

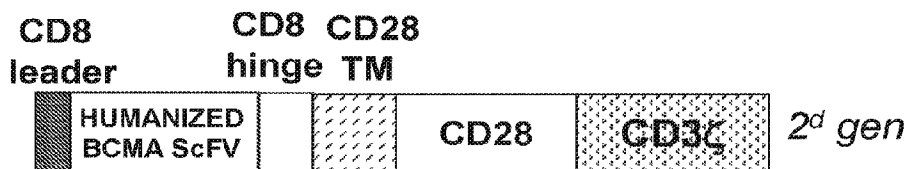


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Humanized BCMA ScFv-CD28-CD3 ζ



(57) Abrégé/Abstract:

The present invention is directed to a humanized BCMA (B-cell maturation antigen)-targeting single-chain variable fragment (scFv), comprising VH having the amino acid sequence of SEQ ID NO: 3 and VL having the amino acid sequence of SEQ ID NO: 5. The present invention is also directed to a BCMA-targeting chimeric antigen receptor fusion protein comprising from N- terminus to C-terminus: (i) a single-chain variable fragment (scFv) of the present invention, (ii) a transmembrane domain, (iii) at least one co-stimulatory domains, and (iv) an activating domain. Also disclosed are CAR-T cells and CAR-NK cells that have specific killing activity against BCMA-positive tumor cells.

ABSTRACT

The present invention is directed to a humanized BCMA (B-cell maturation antigen)-targeting single-chain variable fragment (scFv), comprising VH having the amino acid sequence of SEQ ID NO: 3 and VL having the amino acid sequence of SEQ ID NO: 5. The present invention is also directed to a BCMA-targeting chimeric antigen receptor fusion protein comprising from N-terminus to C-terminus: (i) a single-chain variable fragment (scFv) of the present invention, (ii) a transmembrane domain, (iii) at least one co-stimulatory domains, and (iv) an activating domain. Also disclosed are CAR-T cells and CAR-NK cells that have specific killing activity against BCMA-positive tumor cells.

HUMANIZED BCMA ANTIBODY AND BCMA-CAR-T CELLS

FIELD OF THE INVENTION

The present invention relates to humanized BCMA antibody (PMC306) and BCMA-CAR-T cells specifically decreasing multiple myeloma tumor growth, which are useful in the field of adoptive immunity gene therapy for tumors.

BACKGROUND OF THE INVENTION

Immunotherapy is emerging as a highly promising approach for the treatment of cancer. T cells or T lymphocytes, the armed forces of our immune system, constantly look for foreign antigens and discriminate abnormal (cancer or infected cells) from normal cells. Genetically modifying T cells with CAR (Chimeric antigen receptor) constructs is the most common approach to design tumor-specific T cells. CAR-T cells targeting tumor-associated antigens (TAA) can be infused into patients (called adoptive cell transfer or ACT) representing an efficient immunotherapy approach [1, 2]. The advantage of CAR-T technology compared with chemotherapy or antibody is that reprogrammed engineered T cells can proliferate and persist in the patient (“a living drug”) [1, 2].

CARs typically consist of a monoclonal antibody-derived single-chain variable fragment (scFv) at the N-terminal part, hinge, transmembrane domain and a number of intracellular co-activation domains: (i) CD28, (ii) CD137 (4-1BB), CD27, or other co-stimulatory domains, in tandem with an activation CD3-zeta domain (FIG. 1). The evolution of CARs went from first generation (with no co-stimulation domains) to second generation (with one co-stimulation domain) to third generation CAR (with several co-stimulation domains). Generating CARs with two costimulatory domains (the so-called 3rd generation CAR) have led to increased cytolytic CAR-T cell activity, improved persistence of CAR-T cells leading to its augmented antitumor activity.

BCMA

B cell maturation antigen (BCMA) is a cell surface receptor, also known as CD269 and tumor necrosis factor receptor superfamily member 17 (TNFRSF17), that is encoded by TNFRSF17 gene. This receptor is expressed mainly in mature B lymphocytes and in most cases overexpressed in multiple myeloma (MM) [4]. Current therapies to target BCMA in MM include monoclonal antibodies, bi-specific antibodies and T cellular immunotherapies, CAR-T therapies [4, 5].

The human BCMA protein consists of 184 amino-acids: 1-54-extracellular domain; 55-77-transmembrane domain; 78-184-cytoplasmic domain. The amino-acid sequence of BCMA is shown on FIG. 2. BCMA lacks signaling peptide and resembles other receptors BAFF Receptor and transmembrane activator and cyclophilin ligand interactor and calcium modulator (TACI) [4]. These receptors play major role in B cell maturation and differentiation into plasma cells. Their ligands include BAFF and APRIL which expression is increase in MM patients [4].

SUMMARY

In accordance with an aspect of the present invention, there is provided an anti-BCMA (B-cell maturation antigen) single-chain variable fragment (scFv), comprising:

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3; and

a light chain variable region (V_L) comprising the amino acid sequence of SEQ ID NO: 5.

In accordance with another aspect of the invention the scFv of claim 1 further comprises a linker in between the V_H and the V_L .

In accordance with another aspect of the invention the scFv linker comprises SEQ ID NO: 4.

In accordance with another aspect of the invention the scFv further comprises the amino acid sequence of SEQ ID NO: 14.

In accordance with an aspect of the present invention there is provided an anti-BCMA (B-cell maturation antigen) chimeric antigen receptor (CAR), comprising:

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region V_L) comprising the amino acid sequence of
SEQ ID NO: 5;

a transmembrane domain;

a co-stimulatory domain; and

an activating domain.

In accordance with another aspect of the invention the CAR transmembrane domain comprises a T cell receptor α chain, a T cell receptor β chain, a CD3 zeta chain, a CD28, a CD3 ϵ , a CD45, a CD4, a CD5, a CD8, a CD9, a CD16, a CD22, a CD33, a CD37, a CD64, a CD80, a CD86, a CD134, a CD137, an ICOS, a CD154, or a GITR.

In accordance with another aspect of the invention the CAR transmembrane domain comprises a transmembrane domain of a CD8.

In accordance with another aspect of the invention the CAR co-stimulatory domain comprises a CD28, a 4-1BB, a GITR, an ICOS-1, a CD27, an OX-40, or a DAP10.

In accordance with another aspect of the invention the CAR co-stimulatory domain comprises a 4-1BB co-stimulatory domain.

In accordance with another aspect of the invention the CAR activating domain comprises a CD3 zeta activating domain.

In accordance with another aspect of the invention the CAR transmembrane domain comprises a transmembrane domain of a CD8, the co-stimulatory domain comprises a 4-1BB co-stimulatory domain, and the activating domain comprises a CD3 zeta activating domain.

In accordance with another aspect of the invention the CAR comprises the amino acid sequence of SEQ ID NO: 17.

In accordance with an aspect of the present invention there is provided a nucleic acid, having a 5 prime end and a 3 prime end, encoding a CAR as taught herein. In accordance with a further aspect of the invention the CAR further comprises a leader sequence at the 5 prime end. In accordance with another aspect the leader sequence comprises the nucleic acid sequence of SEQ ID NO: 7. In accordance with another aspect the nucleic acid further comprises a promoter at the 5 prime end and in accordance with another aspect the promoter comprises an EF1a

promoter. In accordance with an aspect of the invention there is provided a vector, comprising the nucleic acid of any one of the nucleic acids.

In accordance with an aspect of the invention the vector is a virus vector. In accordance with another aspect of the invention the virus vector further comprises a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, or a Herpes Simplex virus (HSV) vector.

In accordance with an aspect of the present invention there is provided a CAR-T cell comprising a CAR taught herein.

In accordance with an aspect of the present invention, there is provided a method of killing BCMA-positive (B-cell maturation antigen-positive) cancer cells *in vitro* or *ex vivo* comprising:

contacting the BCMA-positive cancer cells with a CAR-T cell comprising an anti-BCMA chimeric antigen receptor (CAR) comprising

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region V_L) comprising the amino acid sequence of SEQ ID NO: 5;

a transmembrane domain;

a co-stimulatory domain; and

an activating domain.

In accordance with an aspect of the method the BCMA-positive cancer cells comprise multiple myeloma cancer cells and in accordance with another aspect of the invention, the multiple myeloma cancer cells comprise human cells. In accordance with an aspect of the method the contacting is intra-tumoral.

In accordance with an aspect of the present invention there is provided a method of making an anti-BCMA (anti-B-cell maturation antigen) CAR-T cell, comprising:

introducing *in vitro* or *ex vivo* into a T cell a nucleic acid encoding an anti-BCMA chimeric antigen receptor (CAR) comprising

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region (V_L) comprising the amino acid sequence of SEQ ID NO: 5;

a transmembrane domain;

a co-stimulatory domain; and

an activating domain.

In accordance with an aspect of the invention the nucleic acid is introduced into the T cell by a virus vector. In accordance with a further aspect of the invention the virus vector is a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, or a Herpes Simplex virus (HSV) vector.

In accordance with an aspect of the invention there is provided a composition for killing BCMA-overexpressing (B-cell maturation antigen-overexpressing) multiple myeloma cancer cells, comprising a CAR-T cell taught herein. The composition including an excipient.

