper in *qNF* than in

HTCN-nucleofected cells (Supplementary Fig. S2). Moreover, in the remaining

two donors, the slope of decrease in percentage of CAR$^+$ T cells following

nucleofection was the same or less steep in *qNF* than in HTCN-nucleofected cells.

These evidence suggest that an initial high percentage of CAR$^+$ cells will

not always lead to high CAR$^+$ cell enrichment at harvest, and that *qNF* is superior

and more reliable in producing and enriching for CAR$^+$ T cells than HTCN.

***iCellar*™ robustly enriches and expands CAR-T cells while maintaining cell**

stemness (T$_{SCM}$)

We have previously shown that *qPB* can be advanced towards clinical

application in CAR-T therapy.[24] However, even in the presence of artificial antigen

presenting cells (aAPC), T cells from some donors still failed to sufficiently expand.

To resolve this issue, we developed a CAR-T cell culture supplement named

Quantum Booster™ (*qBT*), which in conjunction with aAPC are both components

of *iCellar*™. We analyzed the effect of *iCellar*™ on performance of CAR-T cells

by determining whether different components of *iCellar*™, namely aAPC, *qBT*, or

their combination (aAPC+*qBT*), affect the characteristics of CAR-T cells produced.

As shown in Figure 4, *qBT* increased the expansion of CAR-T cells (Figure 4A), as

well as significantly enriched for CAR$^+$ T cells (Figure 4B).

Figure 4. The effect of different *iCellar*™ combinations on characteristics of CAR-T cells

Human peripheral blood mononuclear cells (PBMC) electroporated with *Quantum pBac*™ expressing CAR and cultured for 10 days in the presence or absence of aAPC and/or *Quantum Booster*™ (*qBT*) were harvested and assessed for (A) cell expansion fold change, (B) percentage CAR$^+$ of live cells (CD3$^+$ PI$^-$, >90%), and percentage of T$_{SCM}$ cell subsets in (C) CD4$^+$ or (D) CD8$^+$ cells. Data shown are from six healthy donors. Horizontal lines represent the mean and s.e.m. fold change (A), mean and s.e.m. percentage of CAR$^+$ cells (B), and mean and s.e.m. percentage of T$_{SCM}$ cell subsets (C and D). * $p < 0.05$, ** $p < 0.01$, *** $p < 0.001$.

On the other hand, while aAPC alone did not significantly affect expansion

or percentage of CAR$^+$ T cells, aAPC+qBT significantly enhanced both of these

parameters (Figure 4A and 4B). Moreover, while either qBT or aAPC+qBT

increased the percentage of T$_{SCM}$ cells over the control group (Figure 4C and 4D),

aAPC alone markedly decreased the percentage of T$_{SCM}$ cells. This effect, which

reached statistical significance in the CD8$^+$ population (Figure 4D) suggests that

aAPC promotes cell maturation. Furthermore, aAPC+qBT significantly blocked the

reduction in percentage of T$_{SCM}$ cells (Figure 4C and 4D), suggesting that qBT

maintains cells in a less differentiated state (i.e. T$_{SCM}$). These results demonstrate

that qBT of *iCellar*™ markedly enhance the expansion capacity of CAR-T cells

while preserving and/or even enhancing CAR-T quality.

Effective tumor clearance by *qCART*™-produced CAR-T cells in Raji-bearing

immunodeficient mice

To further determine the effect of aAPC on the functionality of *qCART*™-

produced CAR-T cells, we first assessed its effect on the performance of CAR-T

cells produced from four healthy donors (Supplementary Table S5). We found

similar and consistent performance in cells from all four donors, and assessed

cytotoxic activities of T cells from donor A. As shown in Figure 5A, CAR-T cells

effectively lysed Raji-GFP/Luc cells.

