UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

(Mark One)

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended September 30, 2026

OR

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from _____ to _____

Commission File Number 001-37687

EDITAS MEDICINE, INC.
(Exact name of registrant as specified in its charter)

Delaware **(State or other jurisdiction of incorporation or organization)**	**46-4097528** **(I.R.S. Employer Identification No.)**
11 Hurley Street **Cambridge, Massachusetts** **(Address of principal executive offices)**	**02141** **(Zip Code)**

(617) 401-9000
(Registrant's telephone number, including area code)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, $0.0001 par value per share	EDIT	The Nasdaq Stock Market LLC

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer	☐	Accelerated filer	☐
Non-accelerated filer	☒	Smaller reporting company	☒
		Emerging growth company	☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

The number of shares of Common Stock outstanding as of November 6, 2026 was 154,339,748.

Editas Medicine, Inc.
TABLE OF CONTENTS

		Page
PART I. FINANCIAL INFORMATION		3
Item 1.	Financial Statements (unaudited)	3
	Condensed Consolidated Balance Sheets as of September 30, 2026 and December 31, 2025	3
	Condensed Consolidated Statements of Operations for the three and nine months ended September 30, 2026 and 2025	4
	Condensed Consolidated Statements of Comprehensive Loss for the three and nine months ended September 30, 2026 and 2025	5
	Condensed Consolidated Statements of Stockholders' Equity for the three and nine months ended September 30, 2026 and 2025	6
	Condensed Consolidated Statements of Cash Flows for the nine months ended September 30, 2026 and 2025	7
	Notes to Condensed Consolidated Financial Statements	9
Item 2.	Management's Discussion and Analysis of Financial Condition and Results of Operations	22
Item 3.	Quantitative and Qualitative Disclosures About Market Risk	36
Item 4.	Controls and Procedures	36
PART II. OTHER INFORMATION		38
Item 1.	Legal Proceedings	38
Item 1A.	Risk Factors	38
Item 5.	Other Information	40
Item 6.	Exhibits	41
Signatures		42

PART I. FINANCIAL INFORMATION

Item 1. Financial Statements.

Editas Medicine, Inc.
Condensed Consolidated Balance Sheets
(unaudited)
(amounts in thousands, except share and per share data)

	September 30, 2026	December 31, 2025
ASSETS		
Current assets:		
Cash and cash equivalents	$ 93,169	$ 146,645
Marketable securities	97,029	—
Accounts receivable	7,727	15,176
Prepaid expenses and other current assets	4,048	2,074
Total current assets	201,973	163,895
Property and equipment, net	2,189	3,542
Right-of-use assets	12,274	16,121
Restricted cash and other non-current assets	2,976	2,976
Total assets	$ 219,412	$ 186,534
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current liabilities:		
Accounts payable	$ 6,817	$ 2,605
Accrued expenses	18,442	32,610
Liability for sale of future revenues, current	7,500	5,000
Deferred revenue, current	32,315	—
Operating lease liabilities, current	6,508	6,031
Total current liabilities	71,582	46,246
Operating lease liabilities, net of current portion	7,433	12,071
Liability for sale of future revenues, net of current portion	49,320	53,605
Deferred revenue, net of current portion	4,000	44,509
Other non-current liabilities	2,557	2,815
Total liabilities	134,892	159,246
Commitments and contingencies (Note 7)		
Stockholders' equity		
Preferred stock, $0.0001 par value per share: 5,000,000 shares authorized; no shares issued or outstanding	—	—
Common stock, $0.0001 par value per share: 390,000,000 shares authorized; 153,657,962 and 97,866,996 shares issued and outstanding at September 30, 2026 and December 31, 2025, respectively	15	10
Additional paid-in capital	1,779,709	1,655,781
Accumulated other comprehensive loss	(96)	—
Accumulated deficit	(1,695,108)	(1,628,503)
Total stockholders' equity	84,520	27,288
Total liabilities and stockholders' equity	$ 219,412	$ 186,534

The accompanying notes are an integral part of the condensed consolidated financial statements.

Editas Medicine, Inc.
Condensed Consolidated Statements of Operations
(unaudited)
(amounts in thousands, except share and per share data)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Collaboration and other research and development revenues	$ 10,365	$ 7,543	$ 25,086	$ 15,779
Operating expenses:				
Research and development	21,170	19,775	58,950	62,549
General and administrative	13,477	12,316	35,314	38,550
Restructuring and impairment charges	—	—	(1,339)	66,935
Total operating expenses	34,647	32,091	92,925	168,034
Operating loss	(24,282)	(24,548)	(67,839)	(152,255)
Other income (expense), net:				
Interest expense related to sale of future revenues	(1,082)	(2,399)	(3,215)	(6,635)
Interest income, net	1,972	1,831	4,546	6,634
Other expense, net	(1)	(1)	(97)	(2,184)
Total other income (expense), net	889	(569)	1,234	(2,185)
Net loss	$ (23,393)	$ (25,117)	$ (66,605)	$ (154,440)
Net loss per share, basic and diluted	$ (0.15)	$ (0.28)	$ (0.54)	$ (1.80)
Weighted-average common shares outstanding, basic and diluted	153,604,267	90,090,397	123,796,862	85,878,325

The accompanying notes are an integral part of the condensed consolidated financial statements.

Editas Medicine, Inc.
Condensed Consolidated Statements of Comprehensive Loss
(unaudited)
(amounts in thousands)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Net loss	$ (23,393)	$ (25,117)	$ (66,605)	$ (154,440)
Other comprehensive loss:				
Unrealized loss on marketable debt securities	(90)	(15)	(96)	(268)
Comprehensive loss	$ (23,483)	$ (25,132)	$ (66,701)	$ (154,708)

The accompanying notes are an integral part of the condensed consolidated financial statements.

Editas Medicine, Inc.
Condensed Consolidated Statements of Stockholders' Equity
(unaudited)
(amounts in thousands, except share data)

	Common Stock		Additional Paid-In Capital	Accumulated Other Comprehensive Loss	Accumulated Deficit	Total Stockholders' Equity
	Shares	Amount				
Balance at December 31, 2025	97,866,996	$ 10	$ 1,655,781	$ —	$ (1,628,503)	$ 27,288
Vesting of restricted common stock awards	34,038	—	—	—	—	—
Stock-based compensation expense	—	—	2,102	—	—	2,102
Net loss	—	—	—	—	(24,982)	(24,982)
Balance at March 31, 2026	97,901,034	$ 10	$ 1,657,883	$ —	$ (1,653,485)	$ 4,408
Issuance of common stock and warrants to purchase future common stock from financing	55,555,556	5	116,875	—	—	116,880
Exercise of stock options	20,040	—	36	—	—	36
Stock-based compensation expense	—	—	2,193	—	—	2,193
Vesting of restricted common stock awards	54,268	—	—	—	—	—
Unrealized loss on marketable debt securities	—	—	—	(6)	—	(6)
Net loss	—	—	—	—	(18,230)	(18,230)
Balance at June 30, 2026	153,530,898	$ 15	$ 1,776,987	$ (6)	$ (1,671,715)	$ 105,281
Exercise of stock options	83,445	—	151	—	—	151
Stock-based compensation expense	—	—	2,571	—	—	2,571
Vesting of restricted common stock awards	43,619	—	—	—	—	—
Unrealized loss on marketable debt securities	—	—	—	(90)	—	(90)
Net loss	—	—	—	—	(23,393)	(23,393)
Balance at September 30, 2026	153,657,962	$ 15	$ 1,779,709	$ (96)	$ (1,695,108)	$ 84,520

	Common Stock		Additional Paid-In Capital	Accumulated Other Comprehensive Income (Loss)	Accumulated Deficit	Total Stockholders' Equity
	Shares	Amount				
Balance at December 31, 2024	82,734,696	$ 8	$ 1,602,441	$ 268	$ (1,468,443)	$ 134,274
Issuance of common stock from at-the-market equity offering, net	706,236	—	1,435	—	—	1,435
Vesting of restricted common stock awards	268,604	—	—	—	—	—
Stock-based compensation expense	—	—	2,979	—	—	2,979
Unrealized loss on marketable debt securities	—	—	—	(180)	—	(180)
Net loss	—	—	—	—	(76,088)	(76,088)
Balance at March 31, 2025	83,709,536	$ 8	$ 1,606,855	$ 88	$ (1,544,531)	$ 62,420
Issuance of common stock from at-the-market equity offering, net	3,419,836	1	7,184	—	—	7,185
Stock-based compensation expense	—	—	2,664	—	—	2,664
Vesting of restricted common stock awards	102,894	—	—	—	—	—
Issuance of common stock under employee stock purchase plan	156,159	—	228	—	—	228
Unrealized loss on marketable debt securities	—	—	—	(73)	—	(73)
Net loss	—	—	—	—	(53,235)	(53,235)
Balance at June 30, 2025	87,388,425	$ 9	$ 1,616,931	$ 15	$ (1,597,766)	$ 19,189
Issuance of common stock from at-the-market equity offering, net	5,799,178	—	17,147	—	—	17,147
Exercise of stock options	12,130	—	21	—	—	21
Stock-based compensation expense	—	—	2,228	—	—	2,228
Vesting of restricted common stock awards	64,688	—	—	—	—	—
Unrealized loss on marketable debt securities	—	—	—	(15)	—	(15)
Net loss	—	—	—	—	(25,117)	(25,117)
Balance at September 30, 2025	93,264,421	$ 9	$ 1,636,327	$ —	$ (1,622,883)	$ 13,453

The accompanying notes are an integral part of the condensed consolidated financial statements.