In accordance with an aspect of the invention there is provided a CAR-natural killer (NK) cell, comprising an anti-BCMA (anti-B-cell maturation antigen) chimeric antigen receptor (CAR), comprising:

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region (V_L) comprising the amino acid sequence of SEQ ID NO: 5;

a transmembrane domain;

a co-stimulatory domain; and

an activating domain.

In accordance with another aspect of the invention the CAR-NK cell comprises a transmembrane domain comprising a T cell receptor α chain, a T cell receptor β chain, a CD3 zeta chain, a CD28, a CD3 ϵ , a CD45, a CD4, a CD5, a CD8, a CD9, a CD16, a CD22, a CD33, a CD37, aCD64, a CD80, a CD86, a CD134, a CD137, an ICOS, a CD154, and/or a GITR.

In accordance with another aspect of the invention the CAR-NK cell comprises a co-stimulatory domain of a CD28, a 4-1BB, a GITR, an ICOS-1, a CD27, an OX-40, and/or a DAP10.

In accordance with another aspect of the invention the CAR-NK cell activating domain comprises a CD3 zeta activating domain.

In accordance with another aspect of the invention the CAR-NK cell transmembrane domain comprises a transmembrane domain of a CD8, the co-stimulatory domain comprises a 4-1BB co-stimulatory domain, and the activating domain comprises a CD3 zeta activating domain.

In accordance with another aspect of the present invention there is provided a composition for killing BCMA-positive (B-cell maturation antigen-positive) cancer cells, comprising a CAR-natural killer (NK) cell as taught herein. The composition including an excipient.

In accordance with another aspect of the present invention there is provided a method of making an anti-BCMA (anti-B-cell maturation antigen) CAR-Natural Killer (NK) cell, comprising:

- introducing into an NK cell in vitro a nucleic acid encoding an anti-BCMA chimeric antigen receptor (CAR) comprising

 - an anti-BCMA single-chain variable fragment (scFv) comprising

 - a heavy chain variable region (VH) comprising the amino acid sequence of SEQ ID NO: 3, and

 - a light chain variable region (VL) comprising the amino acid sequence of SEQ ID NO: 5;

 - a transmembrane domain;

 - a co-stimulatory domain; and

 - an activating domain.

In accordance with another aspect of the invention the nucleic acid is introduced into the NK cell by a virus vector.

In accordance with another aspect of the invention the virus vector is a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, and/or a HSV vector.

BRIEF DESCRIPTION OF THE DRAWINGS

FIG. 1 shows the structures of CAR [3]. The left panel shows the structure of first generation (no costimulatory domains). The middle panel shows the structure of the second generation (one co-stimulation domain of CD28 or 4-1BB). The right panel shows the structure of the third generation (two or more co-stimulation domains).

FIG. 2 shows the amino-acid sequence of BCMA protein (SEQ ID NO: 1). Extracellular domain is underlined.

FIG. 3 shows the structure of humanized BCMA CAR construct.

FIG. 4 shows that humanized BCMA-CAR construct was detected by FACS analysis with fluorescently labeled recombinant BCMA protein. Humanized BCMA-CAR-positive cells were detected after transduction of lentiviral humanized BCMA-CAR into T cells.

FIGs. 5A-5B show that humanized BCMA-CAR-T cells killed CHO-BCMA cells but not CHO cells. XCelligence Real-time cytotoxicity assay was used for detection of humanized BCMA-CAR-T cell cytotoxicity. Normalized cell index is shown on Y-axis, and time is shown on X-axis. FIG. 5A shows CHO-BCMA target cells. on the right: From top to bottom: Mock CAR-T cells, T cells, target cells alone, and humanized CAR-T cells. FIG. 5B shows CHO target cells. From top to bottom on the right, Mock CAR-T cells, humanized BCMA CAR-T cells, T cells, and target cells alone.

FIG. 6 shows that humanized BCMA-CAR-T cells, secreted high level of IFN-gamma with CHO-BCMA-positive cells, but not with BCMA-negative CHO control cells. $p < 0.05$ IFN-gamma secretion in CHO-BCMA cells of BCMA-CAR-T cells versus T cells and Mock CAR-T cells.

5 FIG. 7 shows humanized BCMA-CAR-T cells secreted high level of IFN-gamma against multiple myeloma cells but not against BCMA-negative K562 control cells. $*p < 0.05$, IFN-gamma secretion in multiple myeloma cells of BCMA-CAR-T cells versus T cells and Mock-CAR-T cells.

10 FIG. 8A shows humanized BCMA-CAR-T cells significantly decreased RPMI8226 xenograft tumor growth. CAR-T cells were injected at day 7 and 20 by i.v 1×10^7 cells/mice. Bars show average tumor volume $\pm$ standard errors. $*p < 0.05$, BCMA CAR-T cells vs Mock T cells.

FIG. 8B shows that humanized BCMA-CAR-T cells did not decrease mouse body weight. Bars show average mice body weight $\pm$ standard deviations.

15 FIG. 8C shows that humanized BCMA-CAR-T cells, but not Mock-Car-T-cells, were detected in the mouse blood by FACS with BCMA recombinant protein. The peripheral blood cells were analyzed by flow cytometry at the end of the study for binding to human BCMA protein and antibodies specific for human T (CD4+/CD8+) cells. The percentage of cells binding to the CD4 antibody is shown on the left panel of FIG. 8C, and the percentage
20 of those human T cells that also bound to the BCMA protein is shown on the right panel of FIG. 8C.

DETAILED DESCRIPTION OF THE INVENTION

25 Definitions

As used herein, a "chimeric antigen receptor (CAR)" is a receptor protein that has been engineered to give T cells the new ability to target a specific protein. The receptor is chimeric because they combine both antigen-binding and T-cell activating functions into a single receptor. CAR is a fused protein comprising an extracellular domain capable of
30 binding to an antigen, a transmembrane domain, and at least one intracellular domain. The "chimeric antigen receptor (CAR)" is sometimes called a "chimeric receptor", a "T-body", or a "chimeric immune receptor (CIR)." The "extracellular domain capable of binding to an antigen" means any oligopeptide or polypeptide that can bind to a certain antigen. The

"intracellular domain" means any oligopeptide or polypeptide known to function as a domain that transmits a signal to cause activation or inhibition of a biological process in a cell.

As used herein, a "domain" means one region in a polypeptide which is folded into a particular structure independently of other regions.

5 As used herein, "humanized antibodies" are antibodies derived from non-human species whose protein sequences have been modified to increase their similarity to antibody variants produced naturally in humans. For example, after a mouse antibody is developed, the DNA coding for that antibody can be sequenced. The DNA sequence corresponding to the antibody CDRs can then be determined. The CDR sequences can be inserted into a construct
10 containing the DNA for a human antibody variant to prepare humanized antibodies.

As used herein, a "single chain variable fragment (scFv)" means a single chain polypeptide derived from an antibody which retains the ability to bind to an antigen. An example of the scFv includes an antibody polypeptide which is formed by a recombinant DNA technique and in which Fv regions of immunoglobulin heavy chain (H chain) and light
15 chain (L chain) fragments are linked via a spacer sequence. Various methods for engineering an scFv are known to a person skilled in the art.

As used herein, a "tumor antigen" means a biological molecule having antigenicity, expression of which causes cancer.

20 The inventors have engineered humanized BCMA scFv starting from heavy and light chain variable regions of mouse monoclonal antibody derived from a mouse monoclonal antibody, clone 4C8A. Mouse 4C8A antibody exhibits strong and selective binding to human BCMA [6]. The inventors have produced BCMA-CAR-T cells based on humanized BCMA antibody to target cancer cells overexpressing BCMA tumor antigen. The BCMA-CAR-T
25 cells of the present invention have high cytotoxic activity against several cancer cell lines.

The present invention is directed to a humanized anti-human BCMA antibody comprising V_H having the amino acid of SEQ ID NO: 3 and V_L having the amino acid of SEQ ID NO: 5.

30 In one embodiment, the humanized anti-human BCMA antibody is a single-chain variable fragment (scFv). ScFv can be V_H -linker- V_L or V_L -linker- V_H .

The present invention is also directed to a chimeric antigen receptor fusion protein comprising from N-terminus to C-terminus: (i) a single-chain variable fragment (scFv) against BCMA in which V_H has the amino acid sequence of SEQ ID NO 3, and V_L has the amino acid of SEQ ID NO: 5, (ii) a transmembrane domain, (iii) at least one co-stimulatory

domains, and (iv) an activating domain.

In one embodiment, the CAR structure is shown in FIG. 2.

In one embodiment, the co-stimulatory domain is selected from the group consisting of CD28, 4-1BB, GITR, ICOS-1, CD27, OX-40 and DAP10. A preferred the co-stimulatory
5 domain is CD28.

A preferred activating domain is CD3 zeta (CD3 Z or CD3 ζ).

The transmembrane domain may be derived from a natural polypeptide, or may be artificially designed. The transmembrane domain derived from a natural polypeptide can be obtained from any membrane-binding or transmembrane protein. For example, a
10 transmembrane domain of a T cell receptor α or β chain, a CD3 zeta chain, CD28, CD3 ϵ , CD45, CD4, CD5, CD8, CD9, CD16, CD22, CD33, CD37, CD64, CD80, CD86, CD134, CD137, ICOS, CD154, or a GITR can be used. The artificially designed transmembrane domain is a polypeptide mainly comprising hydrophobic residues such as leucine and valine. It is preferable that a triplet of phenylalanine, tryptophan and valine is found at each end of
15 the synthetic transmembrane domain. Optionally, a short oligopeptide linker or a polypeptide linker, for example, a linker having a length of 2 to 10 amino acids can be arranged between the transmembrane domain and the intracellular domain. In one embodiment, a linker sequence having a glycine-serine continuous sequence can be used.