Figure 5. *In vitro* and *in vivo* functional characterization of CAR-T cells produced using the

qCART™ **system**

(A) *In vitro* cytotoxicity of CAR-T cells (E:T ratio of 1:1) with or without pre-incubation with aAPC,

on Raji-GFP/Luc target cells. (B) *In vivo* cytotoxicity of CAR-T cells with or without pre-incubation

with aAPC in Raji-GFP/Luc-bearing immunodeficient mice. Fluorescence intensity values (C) and

survival curves (D) of mice from (B) plotted against time. Results shown are from four to eight

mice/group. T cells were obtained from a representative donor. Vehicle and Pan-T cells (non-

engineered T cells) were used as controls. *Quantum Booster™* (*qBT*) was present in all cell culture

conditions. *** *p* < 0.001.

Of note, CAR-T cells expanded with aAPC exhibited significantly increased

killing efficacy at earlier (24h and 48h) time points. In contrast to vehicle and pan-

T-injected mice, Raji-bearing mice injected with CAR-T cells (*qBT* or *qBT*+aAPC)

killed markedly more Raji cells (Figure 5B, 5C), despite the significantly higher

plasma IFN-γ levels in pan-T-injected mice (Supplementary Fig. S3A, see day 15).

The superior antitumor efficacy of CAR-T cells either with *qBT* or *qBT*+aAPC was

also shown by the prolonged survival of these mice compared with those injected

with vehicle or pan-T cells (Figure 5D). This observation is consistent with the

absence on day 85, of detectable Raji cells remaining in the blood and bone

marrow of CAR-T treated mice (*qBT* or *qBT*+aAPC; Supplementary Fig. S3C),

despite the continued presence of tumor in the liver and/or ovaries of tumor-

bearing mice (Figure 5B, Day 83, CAR-T (*qBT*+aAPC); verified by surgery).

Interestingly, we observed tumor relapse in mice that had been injected with CAR-

T cells cultured with *qBT*+aAPC, but not with *qBT* alone. We also observed that

in one mouse (first from the left in the "CAR-T (*qBT*)" panel) tumor relapsed by day

21. However, complete tumor remission was again observed by day 34 with no

further evidence of relapse up end of experiment (Figure 5B). This observation is

corroborated by the expected higher number of circulating CAR⁺ T cells (due to

higher CAR copy number in blood) found in CAR-T cell-treated mice on day 71 vs

day 43 (Supplementary Fig. S3B), and suggests that the increased CAR⁺ T cells

may contribute to tumor clearance.

qCART™ produces CAR-T cells of different targeting specificity and gene of

interest sizes with expansion capacity capable of reaching clinical scale

production

To determine whether CAR-T cells with CAR genes expressing binder(s)

against various antigens and/or transgene of various sizes could be effectively

generated, we nucleofected *qPB* carrying various genes of interest (GOI) into T

cells of healthy donors and analyzed the performance of CAR-T cells. Using the

perfusion setup, we observed that increasing the transgene size decreased the

percentage and expansion capacity of CAR$^+$ cells (Supplementary Table S6). On

the other hand, using the G-Rex setup, even though we still observed an inverse

association between percentage of CAR$^+$ cells and GOI sizes, the difference in

CAR$^+$ cell expansion appeared to be more consistent and much less affected by

GOI size (Table 2).