Editas Medicine, Inc.
Condensed Consolidated Statements of Cash Flows
(unaudited)
(amounts in thousands)

	Nine Months Ended September 30,	
	2026	2025
Cash flow from operating activities		
Net loss	$ (66,605)	$ (154,440)
Adjustments to reconcile net loss to net cash used in operating activities:		
Stock-based compensation expense	6,866	7,871
Depreciation	1,284	4,472
Loss on disposal of fixed assets	111	2,193
Net accretion of discounts on marketable debt securities	(443)	(902)
Interest related to sale of future revenues	3,215	6,635
Impairment of held for sale assets	—	3,724
Other non-cash items	(17)	(390)
Changes in operating assets and liabilities:		
Accounts receivable	7,449	8,136
Prepaid expenses and other current assets	(1,974)	175
Right-of-use assets	3,715	10,122
Other non-current assets	—	1,026
Accounts payable	4,212	(2,330)
Accrued expenses	(14,168)	1,728
Accrued interest on sale of future revenues	(5,000)	(2,128)
Deferred revenue	(8,194)	(6,221)
Operating lease liabilities	(4,012)	(10,531)
Other non-current liabilities	(258)	2,006
Net cash used in operating activities	(73,819)	(128,854)
Cash flow from investing activities		
Purchases of property and equipment	(198)	(547)
Proceeds from the sale of equipment	156	151
Purchases of marketable securities	(116,682)	—
Proceeds from maturities of marketable securities	20,000	139,006
Net cash provided by (used in) investing activities	(96,724)	138,610
Cash flow from financing activities		
Proceeds from offering of common stock, net of issuance costs	116,880	—
Repayment on sale of future revenues	—	(2,872)
Proceeds from issuance of common stock from at-the-market equity offering	—	25,767
Proceeds from exercise of stock options	187	21
Proceeds from issuance of common stock under employee stock purchase plan	—	228
Net cash provided by financing activities	117,067	23,144
Net increase (decrease) in cash, cash equivalents, and restricted cash	(53,476)	32,900
Cash, cash equivalents, and restricted cash, beginning of period	149,315	135,418
Cash, cash equivalents, and restricted cash, end of period	$ 95,839	$ 168,318
Cash and cash equivalents, end of period	93,169	165,648
Restricted cash[1]	2,670	2,670
Cash, cash equivalents, and restricted cash, end of period	$ 95,839	$ 168,318

[1] As of September 30, 2026 and 2025, restricted cash of $2,670 was included in restricted cash and other non-current assets on the condensed consolidated balance sheets.

Supplemental disclosure of cash and non-cash activities:				
Cash paid for interest	$	5,000	$	2,128
Cash paid in connection with operating lease liabilities	$	5,910	$	12,992
Remeasurement of operating lease liabilities and right-of-use assets due to lease modification	$	793	$	766
Non-cash termination of right-of-use asset	$	—	$	4,849

The accompanying notes are an integral part of the condensed consolidated financial statements.

Editas Medicine, Inc.
Notes to Condensed Consolidated Financial Statements
(unaudited)

1. Nature of Business

Editas Medicine, Inc. (the "Company") is a pioneering gene editing company dedicated to developing transformative genomic medicines to treat a broad range of serious diseases. The Company was incorporated in the state of Delaware in September 2013. Its principal offices are in Cambridge, Massachusetts.

Since its inception, the Company has devoted substantially all of its efforts to business planning, research and development, recruiting management and technical staff, and raising capital. The Company has primarily financed its operations through various equity financings, payments received under a research collaboration with the Bristol-Myers Squibb Company ("BMS"), through its wholly owned subsidiary Juno Therapeutics, Inc. ("Juno Therapeutics"), payments received under its former strategic alliance with Allergan Pharmaceuticals International Limited (together with its affiliates, "Allergan"), which was terminated in August 2020, payments received under a purchase and sale agreement with DRI Healthcare Acquisitions LP ("DRI," and such agreement, the "DRI Agreement"), and payments received under the Company's license agreement with Vertex Pharmaceuticals, Inc. ("Vertex," and such agreement, the "Vertex License Agreement").

The Company is subject to risks common to companies in the biotechnology industry, including, but not limited to, risks of failure of preclinical studies and clinical trials, the need to obtain marketing approval for any drug product candidate that it may identify and develop, the need to successfully commercialize and gain market acceptance of its product candidates, dependence on key personnel, protection of proprietary technology, compliance with government regulations, development by competitors of technological innovations and ability to transition from pilot-scale manufacturing to large-scale production of products.

Liquidity

As of September 30, 2026, the Company has raised an aggregate of $1.2 billion in net proceeds through the sale of shares of its common stock in public offerings and at-the-market offerings. The Company also has funded its business from payments received under its DRI Agreement, under the Vertex License Agreement, under the collaboration with BMS through its wholly owned subsidiary Juno Therapeutics and its former strategic alliance with Allergan (which was terminated in August 2020). As of September 30, 2026, the Company had cash, cash equivalents, and marketable securities of $190.2 million.

In May 2026, the Company completed a public offering (the "Offering") in which it sold 55,555,556 shares of its common stock and accompanying common stock warrants to purchase up to 55,555,556 shares of its common stock (or pre-funded warrants to purchase shares of its common stock in lieu thereof). The Company received net proceeds of $116.9 million after deducting underwriting discounts and commissions and other costs, and excluding any proceeds that may be received from the exercise of the common stock warrants. If all of the common stock warrants sold in the Offering were to be exercised in cash for shares of the Company's common stock, the Company would receive additional net proceeds of $192.5 million.

In August 2026, the Company entered into a common stock sales agreement (the "Leerink Sales Agreement") with Leerink Partners LLC ("Leerink"), under which the Company from time to time can issue and sell shares of the Company's common stock through Leerink in at-the-market offerings. The issuance and sale, if any, of shares of the Company's common stock under the Leerink Sales Agreement will be effected pursuant to the Company's registration statement on Form S-3 (File No. 333-298665), which became effective on September 8, 2026, and the related prospectus covering the issuance and sale of shares of the Company's common stock for gross proceeds of up to $150.0 million (the "Leerink ATM Facility"). As of September 30, 2026, the Company had not sold any shares of its common stock under the Leerink ATM Facility. Subsequent to September 30, 2026, the Company sold 677,178 shares of its common stock under the Leerink ATM Facility for aggregate gross proceeds of $1.9 million through November 6, 2026.

In May 2021, the Company entered into a common stock sales agreement (the "Cowen Sales Agreement") with TD Securities (USA) LLC (as successor to Cowen and Company, LLC) ("TD Cowen"), under which the Company from time to time could issue and sell shares of the Company's common stock through TD Cowen in at-the-market offerings for aggregate gross sale proceeds of up to $300.0 million. In March 2025, the Company amended the Cowen Sales Agreement in connection with amending its existing shelf registration statement following the loss of the Company's status as a "well-known seasoned issuer" (as defined under Rule 405 of the Securities Act of 1933, as amended), reducing the amount of

shares of common stock the Company could issue and sell through TD Cowen pursuant to the Cowen Sales Agreement to aggregate gross sale proceeds of up to $150.0 million (the "Cowen ATM Facility"). In May 2026, the Company notified TD Cowen that it was suspending and terminating the prospectus supplement, dated March 21, 2025, related to the Cowen Sales Agreement, and in August 2026 the Company terminated the Cowen Sales Agreement. Prior to the termination of the Cowen Sales Agreement, the Company had sold 14,327,365 shares of its common stock under the Cowen ATM Facility for aggregate gross proceeds of $43.9 million.

The Company has incurred annual net operating losses in every year since its inception. As of November 9, 2026, the issuance date of these condensed consolidated financial statements, the Company expects that its existing cash, cash equivalents, and marketable securities will be sufficient to fund its operating expenses and capital expenditure requirements for at least the next twelve months. The Company had an accumulated deficit of $1.7 billion at September 30, 2026, and will require substantial additional capital to fund its operations. The Company has never generated any product revenue. There can be no assurance that the Company will be able to obtain additional debt or equity financings or generate product revenue or revenues from collaborative partners, on terms acceptable to the Company, on a timely basis or at all. The failure of the Company to obtain sufficient funds on acceptable terms when needed could have a material adverse effect on the Company's business, results of operations, and financial condition.