The present invention provides a nucleic acid encoding the BCMA-CAR. The nucleic
20 acid encoding the CAR can be prepared from an amino acid sequence of the specified CAR by a conventional method. A base sequence encoding an amino acid sequence can be obtained from the aforementioned NCBI RefSeq IDs or accession numbers of GenBank for an amino acid sequence of each domain, and the nucleic acid of the present invention can be prepared using a standard molecular biological and/or chemical procedure. For example,
25 based on the base sequence, a nucleic acid can be synthesized, and the nucleic acid of the present invention can be prepared by combining DNA fragments which are obtained from a cDNA library using a polymerase chain reaction (PCR).

A nucleic acid encoding the CAR of the present invention can be inserted into a vector, and the vector can be introduced into a cell. For example, a virus vector such as a
30 retrovirus vector (including an oncoretrovirus vector, a lentivirus vector, and a pseudo type vector), an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector or a sendai virus vector, an Epstein-Barr virus (EBV) vector, and a HSV vector can be used. A virus vector lacking the replicating ability so as not to self-

replicate in an infected cell is preferably used.

For example, when a retrovirus vector is used, a suitable packaging cell based on a LTR sequence and a packaging signal sequence possessed by the vector can be selected for preparing a retrovirus particle using the packaging cell. Examples of the packaging cell include PG13 (ATCC CRL-10686), PA317 (ATCC CRL-9078), GP+E-86 and GP+envAm-12, and Psi-Crip. A retrovirus particle can also be prepared using a 293 cell or a 293T cell having high transfection efficiency. Many kinds of retrovirus vectors produced based on retroviruses and packaging cells that can be used for packaging of the retrovirus vectors are widely commercially available from many companies.

A CAR-T cell binds to a specific antigen via the CAR, thereby a signal is transmitted into the cell, and as a result, the cell is activated. The activation of the cell expressing the CAR is varied depending on the kind of a host cell and an intracellular domain of the CAR, and can be confirmed based on, for example, release of a cytokine, improvement of a cell proliferation rate, change in a cell surface molecule, or the like as an index. For example, release of a cytotoxic cytokine (a tumor necrosis factor, lymphotoxin, etc.) from the activated cell causes destruction of a target cell expressing an antigen. In addition, release of a cytokine or change in a cell surface molecule stimulates other immune cells, for example, a B cell, a dendritic cell, a NK cell, and a macrophage.

The cell expressing the CAR can be used as a therapeutic agent for a disease. The therapeutic agent comprises the cell expressing the CAR as an active ingredient, and it may further comprise a suitable excipient.

The inventors have generated CAR-T cells based on humanized BCMA ScFv sequence specifically targeting BCMA. The inventors have produced humanized BCMA-CAR-T cells to target cancer cells overexpressing BCMA tumor antigen. The humanized BCMA-CAR-T cells of the present invention secreted high level of cytokines against multiple myeloma cancer cells and kill CHO-BCMA-positive target cells but not control parental CHO cells.

The advantages of the humanized BCMA-ScFv of the present invention over the corresponding mouse ScFv include less immunogenicity to human due to the humanized BCMA scFv sequence. Thus, the humanized BCMA antibody of the present invention is highly potent and advantageous as therapeutic agents in many clinical applications.

The present humanized BCMA ScFv can be used for immunotherapy applications: toxin/drug-conjugated antibody, monoclonal therapeutic antibody, and CAR-T cell immunotherapy.

Humanized BCMA-CAR-T cells using the present humanized BCMA ScFv effectively target BCMA antigen in BCMA-positive cancer cell lines such as ovarian, colon, pancreatic, melanoma, cervical cancer, and other BCMA-positive cancers.

Humanized BCMA-CAR-T cells can be used in combination with different
5 chemotherapy: checkpoint inhibitors, targeted therapies, small molecule inhibitors, and antibodies.

Humanized BCMA-CAR-T cells can be used clinically for BCMA-positive cancer cells.

Modifications of co-activation domains such as CD28, 4-1BB and others can be used
10 to increase the efficacy of CAR-T cells. Tag-conjugated humanized BCMA scFv can be used for CAR generation.

Humanized BCMA-CAR-T cells can be used with different safety switches such as t-EGFR, RQR (Rituximab-CD34-Rituximab), inducible caspase-9 and other.

Third generation CAR-T or other co-activation signaling domains can be used with
15 humanized BCMA-scFv to prepare BCMA-CAR-T.

The humanized BCMA CAR can be combined with CARs targeting other tumor antigens or tumor microenvironment, e.g., VEGFR-1-3, PDL-1. Bi-specific antibodies against BCMA and CD3, or other antigens can be generated for therapy.

The humanized BCMA-CAR can be used for generating other types of cells such as
20 CAR-natural killer (NK) cells, BCMA-CAR-macrophages, allogenic CAR-T cells, gene-edited T cells, and other BCMA-CAR hematopoietic cells, which can target BCMA-positive cancers.

The present invention provides T cells, NK cells, macrophages, or hematopoietic cells, modified to express BCMA-CAR.

25 BCMA-CAR-T cells can be used against cancer stem cells and circulating tumor stem cells that are most resistant against chemotherapy and form aggressive tumors.

BCMA-CAR-T cells, BCMA-NK cells, BCMA-macrophages, and other cells can be used for targeting different types of cancers.

BCMA-CAR-T cells can be delivered intra-tumorally to patients for increased safety.
30

The following examples further illustrate the present invention. These examples are intended merely to be illustrative of the present invention and are not to be construed as being limiting.

EXAMPLES

Example 1. Humanized BCMA VH and VL and scFv SEQUENCES

The BCMA scFv was derived from hybridoma clones 4C8A (WO2019/195017). The
 5 sequences of heavy and light chain variable regions of mouse clone 4C8A were determined
 and used to construct a humanized scFv.

The structure of humanized BCMA (PMC306) scFv is: V_H-linker-V_L. Linker is
 G4Sx3.

The bold highlights the nucleotide sequence of humanized BCMA PMC306 ScFv
 10 clone: V_H; the underlined highlights the nucleotide sequence of V_L; in between (italicized) is
 the nucleotide sequence encoding a linker.

cagggtgcagctggtgcagagcggcgcggaagtgaacccgggcagcagcgtgaaagtg
agctgcaaaagcagcggtatatacccttaccagctatgtgatgcatgggtgcgcaggcg
cggggcagggcctggaatggatgggtatattattccgtataacgatgcgaccaaata
 15 **aacgaaaaatttaaaggccgctgaccattaccgcgataaaagcaccagcaccgcgtat**
atggaactgagcagcctgcgcagcgaagataccgcggtgtattattgcgcgcgtataac
tatgatggtattttgatgtgtggggcagggcaccctggtgaccgtgagcagcggcggc
ggcggcagcggcgggcgggcagcggcgggcgggcagcggcggcgaaattgtgctgacccagagc
ccggcgaccctgagcctgagcccgggcggaacgcgcgaccctgagctgcccgcgcgagccag
 20 **agcattagcgattatctgcattggtatcagcagaaacccggcgaggcgccgcgcctgctg**
atttattatgcgagccagagcattaccggcattccggcgctttagcggcagcggcagc
ggcaccgattttaccctgaccattagcagcctggaaccggaagattttgcggtgtattat
tgccagaacggccatagctttccgccgacctttggcgcgccaccaaagtggaaattaaa
 (SEQ ID NO: 2)

25

PMC306 V_H amino acid sequence: (SEQ ID NO: 3)

QVQLVQSGAEVKKPGSSVKVSCKASGYTFTSYVMHWVRQAPGQGLEWMGYIIPYN
 DATKYNEKFKGRVTITADKSTSTAYMELSSLRSEDNAVYYCARYNYDGYFDVWGQ
 GTLVTVSS

30

Linker amino acid sequence (SEQ ID NO: 4)

GGGGSGGGGSGGGGS

PMC306 V_L amino acid sequence: (SEQ ID NO: 5)

35 EIVLTQSPATLSLSPGERATLSCRASQSIDYLHWYQQKPGQAPRLLIYYASQSITGIPA
 RFSGSGSGTDFLTISLLEPEDFAVYYCQNGHSFPPTFGGGTKVEIK

Humanized BCMA (PMC306) scFv Protein: (SEQ ID NO: 6)

QVQLVQSGAEVKKPGSSVKVSCKASGYTFTSYVMHWVRQ
 APGQGLEWMGYIIPYNDATKYNEKFKGRVTITADKSTSTA
 YMELSSLRSEDTAVYYCARYNYDGYFDVWGQGTLVTVSS
 5 GGGGSGGGGSGGGGSEIVLTQSPATLSLSPGERATLSCRASQ
SISDYLHWYQQKPGQAPRLLIYYASQSITGIPARFSGSGST
DFTLTISSELPEDFAVYYCQNGHSFPPTFGGGTKVEIK

10 Example 2. Humanized BCMA-CAR Sequences

The scheme of humanized (PMC306) BCMA-CAR construct is shown on FIG. 3. Lentiviral vector with EF1a promoter was used for cloning of humanized scFv CAR sequences.