Table 2. Consistent performance of CAR-T cell products produced by *qCART*™

Pipeline (Multiplex)	GOI Size (Kb)	Description	% CAR$^+$	CAR-T Expansion (Fold Increase)	CD8/CD4 Ratio	% CD8$^+$ T$_{SCM}$/ % CD4$^+$ T$_{SCM}$ in CAR$^+$	Exhaustion Markers PD-1/ TIM3/ LAG3 (%)	Senescence Markers KLRG1/ CD57 (%)	Representative *In Vitro* Cytotoxicity (%)
GF-CART01 (CD20/CD19-iCasp9)	5.2	iCasp9 + CD20/CD19	31.9~49.9 (n=6)	158~512	5	73.6~94.7/ 65.1~82.5	0.4~2.0/ 0.0~5.3/ 0.9~7.0	2.2~14.6/ 0.0~0.7	32.7~92.8 (E/T=1, 48 hrs)
GF-CART02 (Dual CAR-iCasp9) Multiple Myeloma	3.4	CAR (binder 1)	55.3~74.5 (n=7)	141~383	0.4~3.8	63.3~83.1/ 63.3~80.6	0.2~1.7/ 0.5~7.6/ 0.6~3.4	0.4~7.9/ 0.2~10.8	41.6~71.3 (E/T=5, 48 hrs)
	3.4	CAR (binder 2)	44.4~88.7 (n=4)	163~535	1~3.5	74.4~79.2/ 53.3~71.3	0.2~3.6/ 0.8~4.2/ 0.9~4.5	7.8~24.5/ 0.1~1.2	19.3~39.1 (E/T=5, 48 hrs)
	5.4	iCasp9-CAR (binder 1+2)	48.4, 58.5 (n=2)	134, 243	1.8, 1.8	68.8, 72.2/ 75.6, 75.7	0.2, 0.4/ 0.7, 1.3/ 1.6, 3.1	0.5, 0.6/ 0.2, 0.4	34.8, 68.8 (E/T=5, 48 hrs)
GF-CART03 Multiple Solid Tumors	7.3	iCasp9-CAR Modulator 1 + Modulator 2	12.4~27.0 (n=3)	35~253	1.3~1.9	60.9~85.9/ 49.3~73.5	1.1~6.0/ 1.4~5.7/ 1.6~3.9	0.5~0.9/ 0.9~5.4	79.9~97.6 (E/T=5, 48 hrs)
	7.7	Modulator 1 + Modulator 2 + iCasp9-CAR	11.9, 14.7 (n=2)	25, 175	1.1, 2.3	88.5, 94.7/ 85.6, 87.3	0.7, 2.6/ 0.8, 3.5/ 1.1, 3.4	0, 0.9/ 1.6, 3.7	79.9, 85.9 (E/T=5, 48 hrs)
GF-CART04 Multiple Solid Tumors	6.1	iCasp9-CAR + Modulator 1	19.2 (n=1)	38	2.5	73.7/ 56.8	-/ 31.1/ 14	-/ 11.3	60.2 (E/T=1, 48 hrs)
	5.1	iCasp9-CAR + Modulator 2	30.7 (n=1)	139	1.9	78.8/ 62.6	-/ 13.3/ 3.7	-/ 1.1	66.0 (E/T=1, 48 hrs)

Importantly, we observed no obvious effect of transgene size on the

percentage of T$_{SCM}$ cells, which remains the major population in both CD4$^+$ or CD8$^+$

T cell subtypes. Furthermore, in a ten-day culture, using the G-Rex setup with

iCellar™ supplementation, the production of clinical scale (up to 10E9) CAR$^+$

T$_N$/T$_{SCM}$ cells in one liter of culture can still be achieved (data not shown).

Together, these results demonstrate that irrespective of gene identity and size,

performance of *qCART*™-produced T cells is still within satisfactory range. It also

lends support to the feasibility of producing multiplexed CAR-T cells for clinical

application.   It should be noted that the observed downregulation of CAR

expression may be due to multiple factors and further experimentation is needed

to determine the exact mechanism.   Nevertheless, it is important to point out that

using the G-Rex setup, we do not observe as dramatic a drop in expression as

that seen in virus-transduced CAR-T cells when its payload limit has been reached.

qCART™ system addresses unmet needs of conventional CAR-T therapies

As evidenced above, *qCART*™ overcomes major hurdles faced by current

virus-based and virus-free genetic engineering and cell production systems. A

schematic depiction of *qCART*™ summarizing and highlighting the roles of each

platform is shown in Figure 6.

371   **Figure 6. The *qCART*™ system**

372   A schematic depiction showing the components of the *qCART*™ system.

Discussion

In this study, we have shown that the *qCART*™ system (Figure 6) effectively

and robustly produces CAR-T cells having qualities and in quantities that are

desirable for clinical application. We have shown that *GTailor*™ is an efficient

multiplex gene design and construct screening platform for designing CAR-T cells

with (i) the ability to recognize multiple targets; (ii) modulators for enhancing CAR-

T trafficking, infiltration and/or TME resistance; and (iii) a safety switch to terminate

the treatment as needed. We also demonstrated that the *qNF* platform is an

electroporation-based buffer for introducing therapeutic genes into T cells while

preserving cell viability. We previously demonstrated that the *qPB* platform is a

virus-free transposon vector system that: (i) possesses a large payload capacity,

(ii) is highly efficient in mediating genome integration, and (iii) has high preference

for T_{SCM} transposition.[24] Finally, we showed that *iCellar*™ is a cell expansion

platform for producing clinical-scaled CAR-T cells with (i) high percentage of CAR^+

T_{SCM} cells and (ii) enhanced fitness. In sum, we demonstrated that *qCAR-T*™ is a

streamlined, economic, and robust cell engineering system that expedites the

development and manufacturing of virus-free multiplex CAR-T therapy.