2. Summary of Significant Accounting Policies

Unaudited Interim Financial Information

The condensed consolidated financial statements of the Company included herein have been prepared, without audit, pursuant to the rules and regulations of the SEC. Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles in the United States of America have been condensed or omitted from this report, as is permitted by such rules and regulations. Accordingly, these condensed consolidated financial statements should be read in conjunction with the financial statements and notes thereto included in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2025 (the "Annual Report").

The unaudited condensed consolidated financial statements include the accounts of the Company and its wholly owned subsidiaries, Editas Securities Corporation and Editas Medicine, LLC. All intercompany transactions and balances of the subsidiaries have been eliminated in consolidation. In the opinion of management, the information furnished reflects all adjustments, all of which are of a normal and recurring nature, necessary for a fair statement of the results for the reported interim periods. The Company considers events or transactions that occur after the balance sheet date but before the financial statements are issued to provide additional evidence relative to certain estimates or to identify matters that require additional disclosure. The three months ended September 30, 2026 and 2025 are referred to as the third quarter of 2026 and 2025, respectively. The results of operations for interim periods are not necessarily indicative of results to be expected for the full year or any other interim period.

Summary of Significant Accounting Policies

The Company's significant accounting policies are described in Note 2, "Summary of Significant Accounting Policies," to the consolidated financial statements included in the Annual Report. There have been no material changes to the significant accounting policies previously disclosed in the Annual Report, except for the following:

Warrants

The Company accounts for warrants as either equity-classified or liability-classified instruments based on an assessment of the warrant's specific terms and applicable authoritative guidance in Accounting Standards Codification ("ASC") 480, *Distinguishing Liabilities from Equity*, ("ASC 480"), and ASC 815-40, *Derivatives and Hedging-Contracts in Entity's Own Equity*, ("ASC 815-40"). The assessment considers whether the warrants are freestanding financial instruments pursuant to ASC 480, meet the definition of a liability pursuant to ASC 480, and whether the warrants meet all of the requirements for equity classification under ASC 815-40, including whether the warrants are indexed to the Company's own common stock and whether warrant holders could potentially require "net cash settlement" in a circumstance outside of the Company's control, among other conditions for equity classification. This assessment, which requires the use of professional judgment, is conducted at the time of warrant issuance and as of each subsequent quarterly period end-date while the warrants are outstanding.

When warrants are issued together with other securities in a single transaction, the Company allocates the gross proceeds among the freestanding instruments based on their relative fair values. The Company estimates the fair value of warrants using option pricing models, which require the use of significant unobservable inputs. Such measurements are classified within Level 3 of the fair value hierarchy. Issuance costs are allocated to the warrants on the same relative-fair-value basis. Costs allocated to equity-classified warrants reduce additional paid-in capital, and costs allocated to liability-classified warrants are expensed as incurred.

For issued or modified warrants that meet all the criteria for equity classification, the warrants are required to be recorded as a component of equity at the time of issuance. Warrants classified in equity are not remeasured after issuance provided they continue to qualify for equity classification. For issued or modified warrants that do not meet all the criteria for equity classification, the warrants are required to be recorded as liabilities at their initial fair value on the date of issuance, and each balance sheet date thereafter. Changes in the estimated fair value of warrants classified as liabilities are recognized as a non-cash gain or loss on the statements of operations.

Recently Adopted Accounting Pronouncements

In September 2025, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2025-07 *Derivatives Scope Refinements and Scope Clarification for Share-Based Noncash Consideration from a Customer in a Revenue Contract*. The amendments provide for a new scope exception to the derivatives guidance for underlyings based on the operations or activities specific to one of the parties to the contract, and also clarify that share-based noncash consideration received from a customer as consideration for the transfer of goods or services in a revenue contract is subject to the revenue guidance and not the financial instruments guidance unless and until the company's right to receive or retain the share-based noncash consideration is unconditional as defined in the ASU. The amendments are effective for annual reporting periods beginning after December 15, 2026, including interim periods within those fiscal years. Early adoption is permitted. The Company adopted the standard prospectively in the first quarter of 2026, and the adoption did not have a material impact on the Company's condensed consolidated financial statements.

Recently Issued Accounting Pronouncements

In November 2024, the FASB issued ASU 2024-03 *Income Statement - Reporting Comprehensive Income -Expense Disaggregation Disclosures (Subtopic 220-40): Disaggregation of Income Statement Expenses*, which is intended to improve the disclosure of expenses by providing more detailed information about the types of expenses in commonly presented expense captions. The amendments in this ASU are effective for annual reporting periods beginning after December 15, 2026, and interim periods beginning after December 15, 2027. Early adoption is permitted. The amendments can be applied either prospectively or retrospectively. The Company has not early adopted this ASU and is currently evaluating the impact of this new standard on its condensed consolidated financial statements and related disclosures.

3. Cash Equivalents and Marketable Securities

Cash equivalents and marketable securities consisted of the following at September 30, 2026 (in thousands):

	Amortized Cost	Allowance for Credit Losses	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
Cash equivalents and marketable securities:					
Money market funds	$ 90,678	—	—	—	90,678
U.S. Treasuries	99,616	—	—	(96)	99,520
Total	$ 190,294	$ —	$ —	$ (96)	$ 190,198

Cash equivalents consisted of the following at December 31, 2025 (in thousands):

	Amortized Cost	Allowance for Credit Losses	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
Cash equivalents:					
Money market funds	146,645	—	—	—	146,645
Total	$ 146,645	$ —	$ —	$ —	$ 146,645

As of September 30, 2026, all of the Company's available-for-sale securities had contractual maturities of one year or less. There were no realized gains or losses on available-for-sale securities during the three and nine months ended September 30, 2026 and 2025.

4. Fair Value Measurements

Assets measured at fair value on a recurring basis as of September 30, 2026 were as follows (in thousands):

	September 30, 2026	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Cash equivalents:				
Money market funds	$ 90,678	$ 90,678	$ —	$ —
U.S. Treasuries	2,491	2,491	—	—
Marketable securities:				
U.S. Treasuries	97,029	97,029	—	—
Restricted cash and other non-current assets:				
Money market funds	2,670	2,670	—	—
Total financial assets	$ 192,868	$ 192,868	$ —	$ —

Assets measured at fair value on a recurring basis as of December 31, 2025 were as follows (in thousands):

	December 31, 2025	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Cash equivalents:				
Money market funds	$ 146,645	$ 146,645	$ —	$ —
Restricted cash and other non-current assets:				
Money market funds	2,670	2,670	—	—
Total financial assets	$ 149,315	$ 149,315	$ —	$ —

The fair value of the Company’s liability for sale of future revenues, as described in Note 12, “Debt,” approximates the amount recorded on the Company’s condensed consolidated balance sheets as of September 30, 2026 and December 31, 2025, which represents a Level 3 fair value measurement.

5. Accrued Expenses

Accrued expenses consisted of the following (in thousands):

	September 30, 2026	December 31, 2025
External research and development expenses	$ 3,898	$ 9,672
Employee related expenses	5,016	5,220
Sublicense and license fees	962	5,501
Intellectual property and patent related fees	3,004	2,105
Professional service expenses	88	232
Employee termination benefits	—	1,555
Restructuring contract costs	5,098	7,769
Other expenses	376	556
Total accrued expenses	$ 18,442	$ 32,610

6. Property and Equipment, net

Property and equipment, net consisted of the following (in thousands):

	September 30, 2026	December 31, 2025
Laboratory equipment	$ 19,198	$ 21,558
Leasehold improvements	8,403	8,403
Computer equipment	1,161	1,399
Furniture and office equipment	191	191
Software	320	344
Total property and equipment	29,273	31,895
Less: accumulated depreciation	(27,084)	(28,353)
Property and equipment, net	$ 2,189	$ 3,542

7. Commitments and Contingencies

The Company is a party to a number of license agreements under which the Company licenses patents, patent applications and other intellectual property from third parties. As such, the Company is obligated to pay licensors for various costs including upfront license fees, annual license fees, certain licensor expense reimbursements, success payments, research funding payments, and milestones triggerable upon certain development, regulatory, and commercial events as well as royalties on future product sales. These contracts are generally cancellable, with notice, at the Company's option and do not have significant cancellation penalties. The terms and conditions as well as the accounting analysis for the Company's significant commitments and contingencies are described in Note 8, "Commitments and Contingencies" to the consolidated financial statements included in the Annual Report. There have been no material changes to the terms and conditions, or the accounting conclusions, previously disclosed in the Annual Report. The Company is not currently subject to any material contingencies that require disclosure.