The BCMA-CAR structure includes human CD8 signaling peptide, humanized BCMA scFv
 15 (V_H-Linker-V_L), CD8 hinge, CD28 transmembrane, activation domains CD3 zeta (FIG. 3).

The nucleotide sequences and some of the amino acid sequences of CD8 signaling - BCMA scFv (V_H-Linker -V_L)-CD8 hinge-CD28 TM-CD28-CD3-zeta are shown below.

<CD8 leader>

20 Nucleotide
 ATGGCCTTACCAGTGACCGCCTTGCTCCTGCCGCTGGCCTTGCTGCTCCACGCCG
 CCAGGCCG (SEQ ID NO: 7)

Amino Acid

25 MALPVTALLLPLALLLHAARP (SEQ ID NO: 8)

<Nhe I site>

gctagc

30 <Humanized BCMA, PMC 306 scFv>

V_H-linker-V_L, see Example 1 for nucleic acid sequences and amino acid sequences.

<XhoI restriction site>

CTCGAG

35

<CD8 hinge>

Nucleotide

40 AAGCCACACGACGCCAGCGCCGACCAACACCGGCGCCCACCATCGCG
 TCGCAGCCCCTGTCCCTGCGCCAGAGGCGAGCCGGCCAGCGGCGGGGGGCGCA
 GTGCACACGAGGGGGCTGGACTTCGCCAGTGAT (SEQ ID NO: 9)

Amino Acid

KPTTTPAPRPPTPAPTIASQPLSLRPEASRPAAGGAVHTRGLDFASD (SEQ ID NO: 10)

<aagccc>

<CD28 transmembrane >

5 Nucleotide

TTTTGGGTGCTGGTGGTGGTTGGTGGAGTCCTGGCTTGCTATAGCTTGCTAGTAA
CAGTGGCCTTTATTATTTTCTGGGTG (SEQ ID NO: 11)

Amino Acid

10 FWVLVVVGGVLA CYSLLVTVAFIIFWV (SEQ ID NO: 12)

<CD28 co-stimulatory>

Nucleotide

15 AGGAGTAAGAGGAGCAGGCTCCTGCACAGTGACTACATGAACATGACTCCCCGC
CGCCCCGGGCCCCACCCGCAAGCATTACCAGCCCTATGCCCCACCACGCGACTTCG
CAGCCTATCGCTCC (SEQ ID NO: 13)

Amino acid

20 RSKRSRLHSDYMNMTPRRPGPTRKHYPYAPPRDFAAYRS (SEQ ID NO: 14)

<CD3 zeta> stop codons underlined

Nucleotide

25 AGAGTGAAGTTCAGCAGGAGCGCAGACGCCCCCGCGTACCAGCAGGGCCAGAAC
CAGCTCTATAACGAGCTCAATCTAGGACGAAGAGAGGAGTACGATGTTTTGGAC
AAGAGACGTGGCCGGGACCCTGAGATGGGGGGAAGCCGCAGAGAAGGAAGAA
CCCTCAGGAAGGCCTGTACAATGAACTGCAGAAAGATAAGATGGCGGAGGCCTA
CAGTGAGATTGGGATGAAAGGCGAGCGCCGGAGGGGCAAGGGGCACGATGGCC
30 TTTACCAGGGTCTCAGTACAGCCACCAAGGACACCTACGACGCCCTTCACATGCA
GGCCCTGCCCCCTCGCTAAtag (SEQ ID NO: 15)

Amino acid

35 RVKFSRSADAPAYQQGQNQLYNELNLGRREEYDVLDRRGRDPGEMGGKPKRRKNP
QEGLYNELQKDKMAEAYSEIGMKGERRRGKGHDGLYQGLSTATKDTYDALHMQA
LPPR (SEQ ID NO: 16)

<EcoRI restriction site>

gaattc

40 Translated amino-acid sequence of humanized BCMA-CAR protein (SEQ ID NO: 17)

MALPVTALLLPLALLHAARPASQVQLVQSGAEVKKPGSSV
KVSCKASGYTFTSYVMHWVRQAPGGGLEWMGYIIPYNDAT
KYNEKFKGRVTITADKSTSTAYMELSSLRSED TAVYYCARY
45 NYDGYFDVWGQGTLVTVSSGGGGSGGGGSGGGGSEIVLTQS
PATLSLSPGERATLSCRASQSIDYLHWYQQKPGQAPRLLIY
YASQSITGIPARFSGSGSGTDFTLTISSELPEDFAVYYCQNGH
SFPPTFGGGTKVEIKLEKPTTTPAPRPPTPAPTIASQPLSLRPE
ASRPAAGGAVHTRGLDFASDKPFVVLVVVGGVLA CYSLLV
50 TVAFIIFWVRSKRSRLHSDYMNMTPRRPGPTRKHYPYAPP

PRDFAAYRSRVKFSRSADAPAYQQGQNQLYNELNLGRREEY
DVLDKRRGRDPEMGGKPQRRKNPQEGLYNELQKDKMAEAYS
EIGMKGERRRGKGHDGLYQGLSTATKDTYDALHMQALPPR
(SEQ ID NO: 17)

5

Example 3. CAR lentivirus Production

Lentivirus was produced by the standard procedure using 293T cells as described in [7]. The inventors generated humanized BCMA-ScFv-CAR constructs inside lentiviral vector cloned into Xba I and Eco R I sites of lentiviral vector. pCD510-FMC63-28z lentiviral CAR construct containing the humanized BCMA ScFv-CD28-CD3zeta insert – between the Xba I and Eco RI cloning sites.

10

The lentiviruses were generated in 293T cells and the titers were established by RT-PCR. Then equal dose of lentiviruses was used for transduction of T cells.

Example 4. Peripheral blood mononuclear cell (PBMC) isolation from whole blood

Whole blood (Stanford Hospital Blood Center, Stanford, CA) was collected from individual or mixed donors (depending on the amount of blood required) in 10 mL Heparin vacutainers (Becton Dickinson). Approximately 10 ml of whole anti-coagulated blood was mixed with sterile phosphate buffered saline (PBS) buffer for a total volume of 20ml in a 50ml centrifuge tube (PBS, pH 7.4, without Ca²⁺ and Mg²⁺). The blood/PBS (20 ml) was layered on top of 15 mL of Ficoll-Paque™ PLUS (GE Healthcare) in a conical centrifuge tube gently, and the sample was centrifuged at 400xg for 30-40min at room temperature. The layer of cells containing peripheral blood mononuclear cells (PBMC) at the diluted plasma/Ficoll interface was removed, washed, and centrifuged at 200xg for 10min at room temperature. Cells were counted with a hemocytometer. The PBMC were washed once with CAR-T media (AIM V-AlbuMAX(BSA) (Life Technologies), with 5% AB serum and 1.25 µg/mL amphotericin B (Gemini Bioproducts, Woodland, CA), 100 U/mL penicillin, and 100 µg/mL streptomycin) and used for experiments or were frozen at -80°C.

20

25

Example 5. T-Cell Activation from PBMC

The isolated PBMC cells are resuspended in CAR-T medium with 300U/mL huIL2 (from a 1000x stock; Invitrogen) and mixed with CD3-CD28 beads at a 1:1 bead-to-cell ratio. The cells are incubated at 37°C in the presence of CO₂ for 24 hours before viral transduction.

30

Example 6. T-Cell Transduction and Expansion

Following activation of PBMC, cells were incubated for 24 hours at 37°C, 5% CO₂. To each well of 1x10⁶ cells, 5x10⁶ lentivirus and 2 µL/mL of media of Transplus (*Alstem*, Richmond, CA) (a final dilution of 1:500) were added. Cells were incubated for an additional 24 hours before repeating the addition of virus. Cells were then grown in the continued presence of 300 U/ML of IL-2 fresh medium with IL-2 for a period of 12-14 days (total incubation time was dependent on the final number of CAR-T cells required). Cells concentrations were analyzed every 2-3 days, with media being added at that time to dilute the cell suspension to 1x10⁶ cells/mL.

Example 7. Humanized BCMA-CAR-T cells expressed BCMA scFv

We designed humanized BCMA-CAR-T cells with humanized BCMA-CAR construct shown in Example 2. We used Mock scFv with unrelated ScFv and generated Mock-CAR-T cells as a negative control. Humanized BCMA-CAR-positive cells were detected after transduction of lentiviral humanized BCMA CAR into T cells. (FIG. 4).

Example 8. Humanized BCMA-CAR-T cells killed CHO-BCMA cells but not CHO cells.

We incubated humanized BCMA-CAR-T cells with target CHO-BCMA target cells and CHO (BCMA-negative) control cells. Humanized BCMA-CAR-T cells specifically killed CHO-BCMA cells (FIG. 5A) but not CHO cells (FIG. 5B). The results demonstrate high specificity of humanized BCMA-CAR-T cells to target BCMA antigen and to kill BCMA-positive cells.

Example 9. Humanized CAR-T cells secreted IFN-gamma against target CHO-BCMA cells significantly but not against CHO cells.

We collected supernatant after co-incubation of humanized BCMA-CAR-T cells and target CHO-BCMA and parental CHO cells and performed IFN-gamma assay. BCMA-CAR-T cells secreted IFN-gamma with CHO-BCMA cells but not with negative control CHO cells (FIG. 6). The results confirm specificity of humanized BCMA-CAR-T cells.