To date, the success achieved by CAR-T therapy in B cell lymphomas has

not been replicated in solid tumors.[34–36] The lack of cancer-specific antigens and

the immunosuppressive tumor microenvironment are major challenges blocking

success in solid tumor. One strategy to overcome these challenges is to engineer

T cells to simultaneously express multiple therapeutic genes. This can be

achieved using a technology capable of performing one-step multiplex gene

integration via a single cargo. Given the complexity of solid tumors and the distinct

attributes for each cancer type, a library of CAR-T cells encompassing a large

repertoire of GOI designs should be screened to identify the most suitable CAR

design. Furthermore, a system for rapid assessment of CAR-T cells' targeting

specificity and On-Target Off-Tumor toxicities is also needed. Lastly, high-

throughput cytotoxicity assays to identify the most efficacious CAR-T cell

candidates is crucial. *GTailor™*, the R&D component of the *qCART™* system,

addresses all of the aforementioned needs. It streamlines the process for

identifying the most optimal multiplex gene design that can be tailored to combat

a variety of cancer types.

Consistency during production and in products is the most desirable

manufacturing attribute. By applying *qCART™* in small-scale CAR-T cell

production, high quality CAR-T products with low batch-to-batch and inter-donor

variations are routinely obtained. *qCART™* is able to achieve consistency due to

two reasons. The first includes the highly effective transfection, chromosomal

transposition, as well as cell expansion during CAR-T cell production process. The

second is that the CAR-T product possesses all of the desired features, including

reduced safety risks, identity, purity, and potency. The CD19/CD20 tandem CAR-

T with iCasp9 is an exemplary product which possesses all of these desired

features.[26] Possible mechanisms that contribute to the desired high CAR-T$_{SCM}$,

balanced CD8:CD4 ratio, and reduced safety concerns are discussed below.

A transfection reagent capable of achieving high-efficiency gene delivery

with minimal toxicity is imperative for producing reliable gene-modified cell

products. We show in this study that, compared to HTCN, nucleofection using *qNF*

is a gentler combination that resulted in higher percentages of viable T cells having

enhanced expansion capacity (Figures 2 and 3), and higher numbers of CAR-T

cells produced (Figure 3). In addition to the known toxic effects of excess DNA[37]

which may contribute to the lower viability of HTCN-transfected CAR-T cells, the

observed discrepancy in CAR-T cell production between *qNF- and* HTCN-

transfected CAR-T cells may be caused by differential levels of CAR expression.

Previous studies have found that high CAR expression on the T cell surface can

result in spontaneous antigen-independent clustering of CAR and produce tonic

signaling that result in impaired expansion and apoptosis/exhaustion of the

cells.[38,39] In line with this finding, we found that the majority of live HTCN-

transfected T cells expressed the transgene at markedly higher (MFI) levels

compared with those of *qNF*-transfected T cells (10E2-10E4 and 10E1-10E3,

respectively; Figure 2A).[37] The higher level of CAR expression in HTCN-

transfected T cells may have caused greater cellular toxicity, reduced cell survival

and subsequent lower CAR-T expansion.[32] Conversely, the lower CAR expression

levels in *qNF*-transfected cells may result in: (1) greater CAR-T cell survival due to

reduced toxicity of either DNA or tonic signaling and/or electroporation-induced

death and (2) greater CAR$^+$ T cell expansion due to lower cell damage after

electroporation. The lower transfection rate by *qNF* as compared to HTCN is

rescued by *qPB*'s superior gene integration efficiency. Thus, *qNF* and *qPB*

platforms cooperate to enrich for CAR$^+$ T cells.