Licensor Expense Reimbursement

The Company is obligated to reimburse The Broad Institute, Inc. ("Broad") and the President and Fellows of Harvard College ("Harvard") for expenses incurred by each of them associated with the prosecution and maintenance of the patent rights that the Company licenses from them pursuant to the Amended and Restated Cas9-I License Agreement by and among the Company, Broad, and Harvard (the "Cas9-I License Agreement"), including the interference and opposition proceedings involving patents licensed to the Company under the license agreement, and other license agreements between the Company and Broad. The Company incurred an aggregate of $5.0 million and $10.8 million in expenses during the three and nine months ended September 30, 2026, respectively, for such reimbursement. The

Company incurred an aggregate of $3.2 million and $7.4 million in expenses during the three and nine months ended September 30, 2025, respectively, for such reimbursement.

Lease Termination

In 2023, the Company entered into a license and service agreement pursuant to which it leased manufacturing space for its continued research and development activities. The lease commenced April 1, 2024. In September 2024, the Company entered into a modification of the lease, and as a result of the modification the lease payments decreased and the notification period for the termination of the license and service agreement increased from 12 months' prior written notice to 18 months' prior written notice. In January 2025, the Company gave its termination notice on the license and service agreement, which resulted in the end of the term of the agreement being July 2026, and $8.9 million of remaining payments owed. In April 2025, the Company entered into a further modification to the lease providing that the lease would terminate on April 30, 2025 with a final fixed payment of $3.7 million.

8. Collaboration Agreements

The Company has entered into multiple collaborations, out-licenses and strategic alliances with third parties that typically involve payments to or from the Company, including upfront payments, payments for research and development services, option payments, milestone payments and royalty payments to or from the Company. The terms and conditions as well as the accounting analysis for the Company's significant collaborations, out-licenses and strategic alliances are described in Note 9, "Collaboration Agreements," to the consolidated financial statements included in the Annual Report.

Collaboration Revenue

As of September 30, 2026, the Company's contract liabilities were primarily related to the Company's collaboration with BMS. The following table presents changes in the Company's accounts receivable and contract liabilities for the nine months ended September 30, 2026 (in thousands):

	Balance at December 31, 2025	Additions	Deductions	Balance at September 30, 2026
Accounts receivable	$ 15,176	$ 17,253	$ (24,702)	$ 7,727
Contract liabilities:				
Deferred revenue	$ 44,509	$ —	$ (8,194)	$ 36,315

Amendment to BMS Collaboration Agreement

In March 2024, the Company entered into an amendment ("2024 Amendment") to the Second Amended and Restated Collaboration and License Agreement, dated as of November 11, 2019, by and between the Company and BMS, through its wholly owned subsidiary Juno Therapeutics, to extend the collaboration to November 2026, with options to extend the collaboration for up to an additional two years, and to provide BMS the ability to select up to three new gene targets for research. As of June 30, 2026, the options to extend the collaboration have expired.

The Company's accounting assessment for the 2024 Amendment is described in Note 9, "Collaboration Agreements," to the consolidated financial statements included in the Annual Report.

As of September 30, 2026, the Company had $32.3 million of short-term deferred revenue and no long-term deferred revenue related to the BMS collaboration in the accompanying condensed consolidated balance sheet. As of December 31, 2025, the Company had no short-term deferred revenue and $40.5 million of long-term deferred revenue related to the BMS collaboration in the accompanying condensed consolidated balance sheet. During the three and nine months ended September 30, 2026, the Company recognized no revenue and $8.2 million of revenue, respectively, related to the expiration of certain material rights to opt-in to additional research programs under its collaboration with BMS. This amount was included in deferred revenue at December 31, 2025. During each of the three and nine months ended September 30, 2026 and 2025, the Company recognized $7.5 million of revenue related to milestones achieved under its collaboration with BMS.

In addition to the collaboration agreement discussed above, the Company has various other collaboration agreements that are not individually significant to its operating results or financial condition at this time. Pursuant to the terms of those agreements, the Company may be required to pay, or it may receive, additional payments contingent upon

the occurrence of future events (e.g., upon the achievement of various development and commercial milestones), which in the aggregate could be significant. The Company may also incur, or be reimbursed for, significant research and development costs pursuant to these collaboration agreements. In addition, if any future products related to these collaborations are approved for sale, the Company may be required to pay, or it may receive, royalties on future sales of those products. The payment or receipt of these amounts, however, is contingent upon the occurrence of future events. Due to the uncertainty of clinical development and the high historical failure rates generally associated with drug development and commercialization, it is possible the Company may not receive any such payments under any or all of its existing collaboration and license agreements, including the agreements described within this note.

9. Common Stock

Underwritten Offering

On May 26, 2026, the Company completed the Offering of 55,555,556 shares (the "Underwritten Shares") of the Company's common stock, $0.0001 par value per share, and accompanying common stock warrants to purchase up to 55,555,556 shares of common stock (or pre-funded warrants to purchase shares of common stock in lieu thereof). Each Underwritten Share was offered and sold together with an accompanying common stock warrant at a combined public offering price of $2.25. The underwriters agreed to purchase each Underwritten Share and accompanying common stock warrant from the Company pursuant to the Underwriting Agreement at a combined price of $2.115. The Offering closed on May 27, 2026. Each common stock warrant has an exercise price per share of $3.50 (or $3.4999 if the common stock warrant is being exercised for pre-funded warrants) and the common stock warrants are immediately exercisable from the date of issuance until the earlier of (i) the date that is 30 days following the first public announcement by the Company of Phase 1 clinical data for EDIT-401 that discloses at least three patients in the trial that each demonstrated greater than 80% reduction in LDL-C as compared to baseline with at least one month of follow-up and (ii) May 27, 2029, the third anniversary of the date of issuance.

Gross proceeds from the Offering were $125.0 million. Net proceeds were $116.9 million after deducting underwriting discounts and commissions and offering expenses payable by the Company. The Company intends to use the net proceeds for the progression of EDIT-401, including clinical development and manufacturing, and for working capital and other general corporate purposes.

Common Stock Warrants

Under the terms of the common stock warrants issued in the Offering, the warrant is settled, at the holder's election, in shares of common stock or in a pre-funded warrant to purchase an identical number of shares of common stock as it would have received if it had exercised the warrant for shares of common stock. If the warrant is exercised for a pre-funded warrant, the applicable exercise price for the common stock warrant would be the exercise price of $3.4999 rather than $3.50. The resulting issued pre-funded warrant shall have an exercise price of $0.0001 per share. In addition, if the common stock warrants are exercised for shares, the Company will settle the exercises by delivering registered shares or, if a registration statement covering the underlying shares is unavailable, legended or restricted shares. The common stock warrants may not be settled in cash other than a cash payment in lieu of fractional shares and a customary buy-in remedy for a failure to timely deliver shares. The warrants are subject to customary anti-dilution adjustments for stock dividends and splits, pro rata distributions, and purchase rights, and to adjustment upon specified fundamental transactions. They contain no down-round or other price-based anti-dilution feature. No common stock warrants have been exercised as of November 6, 2026.

The Company determined that the common stock warrants are freestanding financial instruments that are legally detachable and separately exercisable from the common stock. The Company evaluated the common stock warrants under ASC 480 and concluded that they are not within the scope of ASC 480. The warrants do not embody an unconditional obligation to redeem by transferring assets, an obligation to repurchase the Company's shares by transferring assets, or an obligation to issue a variable number of shares with a monetary value based predominantly on a fixed amount, on variations in something other than the fair value of the Company's shares, or on variations inversely related to the Company's share price.

The Company then evaluated the common stock warrants under ASC 815-40. The warrants are indexed to the Company's own stock. Under the two-step framework in ASC 815-40-15, neither the exercise contingencies nor the settlement provisions preclude indexation, and the warrants provide for settlement of a fixed number of shares at a fixed exercise price. The warrants also meet the conditions for equity classification in ASC 815-40-25, including that settlement is in the Company's shares, the Company has a sufficient number of authorized and unissued shares to settle the warrants, and the Company controls settlement. Accordingly, the common stock warrants were classified as a component of permanent stockholders' equity within additional paid-in capital.

The common stock warrants outstanding at September 30, 2026 are summarized in the table below:

	Common Stock Warrants
Outstanding at December 31, 2025	—
Issued	55,555,556
Exercised	—
Outstanding at September 30, 2026	55,555,556

Common Stock Warrants Valuation and Allocation of Proceeds

The fair value of the common stock warrants was measured at issuance for the purpose of allocating the proceeds of the Offering and is a Level 3 measurement within the fair value hierarchy under ASC 820, *Fair Value Measurement*. The Company estimated the fair value of each warrant at $1.33 using a probability-weighted Black-Scholes option pricing model that reflected two scenarios: (i) a shorter-term scenario running to the expected date of the EDIT-401 Phase 1 data announcement and (ii) a scenario running to the three-year contractual term. The inputs to the option pricing model were the underlying common stock price of $3.08, the exercise price of $3.50, expected volatility of approximately 94.5% to 94.8% based on the Company's historical equity volatility, an expected term reflecting the probability-weighted scenarios, a risk-free interest rate derived from the U.S. Treasury yield curve, and an expected dividend yield of 0%. The measurement is classified as Level 3 because of the significant unobservable inputs, principally the expected term, which depends on the estimated probability and timing of the public announcement of specified EDIT-401 Phase 1 clinical data, and the expected volatility.