Example 10. Humanized CAR-T cells secreted high levels of IFN-gamma against BCMA-positive RPMI8226 multiple myeloma cells but not against BCMA-negative K562 leukemia cells.

We incubated BCMA-CAR-T cells with multiple myeloma cancer cells RPMI8226, and BCMA-negative K562 cells (chronic myelogenous leukemia cells) and performed ELISA with IFN-gamma using kit from Fisher, according to manufacturer's protocol. Humanized BCMA-CAR-T cells secreted high level of IFN-gamma against BCMA-positive multiple myeloma cancer cells but not against BCMA-negative K562 cells (FIG. 7). The level of killing and secretion of IFN-gamma was significantly higher with BCMA-CAR-T cells than with T cells and Mock CAR-T cells. This confirms specificity of humanized BCMA-CAR-T cells against hematological BCMA-positive cells.

Example 11. Humanized BCMA-CAR-T cells significantly decreased RPMI8226 xenograft tumor growth in mouse model *in vivo*.

Multiple myeloma RPMI8226 cells were injected subcutaneously into NSG mice (1×10^7 cells/mice), and then humanized BCMA-CAR-T cells were injected twice by i.v. (1×10^7 CAR-T cells/mice). Humanized BCMA-CAR-T cells significantly decreased RPMI8226 tumor growth in mice (FIG. 8A). Mice treated with humanized BCMA-CAR-T cells did not cause decreased mice body weight suggesting that CAR-T cells were not toxic to mice (FIG. 8B). No behavior or visual changes were observed during the study.

The peripheral blood cells were analyzed by flow cytometry at the end of the study for binding to human BCMA protein and antibodies specific for human T (CD4+/CD8+) cells. The percentage of cells binding to the CD4 mAb is shown on the left panel of FIG. 8C, and the percentage of those human T cells that also bound to the BCMA protein is shown on the right panel of FIG. 8C. The results show that humanized BCMA-CAR-T cells, but not Mock-Car-T-cells, were detected in the mouse blood by FACS with BCMA recombinant protein.

References

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7. Berahovich R, Xu S, Zhou H, Harto H, Xu Q, Garcia A, Liu F, Golubovskaya VM, Wu L. FLAG-tagged CD19-specific CAR-T cells eliminate CD19-bearing solid tumor cells in vitro and in vivo. *Front Biosci (Landmark Ed)*. 2017 Jun 1;22: 1644-1654

15

What is claimed is:

1. An anti-BCMA (B-cell maturation antigen) single-chain variable fragment (scFv), comprising:
 - a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3; and
 - a light chain variable region V_L) comprising the amino acid sequence of SEQ ID NO: 5.
2. The scFv of claim 1, further comprising a linker in between the V_H and the V_L.
3. The scFv of claim 2, wherein the linker comprises SEQ ID NO: 4.
4. The scFv of any one of claims 1 to 3, comprising the amino acid sequence of SEQ ID NO: 6.
5. An anti-BCMA (B-cell maturation antigen) chimeric antigen receptor (CAR), comprising:
 - an anti-BCMA single-chain variable fragment (scFv) comprising
 - a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and
 - a light chain variable region V_L) comprising the amino acid sequence of SEQ ID NO: 5;
 - a transmembrane domain;
 - a co-stimulatory domain; and
 - an activating domain.

6. The CAR of claim 5, wherein the transmembrane domain comprises a transmembrane domain of a protein selected from the group consisting of a T cell receptor α chain, a T cell receptor β chain, a CD3 zeta chain, a CD28, a CD3 ϵ , a CD45, a CD4, a CD5, a CD8, a CD9, a CD16, a CD22, a CD33, a CD37, a CD64, a CD80, a CD86, a CD134, a CD137, an ICOS, a CD154, or a GITR.
7. The CAR of claim 5 or claim 6, wherein the transmembrane domain comprises a transmembrane domain of a CD8.
8. The CAR of any one of claims 5 to 7, wherein the co-stimulatory domain comprises a CD28, a 4-1BB, a GITR, an ICOS-1, a CD27, an OX-40, or a DAP10 co-stimulatory domain.
9. The CAR of claim 8, wherein the co-stimulatory domain comprises a 4-1BB co-stimulatory domain.
10. The CAR of any one of claims 5 to 9, wherein the activating domain comprises a CD3 zeta activating domain.
11. The CAR of claim 5, wherein the transmembrane domain comprises a transmembrane domain of a CD8, the co-stimulatory domain comprises a 4-1BB co-stimulatory domain, and the activating domain comprises a CD3 zeta activating domain.
12. The CAR of claim 5, comprising the amino acid sequence of SEQ ID NO: 17.
13. A nucleic acid, having a 5 prime end and a 3 prime end, encoding the CAR of any one of claims 5 to 12.

14. The nucleic acid of claim 13, further comprising a leader sequence.
15. The nucleic acid of claim 14, wherein the leader sequence comprises the nucleic acid sequence of SEQ ID NO: 7.
16. The nucleic acid of any one of claims 13 to 15, further comprising a promoter.
17. The nucleic acid of claim 16, wherein the promoter comprises an EF1a promoter.
18. A vector, comprising the nucleic acid of any one of claims 13 to 17.
19. The vector of claim 18 wherein the vector is a virus vector.
20. The vector of claim 19, wherein the vector is a virus vector comprising a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, or a Herpes Simplex virus (HSV) vector.
21. A CAR-T cell, comprising the CAR of any one of claims 5 to 12.

22. A method of killing BCMA-positive (B-cell maturation antigen-positive) cancer cells *in vitro* or *ex vivo* comprising:

contacting the BCMA-positive cancer cells with a CAR-T cell comprising an anti-BCMA chimeric antigen receptor (CAR) comprising

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region V_L) comprising the amino acid sequence of SEQ ID NO: 5;

a transmembrane domain;

a co-stimulatory domain; and

an activating domain.

23. The method of either of claim 22, wherein the BCMA-positive cancer cells are multiple myeloma cancer cells.

24. The method of claim 23, wherein the multiple myeloma cancer cells are human cells.

25. A method of making an anti-BCMA (anti-B-cell maturation antigen) CAR-T cell, comprising:

introducing *in vitro* or *ex vivo* into a T cell a nucleic acid encoding an anti-BCMA chimeric antigen receptor (CAR) comprising

an anti-BCMA single-chain variable fragment (scFv) comprising

a heavy chain variable region (V_H) comprising the amino acid sequence of SEQ ID NO: 3, and

a light chain variable region (V_L) comprising the amino acid sequence of SEQ ID NO: 5;

a transmembrane domain;
a co-stimulatory domain; and
an activating domain.

26. The method of claim 25, wherein the nucleic acid is introduced into the T cell by a virus vector.

27. The method of claim 25 or 26, wherein the virus vector is a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, or a Herpes Simplex virus (HSV) vector.

28. A composition for killing BCMA-overexpressing (B-cell maturation antigen-overexpressing) multiple myeloma cancer cells, comprising the CAR-T cell of claim 21 and an excipient.

29. A CAR-natural killer (NK) cell, comprising an anti-BCMA (anti-B-cell maturation antigen) chimeric antigen receptor (CAR), comprising:
an anti-BCMA single-chain variable fragment (scFv) comprising
a heavy chain variable region (VH) comprising the amino acid sequence of SEQ ID NO: 3, and
a light chain variable region (VL) comprising the amino acid sequence of SEQ ID NO: 5;
a transmembrane domain;
a co-stimulatory domain; and
an activating domain.

30. The CAR-NK cell of claim 29, wherein the transmembrane domain is of a T cell receptor α chain, a T cell receptor β chain, a CD3 zeta chain, a CD28, a CD3 ϵ , a CD45, a CD4, a CD5, a CD8, a CD9, a CD16, a CD22, a CD33, a CD37, aCD64, a CD80, a CD86, a CD134, a CD137, an ICOS, a CD154, or a GITR.
31. The CAR-NK cell of claim 29, wherein the co-stimulatory domain is a co-stimulatory domain of a CD28, a 4-1BB, a GITR, an ICOS-1, a CD27, an OX-40, or a DAP10.
32. The CAR-NK cell of claim 29, wherein the activating domain comprises a CD3 zeta activating domain.
33. The CAR-NK cell of claim 29, wherein the transmembrane domain comprises a transmembrane domain of a CD8, the co-stimulatory domain comprises a 4-1BB co-stimulatory domain, and the activating domain comprises a CD3 zeta activating domain.
34. A composition for killing BCMA-positive (B-cell maturation antigen-positive) cancer cells, comprising the CAR-natural killer (NK) cell of claim 30 and further comprising an excipient.
35. A method of making an anti-BCMA (anti-B-cell maturation antigen) CAR-Natural Killer (NK) cell, comprising:
introducing into an NK cell in vitro a nucleic acid encoding an anti-BCMA chimeric antigen receptor (CAR) comprising
an anti-BCMA single-chain variable fragment (scFv) comprising
a heavy chain variable region (VH) comprising the amino acid sequence of SEQ ID NO: 3, and
a light chain variable region (VL) comprising the amino acid sequence of SEQ ID NO: 5;
a transmembrane domain;
a co-stimulatory domain; and
an activating domain.

36. The method of claim 35, wherein the nucleic acid is introduced into the NK cell by a virus vector.

37. The method of claim 36, wherein the virus vector is a retrovirus vector, an adenovirus vector, an adeno-associated virus (AAV) vector, a simian virus vector, a vaccinia virus vector, a Sendai virus vector, an Epstein-Barr virus (EBV) vector, or a HSV vector.