Risks associated with random gene integration represent a major safety

concern in gene therapy. A recent clinical report demonstrated that 2 of 10 patients

treated with *piggyBac*-modified CD19 CAR-T therapy developed CAR-T-cell

lymphoma.[40] A detailed mechanistic study on the case revealed a high number of

piggyBac integrants, but none were inserted into or near typical oncogenes.[41]

Nevertheless, this study highlights the importance of keeping a low copy number

of integrants per genome in gene therapy products. Of note, the study found

transgene integration into (introns of) the *BACH2* gene in both malignancies, which

we also found in CAR-T cells derived from one of two donors included in the

present study (Table S3). However, the study went on to conclude that *BACH2*

integration is unlikely to be playing a role in malignant behavior, in part due to

BACH2 also being a recurrent insertion site for retroviruses.[41]

Our previous study has demonstrated that *qPB* is the most effective

piggyBac-based transposon system for engineering CAR-T cells.[24] Here, we have

further confirmed that *qPB* is a potentially safe vector for producing clinical-grade

CAR-T cells given its low copy number of integrant (<5 copies per cell) and similar

integration site biodistribution profile compared with other gene engineering and

production systems. Furthermore, as compared to *hyPB*, *qPB* leaves behind

significantly lower amount of backbone residues on the genome (107 bp vs. ~600

bp) and lacks the dominant enhancer activity found in backbone residues of *hyPB*,

thereby making it a relatively safer *piggyBac* system for CAR-T cell production.[24]

Naïve T cells (T_N) and T_{SCM} have the capacity to persist in cancer patients,

leading to improved clinical outcome.[42] Hence, enriching these cell types,

especially CAR$^+$ T$_{SCM}$ cells, has become a central focus in the development of

next-generation CAR-T therapy.[17–20] Our studies have demonstrated that almost

all *qCART*™-generated CAR-T cell products contain >90% T$_N$ and T$_{SCM}$ (> 70%

T$_{SCM}$ in most cases) in both CD4 and CD8 CAR$^+$ T cell populations, regardless of

(1) CAR construct design, (2) GOI size, and (3) PBMC source (healthy donors or

patients with B-cell malignancies; Figure 4, Table 2).[26] We believe this desired

feature is synergistically achieved by the combined benefits derived from: (1)

including 4-1BB rather than CD28 in the CAR construct, (2) using *qNF* instead of

HTCN for nucleofection, (3) choosing *qPB* over virus-based or other virus-free (e.g.

hyPB) vector systems, and (4) using *iCellar*™, *qBT* in particular, for CAR-T cell

expansion. Possible mechanisms that may contribute to the high CAR-T$_{SCM}$

enrichment in our CAR-T products include, first, it has been demonstrated that 4-

1BB signaling in CAR-T cells promotes T$_{SCM}$ expansion, whereas CD28 favors T$_{EFF}$

expansion.[43] Second, the magnitude of reduction in cell expansion capacity

associated with electroporation-induced damage (Figure 2C) may be amplified in

highly proliferating cells such as T$_{SCM}$. Third, extended *ex vivo* expansion of virus-

based CAR-T cells often resulted in more differentiated T$_{EFF}$ phenotype with higher

expression of exhaustion markers, such as TIM3 and PD1. In contrast, when *ex*

vivo-cultured for the same time-frame, *piggyBac*-based CAR-T products

consistently have >70% of T$_{SCM}$, which may be further enhanced by using *qPB*

rather than *hyPB* as the gene engineering vector system. Finally, current *ex vivo*

approaches to expand CAR-T cells to sufficient numbers while maintaining a

minimally-differentiated phenotype are hindered by the biological coupling of clonal

expansion and effector differentiation. In this study, we demonstrated that *qBT*, a

component of *iCellar*™, not only promoted robust CAR-T cell expansion but also

maintained T cell stemness even in the presence of antigen-expressing aAPC.

One possibility is that *qBT* increased the CD4 CAR$^+$ T$_{SCM}$ population (Figure 4C),

which in turn enhanced proliferation of CD8 T$_{SCM}$ population without concomitant

differentiation. This may reflect the high (3-9) and balanced (approximately 1)[26]

CD8:CD4 ratios observed in healthy donors and patients, respectively.