The Company allocated the proceeds between the common stock and the accompanying common stock warrants based on their relative fair values at the pricing date. The fair value of the common stock was its closing price of $3.08 per share, and the fair value of each accompanying common stock warrant was $1.33. The amounts allocated to the common stock and to the warrants are recorded within additional paid-in capital. The Company allocated $87.3 million to the common stock and $37.7 million to the warrants before issuance costs. Issuance costs of $8.1 million were allocated between the common stock and the warrants on the same basis and recorded as a reduction of additional paid-in capital, with no amount expensed because both instruments are classified in equity. The net amount recognized in additional paid-in capital equals $116.9 million of net proceeds, less the par value of the common stock shares issued.

10. Stock-Based Compensation

Total compensation cost recognized for all stock-based compensation awards in the condensed consolidated statements of operations was as follows (in thousands):

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Research and development	$ 917	$ 634	$ 2,104	$ 2,404
General and administrative	1,654	1,594	4,762	5,467
Total stock-based compensation expense	$ 2,571	$ 2,228	$ 6,866	$ 7,871

Restricted Stock Units

The following is a summary of restricted stock units activity for the nine months ended September 30, 2026:

	Shares	Weighted Average Grant Date Fair Value Per Share
Unvested restricted stock units as of December 31, 2025	595,730	$ 9.11
Issued	—	$ —
Vested	(131,925)	$ 9.84
Forfeited	(78,990)	$ 8.42
Unvested restricted stock units as of September 30, 2026	384,815	$ 9.12

There were no restricted stock units that contained performance-based vesting provisions granted in the nine months ended September 30, 2026 and 2025. Certain previously granted restricted stock units contain performance-based vesting provisions related to the achievement of certain regulatory and clinical development objectives for the Company's *in vivo* development programs. During the three months ended September 30, 2026, certain of these performance conditions were determined to be probable of achievement, resulting in the recognition of stock-based compensation expense. Stock-based compensation expense related to performance-based restricted stock units was $0.7 million for the three and nine months ended September 30, 2026. There was no stock-based compensation expense related to performance-based restricted stock units for the three and nine months ended September 30, 2025.

As of September 30, 2026, total unrecognized compensation expense related to unvested restricted stock units was $1.4 million, which the Company expects to recognize over a remaining weighted-average period of 0.8 years.

Stock Options

The following is a summary of stock option activity for the nine months ended September 30, 2026:

	Shares	Weighted Average Exercise Price	Remaining Contractual Life (in years)	Aggregate Intrinsic Value (in thousands)
Outstanding at December 31, 2025	8,403,694	$ 8.37	7.65	$ 1,395
Granted	5,946,397	$ 2.62		
Exercised	(103,485)	$ 1.80		
Expired	(587,594)	$ 16.31		
Forfeited	(498,267)	$ 2.65		
Outstanding at September 30, 2026	13,160,745	$ 5.69	8.26	$ 3,498
Vested and expected to vest at September 30, 2026	13,160,745	$ 5.69	8.26	$ 3,498
Exercisable at September 30, 2026	5,538,196	$ 9.75	7.02	$ 1,656

As of September 30, 2026, total unrecognized compensation expense related to stock options was $15.1 million, which the Company expects to recognize over a remaining weighted-average period of 3.0 years.

11. Net Loss per Share

Basic net loss per common share is calculated by dividing the net loss attributable to common stockholders by the weighted average number of shares of common stock outstanding during the period, without consideration for potentially dilutive securities. Diluted net loss per share is computed by dividing the net loss attributable to common stockholders by the weighted average number of shares of common stock and potentially dilutive securities outstanding for the period determined using the treasury stock and if converted methods. Contingently issuable shares are included in the calculation of basic loss per share as of the beginning of the period in which all the necessary conditions have been satisfied. Contingently issuable shares are included in diluted loss per share based on the number of shares, if any, that would be

issuable under the terms of the arrangement if the end of the reporting period was the end of the contingency period, if the results are dilutive.

For purposes of the diluted net loss per share calculation, unvested restricted stock unit awards, outstanding stock options, and outstanding common stock warrants are considered to be common stock equivalents, but they were excluded from the Company's calculation of diluted net loss per share allocable to common stockholders because their inclusion would have been anti-dilutive. Therefore, basic and diluted net loss per share applicable to common stockholders were the same for all periods presented.

The following common stock equivalents were excluded from the calculation of diluted net loss per share allocable to common stockholders because their inclusion would have been anti-dilutive:

	September 30,	
	2026	2025
Unvested restricted stock unit awards	384,815	652,267
Outstanding stock options	13,160,745	8,980,711
Outstanding common stock warrants	55,555,556	—
Total	69,101,116	9,632,978

12. Debt

Liability for the Sale of Future Revenues

On October 3, 2024, the Company entered into the DRI Agreement under which it sold, transferred, assigned, and conveyed to DRI certain future license fees and other payments owed to the Company by Vertex under the terms of the Vertex License Agreement in exchange for an upfront cash payment by DRI to the Company of $57.0 million. Under the DRI Agreement, DRI is purchasing up to 100% of certain future fixed and sales-based annual license fees that the Company is entitled to receive under the Vertex License Agreement, which fees range from $5.0 million to $40.0 million per year, including increases based on sales. In addition, DRI is purchasing a mid-double-digit percentage of a $50.0 million contingent upfront payment that the Company may receive under the Vertex License Agreement. All amounts above will be adjusted to exclude payments that the Company owes under the Cas9-I License Agreement, as defined in Note 7, "Commitments and Contingencies." The Company has retained rights to certain portions of certain sales-based annual license fees and the contingent upfront payment that may become due under the Vertex License Agreement, and the amounts that correspond to its licensor obligations.

In accordance with ASC 470, *Debt*, the Company has accounted for the transaction as debt. The gross proceeds of $57.0 million were recorded as a liability for the sale of future revenues, net of transaction costs of $1.8 million, which will be amortized over the estimated life of the arrangement using the effective interest method.

The Company estimates the effective interest rate used to record non-cash interest expense under the DRI Agreement based on the estimate of future revenue payments to be made to DRI. As of September 30, 2026, the estimated effective interest rate under the agreement was 7.7%. Over the life of the arrangement, the actual effective interest rate will be affected by the amount and timing of the payments made to DRI and changes in the Company's revenue forecasts. At each reporting date, the Company will reassess its estimate of total future payments to be made to DRI, and prospectively adjust the effective interest rate and amortization of the liability as necessary.

The following table presents the changes in the liability related to the sale of future revenues under the DRI Agreement for the nine months ended September 30, 2026 (in thousands):

	September 30, 2026
Liability for the sale of future revenues, net as of December 31, 2025	$ 58,605
Repayments on sale of future revenues	—
Payments for accrued interest on sale of future revenues	(5,000)
Non-cash interest expense associated with sale of future revenues	3,026
Amortization of issuance costs	189
Liability for the sale of future revenues, net as of September 30, 2026	$ 56,820

13. Restructuring and Impairment Charges

On December 11, 2024, the Company's board of directors approved the discontinuation of the clinical development of the Company's renizgamglogene autogedtemcel ("reni-cel") program to treat sickle cell disease and transfusion-dependent beta thalassemia (the "Discontinuation"). As a result of the Discontinuation, the Company ceased activities towards the filing of a biologic license application and potential commercialization of reni-cel. In connection with the Discontinuation, the Company's board of directors also approved a reduction in the Company's employee workforce by approximately 180 positions, or approximately 65% (the "Reduction").

The Company did not record any restructuring and impairment charges in connection with the Discontinuation and Reduction for the three months ended September 30, 2026 and 2025. The Company incurred the following restructuring and impairment charges in connection with the Discontinuation and Reduction for the nine months ended September 30, 2026 and 2025, which are recorded in the condensed consolidated statements of operations (in thousands):

	Nine Months Ended September 30,	
	2026	2025
Employee termination benefits	$ —	$ 4,322
Costs for ongoing contracts and terminated contracts	(1,339)	52,341
Acceleration of expense for change in useful life estimate and lease termination	—	6,548
Impairment charges	—	3,724
Total restructuring and impairment charges	$ (1,339)	$ 66,935

The actions associated with the Discontinuation and Reduction commenced in December 2024 and were substantially completed by December 31, 2025.