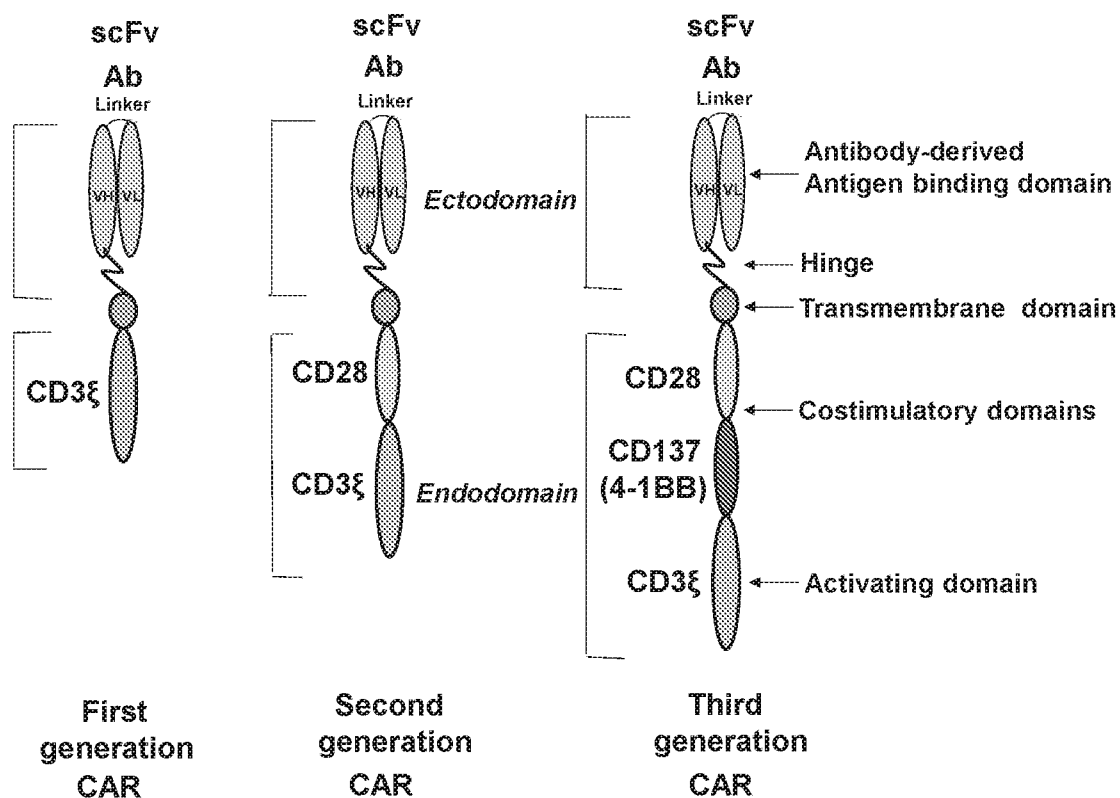


FIG. 1

10	20	30	40	50
MLQMAGQCSQ	NEYFDSLHA	CIPCQLRCSS	NTPPLTCQRY	CNASVTNSVK
60	70	80	90	100
GTNAILWTCL	GLSLIISLAV	FVLMFLLRKI	NSEPLKDEFK	NTGSGLLGMA
110	120	130	140	150
NIDLEKSRTG	DEIILPRGLE	YTVEECTCED	CIKSKPKVDS	DHCFPLPAME
160	170	180		
EGATILVTTK	TNDYCKSLPA	ALSATEIEKS	ISAR	