Since its first clinical study publication in 2016,[44] the so called "off-the-shelf"

allogeneic CAR-T therapy has been thought of as an inevitable replacement of

autologous CAR-T products. However, ample clinical data have concluded that

allogeneic CAR-T products are less potent and limited in CAR-T cell persistence

as compared to their autologous counterpart. In October 2021, the FDA placed a

clinical hold on all Allogene Therapeutics' AlloCAR-T clinical trials after a

chromosomal abnormality was found in a patient who received the anti-CD19

allogeneic CAR-T therapy. The incident further raised concerns regarding all

allogeneic CAR-T therapies. Induced pluripotent stem cells (iPSC)-derived CAR-

T cells may be a promising alternative for allogeneic CAR-T therapy. However,

such approaches are at an early stage of development and require further pre-

clinical and clinical research. Furthermore, the heavy mutation burden of iPSCs

poses safety concerns regarding its clinical applications. Thus, autologous CAR-

T therapy is likely to remain the mainstay of CAR-T based treatment, at least in the

short to medium term. In this regard, we have demonstrated that *qCART*™

addressed most if not all of the current challenges of autologous CAR-T therapy.

Thus, we expect this streamlined, robust, and virus-free cell engineering system to unlock the full potential of CAR-T therapy for treating diseases.

Materials and Methods

Human T cell samples from healthy donors

Blood samples from adult healthy donors were obtained from Chang Gung Memorial Hospital (Linkou, Taiwan), the acquisition of these samples was approved by the Institution Review Board (IRB No. 201900578A3) at Chang Gung Medical Foundation.

GTailor™ identification of lead candidates

A proprietary collection of primary cells and (engineered) cell lines were used for *in vitro* evaluation of ON-Target anti-tumor activities. Stable cell lines engineered to express a reporter gene (luciferase and/or GFP or tdTomato) were generated using either a *piggyBac* or a lentivirus vector system. A proprietary collection of parental plasmids of various configurations were used to generate a library of constructs, and the indicated gene(s) of interest (GOI) of various identities and sizes were cloned into the construct's multiple cloning site. *qPB* parental donor plasmids carrying the indicated GOI were used to construct minicircle DNA using methodology as previously described.[45] CAR-T cells produced by nucleofection of activated T cells with these minicircle donor constructs in combination with a *Quantum PBase* helper plasmid (i.e. *qPB*) were evaluated for their performance as well as their *in vitro* cytotoxic activity against the collection of

534 cells. Once a lead candidate is identified, its *in vivo* antitumor activity is also

535 evaluated in a mouse xenograft model.

Mapping of *Quantum pBac™* genome integration sites (IS)

Genomic DNA of CAR-T products was extracted using DNeasy Blood and

Tissue Kit (QIAGEN, Germantown, MD) and randomly fragmented (<500 bp

fragments) using a Bioruptor® Pico sonication device (Diagenode, Denville, NJ).

The fragments were ligated to adapters, purified using AMPure XP beads

(Beckman Coulter, Indianapolis, IN), and amplified by PCR. The amplified

products with an end sequence of the CAR gene were further amplified by PCR.

The final PCR products were subjected to sequencing using NovaSeq system

(Illumina, San Diego, CA).

Following sequencing, adapter and molecular barcode sequences were removed

from the raw reads sequencing data using the Agilent Genomics NextGen Toolkit

(AgeNT) software module (Agilent, Santa Clara, CA). The reads were then aligned

to the hg38 human genome using Burrows–Wheeler aligner (version 0.7.17-

r1188)[46] and the mapping results sorted using SAMtools (version 1.9).[47] IS were

manually identified using Genome Rearrangement Identification Software Suite

(GRIDSS)[48] and BEDTools (version 2.30.0).[48] For analysis of IS in proximity to

cancer-associated genes, reads data was compared with cancer gene database

downloaded from Cancer Hotspots (https://www.cancerhotspots.org/). The next

generation sequencing raw data set is shown in Supplementary Table S7.