Employee Termination Benefits

Employees affected by the Reduction received involuntary termination benefits pursuant to either a one-time benefit or arrangement or salary continuation for a set period of time in accordance with the Company's Amended and Restated Severance Benefit Plan (the "Benefit Plan"). For employees who were notified of their termination in December 2024 and had no requirements to provide future services or were subject to the Benefit Plan, the Company recognized the liability for the termination benefits in full at fair value in the fourth quarter of 2024. For employees who were required to render services beyond a minimum retention period to receive their one-time termination benefits or salary continuation, the Company recognized the termination benefits ratably over their future service periods. The service periods began in December 2024 and were completed in 2025.

The following table shows the liability related to employee termination benefits as of September 30, 2026 (in thousands):

	Employee Termination Benefits
Accrued employee termination benefits as of December 31, 2025	$ 1,555
Employee termination benefits charges incurred during period	—
Amounts paid or otherwise settled during the period	(1,555)
Accrued employee termination benefits as of September 30, 2026	$ —

Costs for Ongoing Contracts and Terminated Contracts

The Discontinuation resulted in contract termination costs from vendor contracts before the end of their term, as well as costs that continue to be incurred under certain contracts with no future economic benefit to the Company. In accordance with ASC 420, *Exit or Disposal Cost Obligations*, the Company recognized these unavoidable contract costs when incurred for terminated contracts or at the cease-use date, as it relates to contract costs that continue to be incurred.

The following table shows the liability related to costs for ongoing contracts and contract termination costs as of September 30, 2026 (in thousands):

	Contract Costs
Accrued contract costs as of December 31, 2025	$ 10,196
Contract costs incurred during the period	(1,339)
Amounts paid or otherwise settled during the period	(1,318)
Accrued contract costs as of September 30, 2026	$ 7,539

At September 30, 2026, $2.4 million of accrued contract costs was included in Other non-current liabilities on the condensed consolidated balance sheet.

These costs are subject to significant estimation based on the Company's expectation of the costs that will continue to be incurred on the contracts, as well as negotiation of contract changes and terminations with its vendors. Changes in these estimates will be made in the period the information is knowable and could be material. During the nine months ended September 30, 2026, the Company revised its estimate of the costs for ongoing contracts and terminated contracts based on the negotiation and finalization of contract terminations with its vendors. As a result, the Company recorded a decrease of $1.3 million in the related restructuring liability and a corresponding benefit within restructuring and impairment charges for the nine months ended September 30, 2026.

Impairment and Accelerated Depreciation Charges

In conjunction with the Discontinuation, the Company committed to a plan to actively sell specific assets within its asset group, primarily certain of its laboratory and manufacturing equipment. The Company recorded a $3.8 million impairment charge during the year ended December 31, 2025 related to the sale of the specified assets. The sale was completed in April 2025.

Additionally, the Company abandoned certain other leasehold improvements, software, and right-of-use assets in the second quarter of 2025 and, as a result, recorded accelerated depreciation and rent expense. The Company recorded $1.8 million of accelerated depreciation related to leasehold improvements and software and $4.8 million of charges related to the termination of leases during the year ended December 31, 2025. The Company recognized no impairment, accelerated depreciation, or lease termination charges during the three and nine months ended September 30, 2026.

14. Segments

Operating segments are identified as components of an enterprise about which separate discrete financial information is available for evaluation by the Chief Operating Decision Maker (“CODM”) or decision-making group in making decisions on how to allocate resources and assess performance. The Company’s CODM is its Chief Executive Officer (“CEO”). The CEO views the Company’s operations and manages the Company’s business as one operating segment, which is the business of developing and commercializing gene editing technology.

The Company's CEO manages and allocates resources to the operations of the Company on a total company basis by assessing the overall level of resources available and how to best deploy these resources across functions and research and development projects that are in line with the Company's long-term company-wide strategic goals. In making these decisions, the Company's CEO uses consolidated financial information for purposes of evaluating performance, forecasting future period financial results, allocating resources and setting incentive targets. The CODM performs this assessment based on the Company's consolidated net loss. Through this analysis, the CODM assesses performance by comparing actual consolidated net loss versus the budget, and then decides how to allocate resources to invest in the Company's research and development programs. The measure of segment assets is reported on the condensed consolidated balance sheet as total assets.

The following table contains additional information on the Company's consolidated revenue and net loss, including significant segment expenses (in thousands):

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2026	2025	2026	2025
Collaboration and other research and development revenues	$ 10,365	$ 7,543	$ 25,086	$ 15,779
Operating expenses:				
Research and development[1]				
Employee related expenses	5,264	6,468	15,584	29,210
External research and development expenses	5,286	6,465	14,641	66,930
Facility expenses	2,942	3,254	9,453	17,228
Stock-based compensation expenses	917	634	2,104	2,404
Sublicense and license fees	4,882	1,292	8,936	1,404
Other expenses[2]	1,879	1,662	6,893	9,447
General and administrative[3]				
Employee related expenses	2,142	2,491	6,222	11,033
Professional service expenses	2,166	1,902	5,895	7,262
Intellectual property and patent related fees	6,062	5,279	13,721	11,836
Stock-based compensation expenses	1,654	1,594	4,762	5,467
Facility and other expenses[4]	1,453	1,050	4,714	5,813
Total operating expenses	34,647	32,091	92,925	168,034
Interest expense related to sale of future revenues	(1,082)	(2,399)	(3,215)	(6,635)
Interest income, net	1,972	1,831	4,546	6,634
Other expense, net	(1)	(1)	(97)	(2,184)
Total other income (expense), net	889	(569)	1,234	(2,185)
Net loss	$ (23,393)	$ (25,117)	$ (66,605)	$ (154,440)

[1] For the three months ended September 30, 2026 and 2025, research and development includes no restructuring and impairment charges. For the nine months ended September 30, 2026 and 2025, research and development includes $1.3 million of benefit and $64.1 million of expense within restructuring and impairment charges, respectively.

[2] Other expenses primarily consist of impairment charges, consultant fees, and office expenses.

[3] For the three months ended September 30, 2026 and 2025, general and administrative includes no restructuring and impairment charges. For the nine months ended September 30, 2026 and 2025, general and administrative includes no charges and $2.9 million of restructuring and impairment charges, respectively.

[4] Facility and other expenses primarily consist of rent expense, insurance premiums, depreciation expense, software licenses, and office expenses.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

The following discussion and analysis of our financial condition and results of operations should be read together with our condensed consolidated financial statements and related notes appearing elsewhere in this Quarterly Report on Form 10-Q and our Annual Report on Form 10-K for the fiscal year ended December 31, 2025, which was filed with the Securities and Exchange Commission ("SEC") on March 9, 2026 (the "Annual Report").

This Quarterly Report on Form 10-Q contains forward-looking statements that involve substantial risks and uncertainties. The words "anticipate," "believe," "estimate," "expect," "intend," "may," "plan," "predict," "project," "would" and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. All statements addressing our future operating performance and development timelines that we expect or anticipate will occur in the future, as well as expectations for cash runway, are forward-looking statements. There are a number of important risks and uncertainties that could cause our actual results to differ materially from those indicated by forward-looking statements, including uncertainties inherent in the initiation and completion of preclinical studies and clinical development of our product candidates; availability and timing of results from preclinical studies; expectations for regulatory approvals to commence and conduct trials or to market products; and availability of cash resources sufficient to fund our foreseeable and unforeseeable operating expenses and capital expenditure requirements. These and other risks are described in greater detail in the Annual Report under the captions "Risk Factor Summary" and Part I, "Item 1A. Risk Factors," as updated by our subsequent filings with the SEC. We may not actually achieve the plans, intentions or expectations disclosed in our forward-looking statements, and you should not place undue reliance on our forward-looking statements. Actual results or events could differ materially from the plans, intentions and expectations disclosed in the forward-looking statements we make. Our forward-looking statements do not reflect the potential impact of any future acquisitions, mergers, dispositions, joint ventures or investments that we may make.

You should read this Quarterly Report on Form 10-Q and the documents that we have filed as exhibits to this Quarterly Report on Form 10-Q completely and with the understanding that our actual future results may be materially different from what we expect. The forward-looking statements contained in this Quarterly Report on Form 10-Q are made as of the date of this Quarterly Report on Form 10-Q, and we do not assume any obligation to update any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by applicable law.

Overview

We are a pioneering gene editing company dedicated to developing transformative genomic medicines to treat a broad range of serious diseases. We have developed a proprietary gene editing platform based on CRISPR technology and we continue to expand its capabilities. Our product development strategy is to target diseases where gene editing can be used to enable or enhance therapeutic outcomes for patients, while maximizing probability of technical, regulatory and commercial success. We are focused on the development of *in vivo* gene editing medicines utilizing functional upregulation, which aims to increase the expression of a normal gene copy and its normal protein function to treat diseases caused by genetic mutations that eliminate or disrupt normal function. We believe the ability to provide *in vivo* gene editing, in which the medicine is injected or infused into the patient to edit the cells inside their body, and functionally upregulates normal gene expression and normal protein function in the target tissues holds the potential to significantly expand the addressable therapeutic possibilities of CRISPR-based gene editing. To that end, our preclinical efforts are also focused on the creation of a "plug 'n play" lipid nanoparticle ("LNP") platform to enable targeted delivery of *in vivo* gene editing medicines to multiple cells and tissues, including the liver, hematopoietic stem cells ("HSCs"), and other cells and tissues.

