

This document has been translated from the Japanese original for reference purposes only.

In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail. The Company assumes no responsibility for this translation or for direct, indirect or any other forms of damages arising from the translation.



April 27<sup>th</sup>, 2026

Company name: Modalis Therapeutics Corporation  
Stock exchange listing: Tokyo Stock Exchange

Code number: 4883

URL: <https://www.modalistx.com/en/>

Representative: Haruhiko Morita

## **Notice Regarding the Transfer of Fixed Assets at the US Subsidiary and the Recognition of Extraordinary Income**

27-April-2026 TOKYO & Waltham, Mass – Modalis Therapeutics Corporation (Tokyo Stock Exchange: 4883), a pioneering company developing innovative products for the treatment of rare genetic diseases utilizing its proprietary CRISPR-GNDM<sup>®</sup> epigenome editing technology, announced that it have decided today to transfer a portion of the fixed assets held by Modalis Therapeutics Inc., a consolidated subsidiary of our company, as detailed below.

### **1. Reason for the Transfer**

In order to improve the efficiency of our management resources and make effective use of our assets, we have decided to transfer machinery and equipment within our group that have completed their intended roles, as process development has progressed as planned, treating them as idle assets. Please note that this transfer is not due to overinvestment or a change in business policy but rather forms part of a rational process of asset replacement and optimization in line with the progress of development.

### **2. Overview of Assets to Be Transferred**

- (1) Nature of Assets: Machinery, equipment, etc.
- (2) Location: Waltham, Massachusetts, U.S.
- (3) Gain on Sale: Approximately 17.5 million yen
- (4) Current Status: Idle assets

\* While we are refraining from disclosing the book value and sale price at the request of the buyer, the assets will be sold at a fair price reflecting market conditions. Furthermore, the gain on sale is an estimated amount calculated by deducting the book value and various expenses related to the sale from the sale price.

### **3. Overview of the Counterparty**

At the counterparty's request, we will refrain from disclosing an overview of the counterparty. Furthermore, there are no capital, personnel, or business relationships between our company, our subsidiary, and the counterparty that require disclosure, and the counterparty and its affiliates are not related parties of our company.

#### 4. Schedule

- (1) Date of Resolution: April 27, 2026
- (2) Date of Contract Execution: April 30, 2026 (tentative)
- (3) Date of Property Handover: May 8, 2026 (tentative)

#### 5. Outlook

As a result of the sale of the relevant fixed assets, we plan to record “Gain on Sale of Fixed Assets” as extraordinary income in the financial statements for the fiscal year ending December 2026. Please note that this gain is primarily attributable to the low book value of the relevant assets. While we believe the impact on our financial performance will be minimal, we will promptly disclose any further information if we determine that timely disclosure is necessary.

#### **About Modalis:**

Modalis Therapeutics develops precision genetic medicines using epigenome editing technology. Modalis is pursuing therapies for orphan genetic diseases using its proprietary CRISPR-GNDM<sup>®</sup> technology which enables the gene/locus-specific modulation of gene expression or epigenetic editing without the need for DNA cleavage or altering DNA sequence. Headquartered in Tokyo with laboratories and facilities in Waltham Massachusetts, the company is listed on Tokyo Stock Exchange’s Growth market. For additional information, visit [www.modalistx.com](http://www.modalistx.com).

For media contacts  
Modalis Therapeutics  
Sawako Nakamura  
[media@modalistx.com](mailto:media@modalistx.com)