Generation and expansion of CAR-T cells

Peripheral blood mononuclear cells (PBMCs) were isolated from blood

samples of healthy donors utilizing Ficoll-Hypaque gradient separation. CD3$^+$ T

cells were isolated from PBMCs using EasySep™ Human T Cell Isolation Kit

(StemCell Technologies, Taiwan) according to the manufacturer's instructions. T

cells were activated by co-incubation with Dynabeads™ (ThermoFisher Scientific,

Hillsboro, OR) for two days at a beads-to-cells ratio of 3:1. Following the removal

of Dynabeads™, activated T cells were subjected to nucleofection with a minicircle

CAR donor construct and a *Quantum PBase*™ plasmid (i.e. *qPB*) using a

Nucleofector™ 2b or 4D Device (Lonza, Morrisville, NC) in combination with either

the Amaxa® Human T Cell Nucleofector® Kit (Lonza) or the *qNF* Kit

(GenomeFrontier Therapeutics Inc., Taiwan), as according to the respective

manufacturer's instructions. Nucleofected cells were cultured for 10 or 12 days in

OpTmizer medium (Thermo Fisher) supplemented with *qBT* (GenomeFrontier

Therapeutics, Taiwan)(and aAPC) in G-Rex 24- or 6M-well plates (Wilson Wolf;

"G-Rex setup) or conventional plates ("Perfusion setup"), and then harvested for

analysis/further experiments. In experiments assessing the effect of cell viability

on expansion capacity, T cells were nucleofected using different program settings

(Nucleofector™ 2b) and cultured for four days in OpTmizer medium (Thermo

Fisher Scientific, Hillsboro, OR) supplemented with 50 IU of IL-2 (PeproTech,

Cranbury, NJ) and 10% FBS (Caisson Technologies, Seattle, WA). In experiments

involving the addition of aAPC, γ-irradiated aAPC were added on Day 3 to T cells

at a 1:1 aAPC:T cell ratio. T cells with or without addition of aAPC were cultured

in OpTmizer medium, supplemented with 50 IU of IL-2 and 10% FBS or *qBT*

(GenomeFrontier Therapeutics Inc., Taiwan).

Evaluation of CAR-T cell performance

Unless otherwise specified, flow cytometry analysis performed on a SA3800

Spectral Analyzer (Sony Biotechnology, San Jose, CA) was used to determine the

following: CAR expression on T cells was determined by staining with F(ab')$_2$

fragment specific, biotin-conjugated goat anti-mouse antibodies (Jackson

ImmunoResearch Laboratories, West Grove, PA), and R-phycoerythrin (PE)-

conjugated streptavidin (Jackson ImmunoResearch Laboratories, West Grove,

PA). Cells were also stained with one or more of the following antibodies: CD3-

Pacific Blue, CD4-Alexa Flour 532 (ThermoFisher Scientific, Hillsboro, OR), CD8-

PE-Cy7, CD45RA-BV421, CD62L-PE-Cy5, and CD95-BV711 (Biolegend, San

Diego, CA). For determination of live cells, cells were incubated with propidium

iodide (PI, Thermo Fisher Scientific, Hillsboro, OR) and/or Acridine orange (AO,

Nexcelom, Lawrence, MA). T cell subsets were determined based on CD45RA,

CD62L and CD95 staining: T_N (CD45RA$^+$CD62L$^+$CD95$^-$), T_{SCM}

(CD45RA$^+$CD62L$^+$CD95$^+$), T_{CM} (CD45RA$^-$CD62L$^+$), T_{EM} (CD45RA$^-$CD62L$^-$), and

T_{EFF} (CD45RA$^+$CD62L$^-$). Histograms and dot-plots were generated using

GraphPad Prism software (GraphPad Software, San Diego, CA). Total day 1 live

cells were determined using Celigo image cytometry (Nexcelom, Lawrence, MA)

and represent the number of AO$^+$, PI$^-$ cells. Viability index was calculated using

the formula: (AO$^+$, PI$^-$ live cells on day 1/total number of electroporated cells) x 100.

Number of CAR$^+$ live cells was calculated according to the formula: Total day 1

live cells x percentage of CAR$^+$ of live cells.