In September 2025, we announced the nomination of our lead *in vivo* development candidate, EDIT-401, an experimental, potential best-in-class, one-time therapy to significantly reduce LDL-cholesterol ("LDL-C") through upregulation of the LDL receptor ("LDLR"). EDIT-401 is designed to treat elevated levels of LDL-C, or hyperlipidemia, by directly editing the noncoding region of the LDLR gene to increase LDLR protein expression and reduce LDL-C levels. In ongoing preclinical studies in non-human primates ("NHPs"), a single dose of EDIT-401 achieved approximately 90% or greater reductions in LDL-C that were maintained over 10 months, and approximately 90% mean reductions in lipoprotein(a) (Lp(a)), an independent risk factor for atherosclerotic cardiovascular disease ("ASCVD"), and apolipoprotein B (ApoB), a key measure of total plaque-causing cholesterol particles and predictive measure for ASCVD, that were maintained over three months. In addition, in our preclinical studies of EDIT-401 it has demonstrated a consistent safety profile with targeted delivery to the liver, no evidence of genotoxicity, and no adverse liver findings at a dose of 1.5 mg/kg.

In October 2026, we announced that we had received approval to initiate the Phase 1/2 Strive clinical trial of EDIT-401 in patients with heterozygous familial hypercholesterolemia ("HeFH") in Australia. The trial has received Human Research Ethics Committee approval and completed the Clinical Trial Notification process with Australia's Therapeutic Goods Administration and has also been submitted for review in New Zealand. If approved in New Zealand, patients in both countries will be eligible to enroll in the Strive trial. The Strive trial is designed to evaluate the safety, tolerability, and efficacy of a single dose of EDIT-401. The trial is designed in two parts: Part 1 is a single ascending dose, dose-finding, open-label trial. Eligible patients will have a clinical diagnosis of HeFH with an elevated LDL-C despite treatment with two or more lipid lowering therapies. We expect that Part 2 will be a single-dose randomized, placebo-controlled expansion study. If the data from the Phase 1/2 trial warrants advancing EDIT-401, we would advance EDIT-401 into a single, pivotal randomized, placebo-controlled Phase 3 clinical trial in patients with HeFH, with or without existing ASCVD or coronary artery disease. We have selected six clinical trial sites across Australia and New Zealand. We are on track to begin patient dosing in 2026 and report initial safety and tolerability data in the first quarter of 2027. We expect to complete enrollment in Part 1 of the Strive study, with topline safety and efficacy results from Part 1 available in the second half of 2027.

We have also received pre-IND feedback from the U.S. Food and Drug Administration on our nonclinical package, CMC plans, and study design to support an Investigational New Drug Application ("IND") for EDIT-401, which we believe provides optionality for submitting an IND supportive of our anticipated clinical development strategy.

Our discovery and development efforts further include HSCs and other cells and tissues. Building on our experience in our clinical trials of renizgamglogene autogedtemcel ("reni-cel"), we have achieved *in vivo* preclinical proof-of-concept data of HSC editing in NHPs. In addition, we previously announced *in vivo* delivery to two additional cell types in humanized mice using our proprietary LNP targeting platform, demonstrating the "plug 'n play" potential of our proprietary extrahepatic LNP platform. We intend to continue optimizing candidates for our HSC program and exploring other cell types and tissues for development, but are focusing our resources on the advancement of our lead EDIT-401 program.

We are pursuing the right combination of gene editing and targeted delivery tools through internal development and the in-licensing of complementary technologies to build our preclinical pipeline and accelerate the achievement of our goal of delivering lifesaving medicines to patients with previously untreatable diseases. Through in-licensing of complementary technologies, we can expand our existing gene editing platform and further drive the development of our *in vivo* pipeline. This was demonstrated with our entry in 2024 into a collaboration and license agreement to access LNPs targeting the liver, including the LNP we are using in our EDIT-401 program. We also actively seek opportunities to out-license and partner our robust intellectual property portfolio to drive the development of CRISPR-based medicines in therapeutic areas outside of our core focus and to provide non-dilutive capital. For example, we are leveraging partnerships to progress engineered cell medicines, including in our collaboration with Bristol-Myers Squibb Company ("BMS") through its wholly owned subsidiary, Juno Therapeutics, Inc. ("Juno Therapeutics"). This collaboration, which leverages our Cas9 and Cas12a platform technologies, seeks to advance alpha-beta T-cell experimental medicines for the treatment of solid tumors, liquid tumors, and autoimmune disease, and resulted in 14 total licensed programs. One or more programs are incorporated into a licensed product, including BMS' CD19 HD Allo CAR T for the treatment of autoimmune disease currently in Phase I clinical development and BMS' CD70 HD Allo CAR T for the treatment of clear cell renal cell carcinoma, which had its IND accepted in the third quarter of 2026. The collaboration agreement, including the term for BMS to opt-in to additional research programs, expires in November 2026. However, our license agreement with Juno Therapeutics continues in effect with respect to those ongoing programs that were selected prior to the opt-in expiration date.

In addition, in December 2023, we and Vertex Pharmaceuticals, Inc. ("Vertex") entered into a license agreement (the "Vertex License Agreement"), under which Vertex obtained a non-exclusive license for our Cas9 gene editing technology for *ex vivo* gene editing medicines targeting the BCL11A gene in the fields of SCD and TDT, including Vertex's CASGEVY™ (exagamglogene autotemcel). We received a $50.0 million upfront cash payment in the fourth quarter of 2023 and the 2024 annual license fee of $10.0 million in the first quarter of 2024. The Vertex License Agreement further provides for the payment by Vertex of a potential additional $50.0 million contingent upfront payment and further future fixed and sales-based annual license fees, ranging from $5.0 million to $40.0 million annually, inclusive of certain sales-based annual license fee increases, through 2034. We are required to pay The Broad Institute, Inc. ("Broad") and the President and Fellows of Harvard College ("Harvard") a mid-double-digit percentage of amounts payable to us from Vertex under the Vertex License Agreement as it relates to Cas9 technology licensed by us from Broad and Harvard (the "Cas9-I License Agreement"). In October 2024, we entered into an agreement (the "DRI Agreement") with a wholly owned subsidiary of DRI Healthcare Trust ("DRI") providing for an upfront cash payment by DRI to us of $57.0 million. Under the DRI Agreement, DRI is purchasing up to 100% of certain future fixed and sales-based annual

license fees that we are entitled to receive under the Vertex License Agreement, which fees range from $5.0 million to $40.0 million per year, including increases based on sales. In addition, DRI is purchasing a mid-double-digit percentage of a $50.0 million contingent upfront payment that we may receive under the Vertex License Agreement. All amounts above will be adjusted to exclude payments that we owe under the Cas9-I License Agreement. We have retained rights to certain portions of certain other sales-based annual license fees and the contingent upfront payment that may become due under the Vertex License Agreement, and the amounts that correspond to our licensor obligations.

Our operations to date have focused on organizing and staffing our company, business planning, raising capital, establishing our intellectual property portfolio, assembling our core capabilities in gene editing, seeking to identify potential product candidates, and undertaking preclinical studies and clinical trials. All of our ongoing research programs are still in the preclinical or research stage of development and the risk of failure of all of our research programs is high. We have not generated any revenue from product sales. We have primarily financed our operations through various equity financings, payments received under our research collaboration with BMS, our former strategic alliance with Allergan Pharmaceuticals International Limited (together with its affiliates, "Allergan"), which was terminated in August 2020, payments received under the DRI Agreement in connection with the Vertex License Agreement, and payments under the Vertex License Agreement.

We have incurred significant operating losses since inception. Our net losses were $66.6 million and $154.4 million for the nine months ended September 30, 2026 and 2025, respectively. As of September 30, 2026, we had an accumulated deficit of $1.7 billion. We expect to continue to incur significant expenses and operating losses for the foreseeable future. Our net losses may fluctuate significantly from quarter to quarter and from year to year. We anticipate that our expenses will increase as we commence and conduct clinical trials of EDIT-401; continue our current research programs and preclinical development activities; seek to identify additional research programs and additional product candidates; initiate preclinical testing for other product candidates that we identify; further develop our gene editing platform; maintain, expand, and protect our intellectual property portfolio, including reimbursing our licensors for such expenses related to the intellectual property that we in-license from such licensors; and hire additional personnel to support our continued preclinical development and clinical trials. We do not expect to be profitable for the year ending December 31, 2026 or for the foreseeable future.

Financial Operations Overview

Revenue

To date, we have not generated any revenue from product sales, and we do not expect to generate any revenue from product sales for the foreseeable future.