FIG. 2

Humanized BCMA ScFv-CD28-CD3 ζ

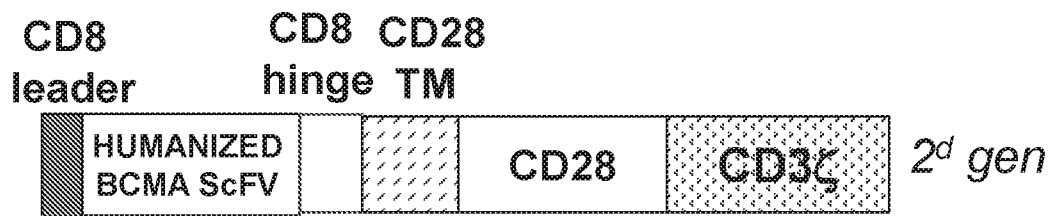


FIG. 3

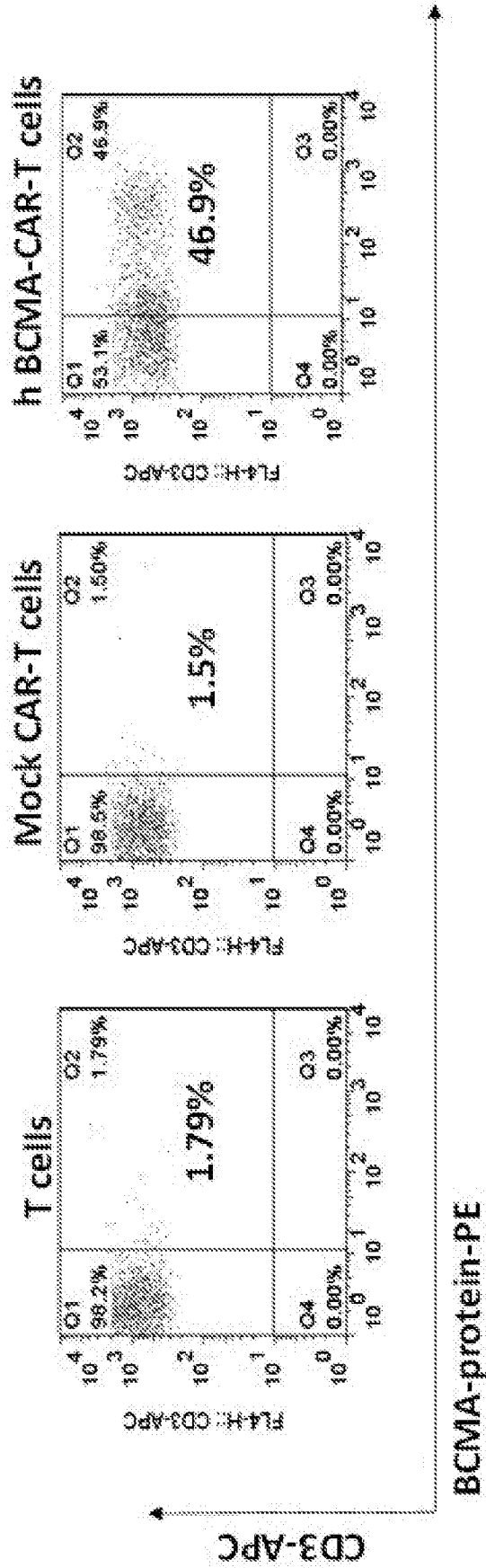


FIG. 4

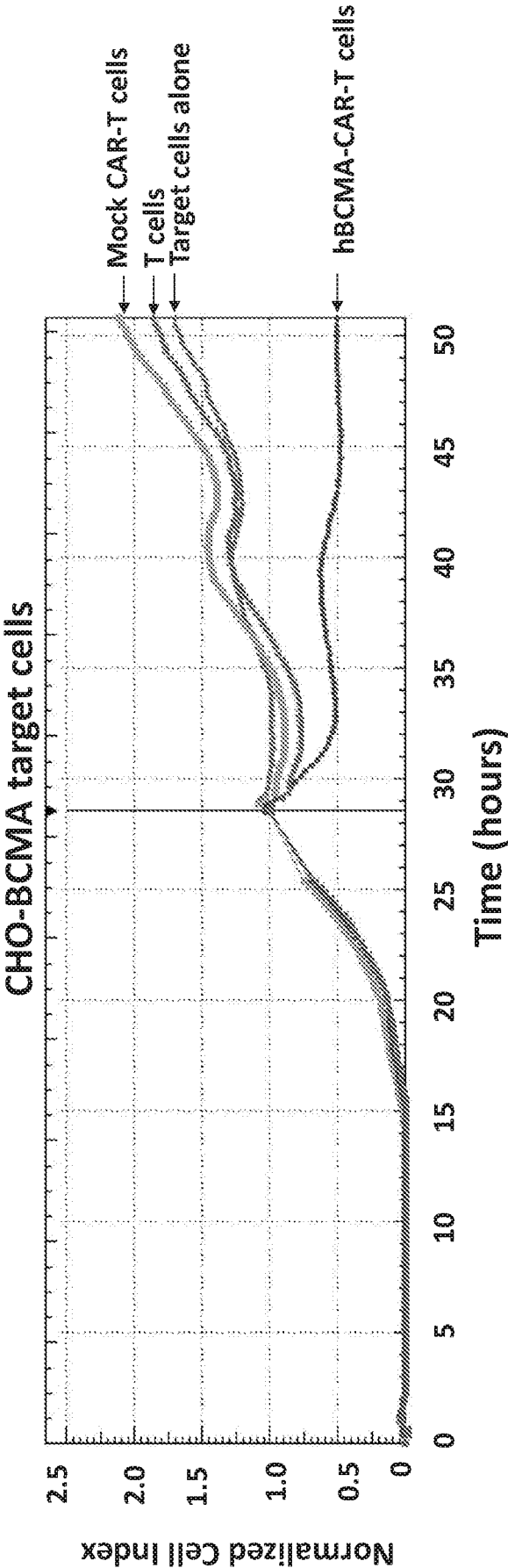


FIG. 5A

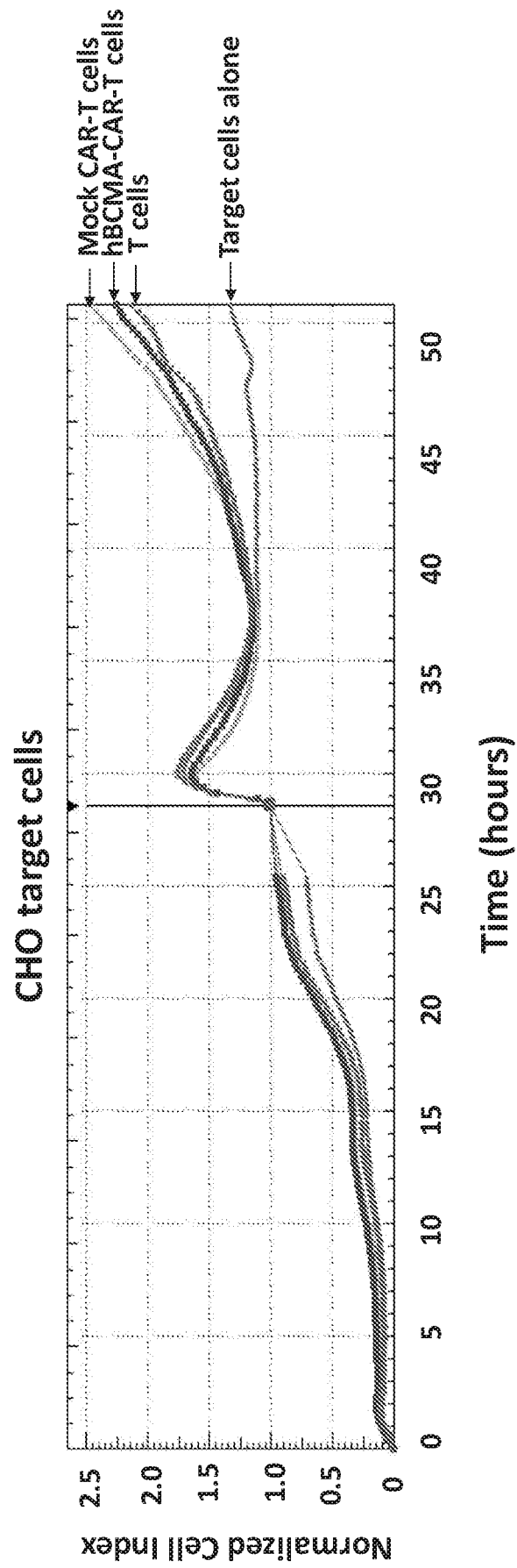


FIG. 5B

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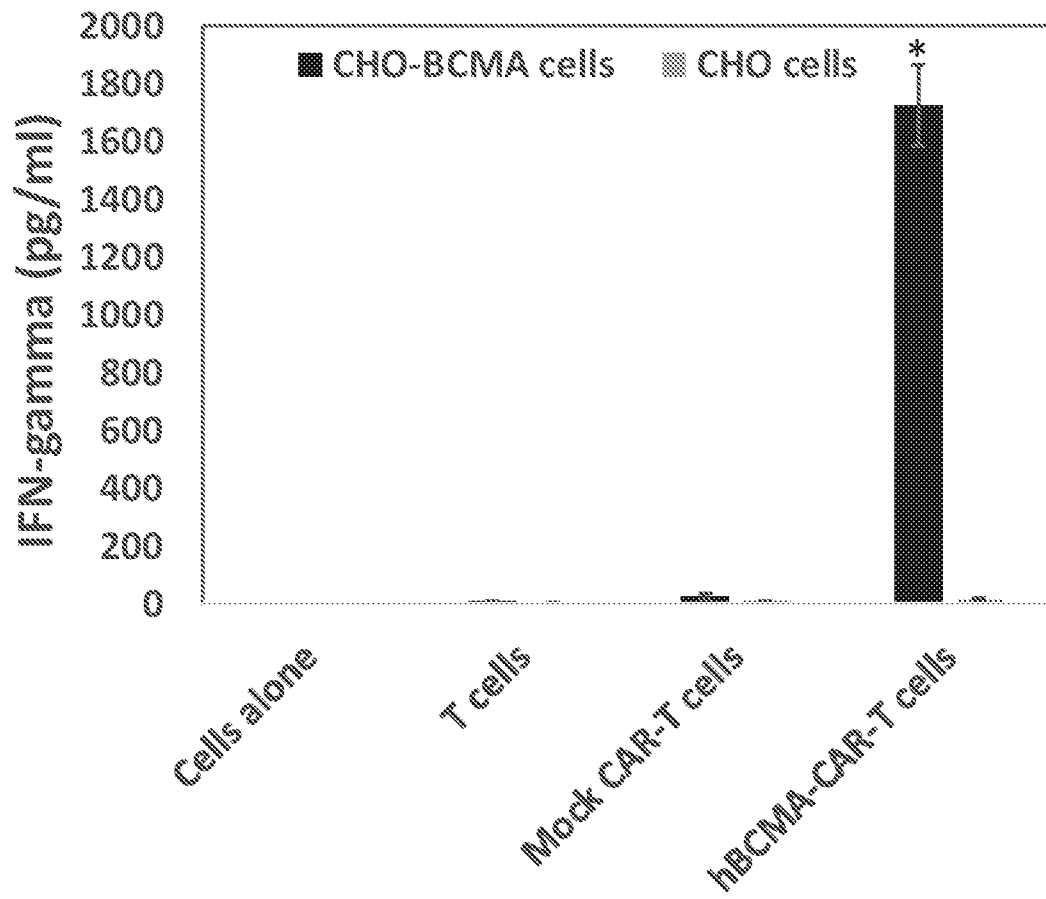


FIG. 6

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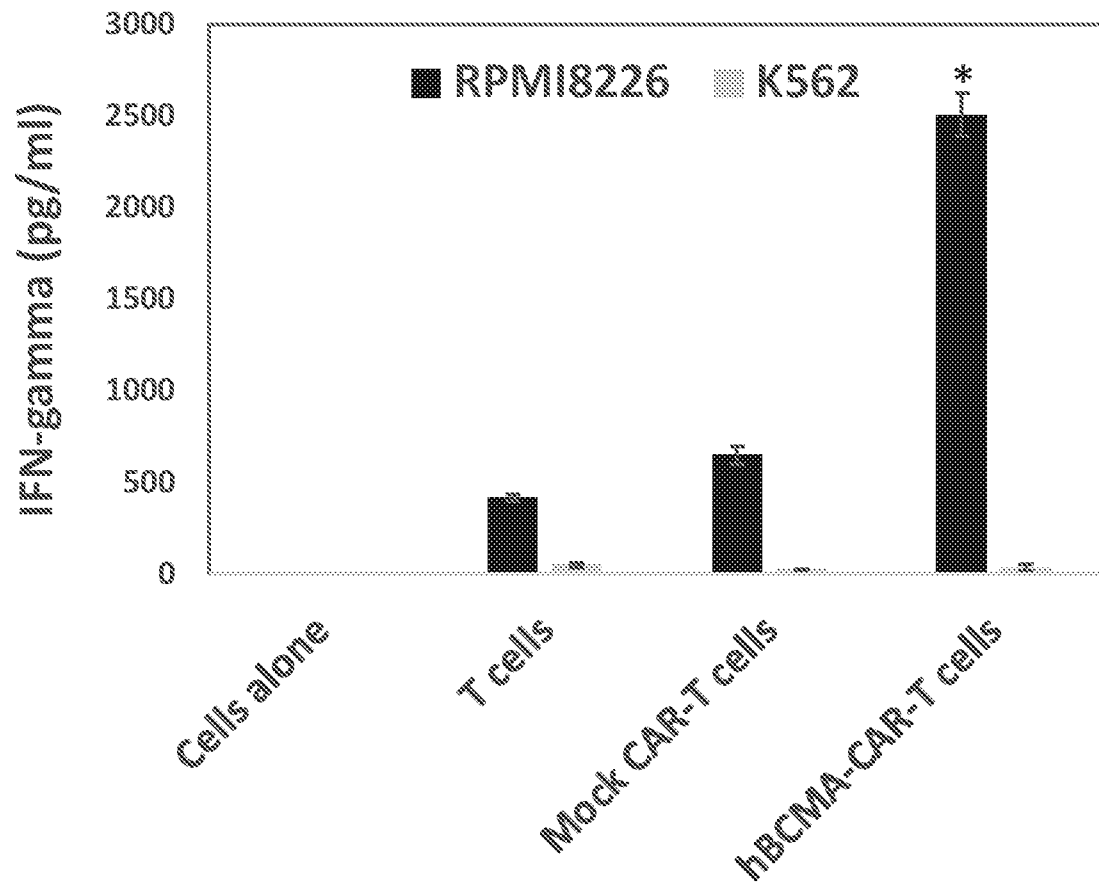