In vivo cytokine release assay

603   Mouse serum samples were collected on Days 3, 15, 29 and 43 following T

604   cell injection. Serum levels of interferon gamma (IFN-γ) was measured by

605   performing enzyme-linked immunosorbent assay (Thermo Fisher Scientific,

606   Hillsboro, OR) according to the manufacturer's instructions.

In vitro cytotoxicity assay

5×10^3 cells per well of Raji-GFP/Luc target cells were seeded in 96-well

culture plates (Corning, Glendale, AZ) and CAR-T cells were added at an E:T ratio

of 1:1. CAR-T cell-mediated cytotoxicity on Raji-GFP/Luc target cells was then

assessed by using Celigo image cytometry (Nexcelom, Lawrence, MA) as

reported[49] to determine the number of live Raji-GFP/Luc cells at 0, 24, 48, 72 and

96 hours after co-culturing. Cell aggregates were separated by pipetting before

Celigo imaging. The percentage of specific lysis for each sample was calculated

using the formula: [1-(live fluorescent cell count in the presence of Raji-GFP/Luc

cells and CAR-T cells / live fluorescent cell count in the presence of Raji-GFP/Luc

cells only)] x 100.

Mouse xenograft model

In vivo studies using mouse xenograft model were conducted at the

Development Center for Biotechnology, Taiwan, using animal protocols approved

by the Taiwan Mouse Clinic IACUC (2020-R501-035). Briefly, eight-week-old

female ASID (NOD.Cg-Prkdc^{scid}Il2rg^{tm1Wjl}/YckNarl) mice (National Laboratory

Animal Center, Taiwan) were intravenously (i.v.) injected with 1.5×10^5 Raji-

GFP/Luc tumor cells. One week after Raji-GFP/Luc tumor cell injection, mice were

injected with 3×10^6 CAR-T cells or control Pan-T cells (non-transfected T cells).

Luminescence signals from Raji-GFP/Luc tumor cells were monitored using the

Xenogen-IVIS Imaging System (Caliper Life Sciences, Hopkinton, MA).

Genomic DNA extraction and quantitative PCR (qPCR)

Genomic DNA from mouse blood was extracted using DNeasy Blood &

Tissue Kit (Qiagen, Germantown, MD) following the manufacturer's instructions.

7500 fast real-time PCR system (Applied Biosystems, Foster City, CA) was used

to carry out quantitative PCR analysis. Amplification of CAR gene (CAR-T cells)

and Luc gene (Raji-GFP/Luc cells) in mouse blood samples was carried out using

the CAR forward (5'-ACGTCGTACTCTTCCCGTCT-3') and reverse (5'-

GATCACCCTGTAC-TGCAACCA-3') primers and the luciferase forward (5'-

GGACTTGGACACCGGTAAGA-3')& reverse (5'-GGTCCACGATGAAGAAGTGC-

3') primers, respectively. The amount of CAR and Luc genes, expressed as gene

copy/ng of DNA, were calculated utilizing the standard curve method as previously

described.[50]

Statistical analysis

641   Statistical analyses of differences between two groups and among three or

642   more groups were carried out using the Student's t-test (two-tailed) and the one-

643   way ANOVA with Tukey's multiple comparison test, respectively. The analyses

644   were performed using Prism 7.0 (GraphPad Software, San Diego, CA), and

645   statistical significance was reported as * $p < 0.05$, ** $p < 0.01$, and *** $p < 0.001$.

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Author Contributions:

S.C.-Y.W. designed research. Y.-C.C., W.-K.H., Y.-W.H., J.-C.T., Y.-H.K., P.-H.W., P.-N.W., K.-F.C., W.-T.L. performed research. J.C.H., Y.-C.C, W.-K.H., K.-L.K.W., and S.C.-Y.W. analyzed data. J.C.H., P.S.C. and S.C.-Y.W. wrote the paper.

Declaration of Interests Statement:

S.C.-Y.W. is the founder of GenomeFrontier Therapeutics, Inc., Y.-C.C., W.-K.H., K.-L.K.W., Y.-W.H., J.-C.T., Y.-H.K., P.-H.W., K.-F.C., W.-T.L., P.S.C. and J.C.H. are affiliated with GenomeFrontier Therapeutics, Inc.

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