FIG. 7

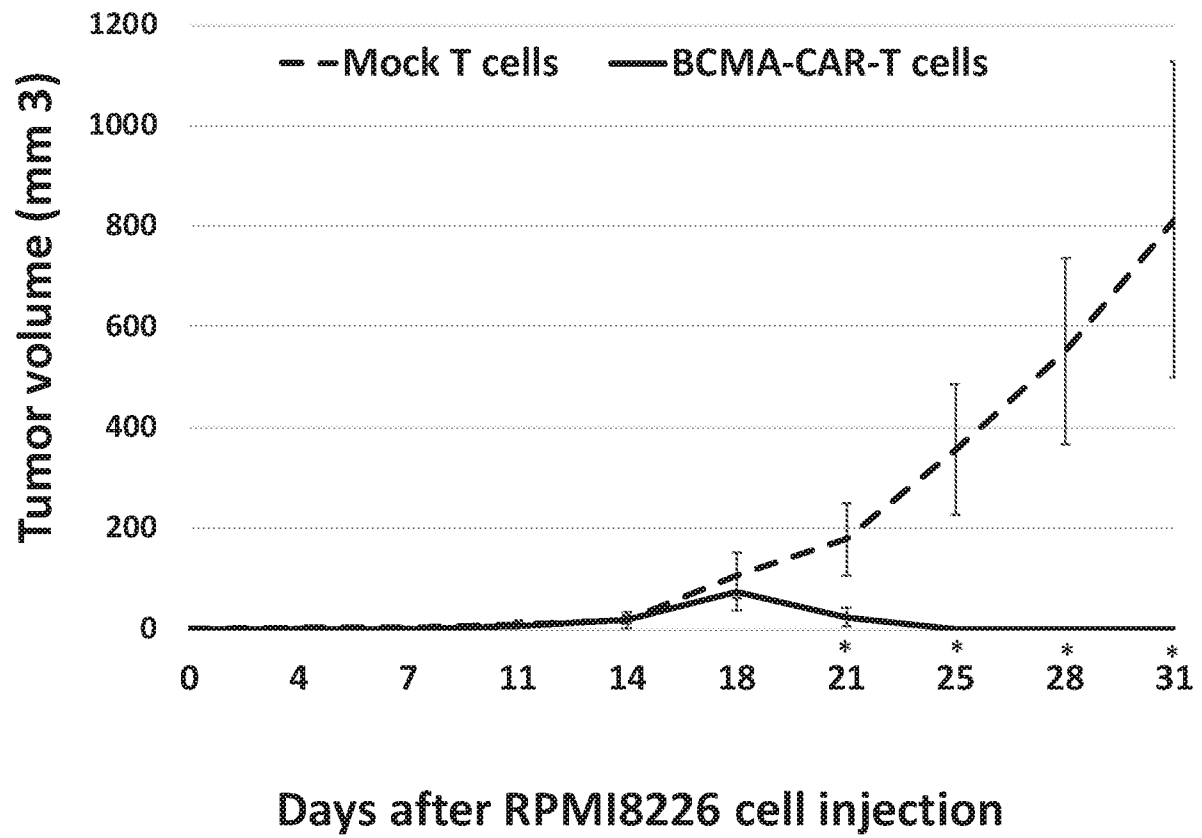


FIG. 8A

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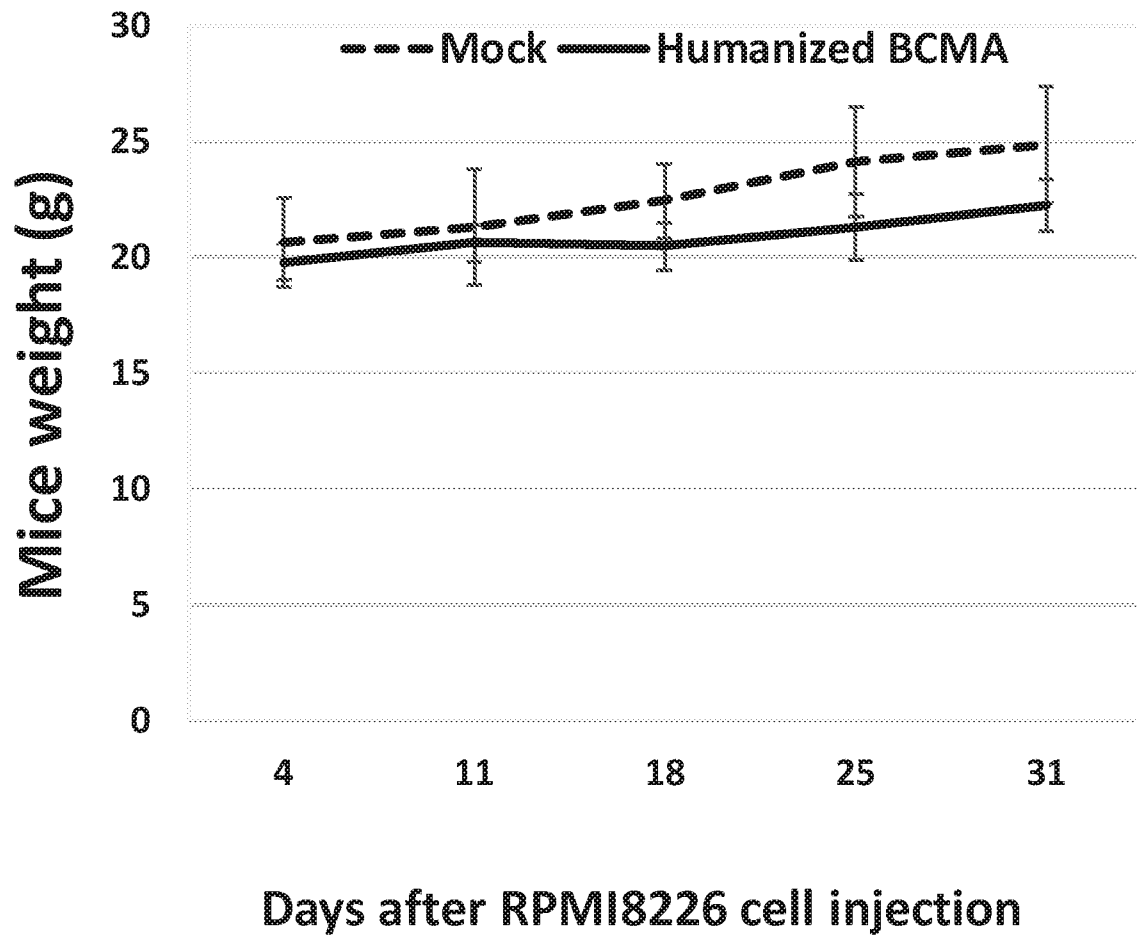


FIG. 8B

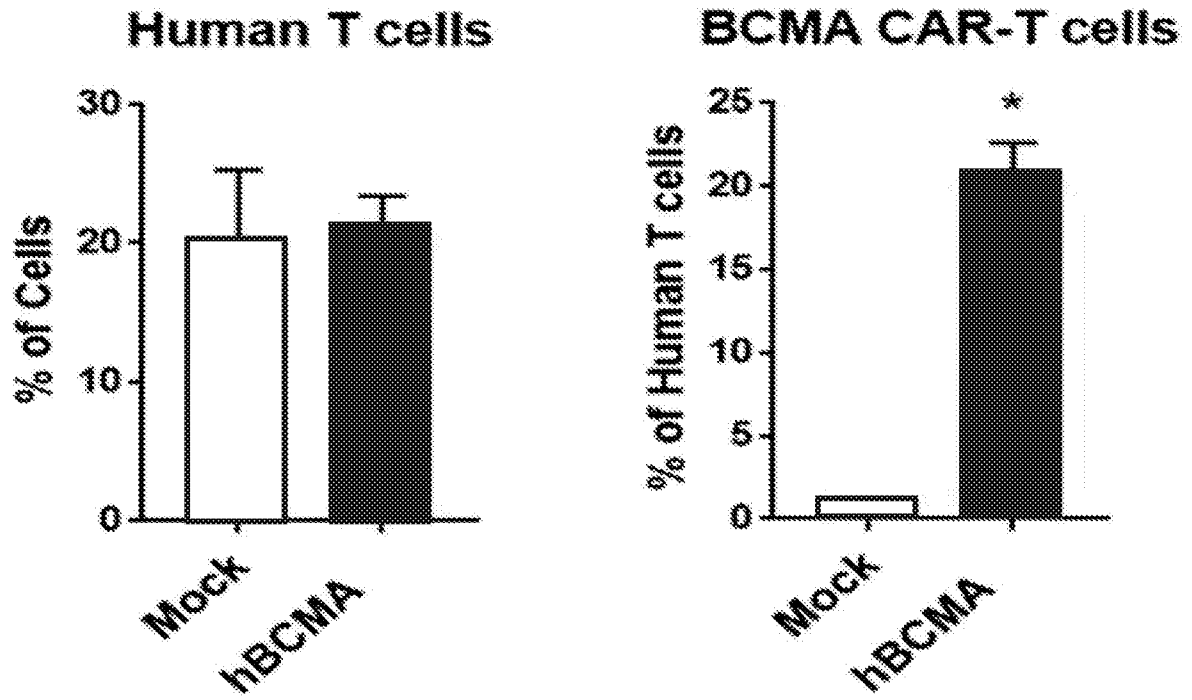


FIG. 8C

Humanized BCMA ScFv-CD28-CD3 ζ

CD8 CD8 CD28
leader hinge TM