In connection with our collaboration with BMS, we have received an aggregate of $166.5 million in payments, which have primarily consisted of the initial upfront and amendment payments, development milestone payments, research funding support, and certain opt-in fees. We no longer receive research funding support. As of September 30, 2026, we had $32.3 million of deferred revenue related to BMS, all of which is classified as short-term deferred revenue on our condensed consolidated balance sheet. Under this collaboration, we recognize revenue upon the exercise or expiration of material rights or upon achievement of development milestones. We expect that our revenue will fluctuate from quarter-to-quarter and year-to-year as a result of the timing of the exercise or expiration of material rights and the achievement of development milestones.

Pursuant to the Vertex License Agreement, we received a $50.0 million upfront cash payment in the fourth quarter of 2023 upon execution of the agreement and the 2024, 2025 and 2026 annual license fees of $10.0 million in each of the first quarters of 2024, 2025 and 2026. The license agreement further provides for the payment by Vertex of a potential additional $50.0 million contingent upfront payment and further annual license fees, ranging from $5.0 million to $40.0 million annually, inclusive of certain sales-based annual license fee increases, through 2034.

For additional information about our revenue recognition policy related to the Vertex License Agreement and BMS collaboration, see Part II, "Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations—Critical Accounting Policies and Estimates—Revenue Recognition" included in the Annual Report.

For the foreseeable future, we expect substantially all of our revenue will be generated from the Vertex License Agreement, our collaboration with BMS, and any other collaborations or license agreements we may enter into.

Operating Expenses

Research and Development Expenses

Research and development expenses consist primarily of costs incurred for our research, preclinical development, process and scale-up development, manufacture and clinical development of our product candidates, and the performance of development activities under our collaboration agreements. These costs are expensed as incurred and include:

- costs associated with our continued development of EDIT-401 as we prepare for and conduct clinical development of EDIT-401;
- employee-related expenses including salaries, benefits, and stock-based compensation expense;
- costs associated with conducting our other preclinical, process and scale-up development, manufacturing, quality, clinical and regulatory activities, including fees paid to third-party professional consultants, service providers and suppliers;
- costs of purchasing lab supplies and non-capital equipment used in our preclinical activities and in manufacturing preclinical and clinical study materials;
- costs incurred for the research and development activities under our collaboration agreements;
- facility costs including rent, depreciation, and maintenance expenses; and
- fees for acquiring and maintaining licenses under our third-party licensing agreements, including any sublicensing or success payments made to our licensors.

At this time, we cannot reasonably estimate or know the nature, timing, and estimated costs of the efforts that will be necessary to complete the development of any product candidates we may identify and develop. This is due to the numerous risks and uncertainties associated with developing such product candidates, including the uncertainty of:

- successful completion of preclinical studies, IND-enabling studies, and natural history studies;
- successful initiation of, enrollment in, and completion of, clinical trials;
- receipt of marketing approvals from applicable regulatory authorities;
- establishing commercial manufacturing capabilities or making arrangements with third-party manufacturers;
- obtaining and maintaining patent and trade secret protection and non-patent exclusivity;
- launching commercial sales of a product, if and when approved, whether alone or in collaboration with others;
- acceptance of a product, if and when approved, by patients, the medical community, and third-party payors;
- effectively competing with other therapies and treatment options;
- a continued acceptable safety profile following approval;
- enforcing and defending intellectual property and proprietary rights and claims; and
- achieving desirable medicinal properties for the intended indications.

A change in the outcome of any of these variables with respect to the development of any product candidates we develop would significantly change the costs, timing, and viability associated with the development of that product candidate.

Research and development activities are central to our business model. We expect research and development expenses to increase in future periods to support our continued development of EDIT-401 and to fund our preclinical studies and clinical trials.

General and Administrative Expenses

General and administrative expenses consist primarily of salaries and other related costs, including stock-based compensation for personnel in executive, finance, investor relations, business development, legal, corporate affairs, information technology, facilities, and human resource functions. Other significant costs include corporate facility costs not otherwise included in research and development expenses, legal fees related to intellectual property and corporate matters, and fees for accounting and consulting services.

We anticipate that our general and administrative expenses that support continued research and development activities will remain consistent in the near future. We anticipate that expenses associated with operating as a public company, including costs for audit, legal, regulatory, and tax-related services, director and officer insurance premiums, and investor relation costs will remain flat in the near future. With respect to reimbursement of third-party intellectual property-related expenses specifically, given the ongoing nature of the opposition and interference proceedings involving the patents licensed to us under the Cas9-I License Agreement, we anticipate general and administrative expenses associated with reimbursement of third-party intellectual property-related expense will continue to fluctuate as the interference proceedings continue.

Restructuring and Impairment Charges

In December 2024, our board of directors approved the discontinuation of the clinical development of our *ex vivo* reni-cel program (the "Discontinuation"). As part of the Discontinuation, our board of directors approved a reduction in our employee workforce by approximately 180 positions, or by approximately 65% (the "Reduction"). Restructuring charges associated with the Discontinuation consist primarily of expenses in connection with the wind-down of various activities related to clinical development of reni-cel, including contract termination costs, impairment charges and non-cash charges, and expenses related to the Reduction, primarily consisting of severance payments and employee benefit costs. The actions associated with the Discontinuation and Reduction commenced in December 2024 and were substantially completed by December 31, 2025.

Other Income (Expense), Net

Other income (expense), net consisted primarily of interest income, the accretion of discounts and amortization of premiums on marketable securities, and interest accretion related to the liability for the sale of future revenues for the three and nine months ended September 30, 2026 and 2025.

Critical Accounting Policies and Estimates

Our management's discussion and analysis of our financial condition and results of operations is based on our condensed consolidated financial statements, which have been prepared in accordance with United States generally accepted accounting principles. The preparation of our condensed consolidated financial statements requires us to make judgments and estimates that affect the reported amounts of assets, liabilities, revenues, and expenses, and the disclosure of contingent assets and liabilities in our condensed consolidated financial statements. We base our estimates on historical experience, known trends and events, and various other factors that we believe to be reasonable under the circumstances. Actual results may differ from these estimates under different assumptions or conditions. On an ongoing basis, we evaluate our judgments and estimates in light of changes in circumstances, facts, and experience. The effects of material revisions in estimates, if any, will be reflected in the condensed consolidated financial statements prospectively from the date of change in estimates.

During the nine months ended September 30, 2026, we had the following critical accounting policies and estimates as described in Part II, "Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations—Critical Accounting Policies and Estimates" in the Annual Report.

Revenue Recognition

We recognize revenue in accordance with Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") 606, *Revenue from Contracts with Customers* ("ASC 606"). Accordingly, we recognize revenue following the five-step model prescribed under Accounting Standards Update No. 2014-09, *Revenue from Contracts with Customers*: (i) identify contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenues when (or as) we satisfy the performance obligation. We only apply the five-step model to contracts when it is probable that we will collect the consideration we are entitled to in exchange for the goods or services we transfer to the customer. At contract inception, once the contract is determined to be within the scope of ASC 606, we assess the goods or services promised within each contract and determine those that are performance obligations, and whether each promised good or service is distinct. We then recognize as revenue the amount of the transaction price that is allocated to the respective performance obligation when (or as) the performance obligation is satisfied. As part of the accounting for these arrangements, we must develop assumptions that require judgment to determine the standalone selling price for each performance obligation identified in the contract and use judgment in the determination of the transaction price and the application of the constraint. The determination of standalone selling price has not had a significant impact on the accounting for our revenue arrangements given the nature of the performance obligations. We have also not been required to apply significant judgment in determining the transaction price given the nature of the variable consideration and the application of the constraint.

Accrued Research and Development Expenses

As part of the process of preparing our financial statements, we are required to estimate our accrued expenses. This process involves reviewing open contracts and purchase orders, communicating with our personnel to identify services that have been performed on our behalf and estimating the level of service performed and the associated cost incurred for the service when we have not yet been invoiced or otherwise notified of the actual cost. The majority of our service providers invoice us monthly in arrears for services performed or when contractual milestones are met. We make estimates of our accrued expenses as of each balance sheet date in our financial statements based on facts and circumstances known to us at that time. Examples of estimated accrued research and development expenses include fees paid to clinical research organizations, investigative sites in connection with clinical trials, sponsored research organizations, service providers in connection with preclinical development activities, and service providers related to product manufacturing, development, and distribution of clinical supplies.

We base our accrued expenses related to clinical trials on our estimates of the services performed and efforts expended pursuant to our contractual arrangements, including those with clinical research organizations. The financial terms of these agreements are sometimes subject to negotiation, vary from contract to contract and may result in uneven payment flows. There may be instances in which payments made to our service providers will exceed the level of services performed and result in a prepayment of the clinical expense. Payments under some of these contracts depend on factors such as the successful enrollment of patients and the completion of clinical milestones. In accruing service fees, we estimate the time period over which services will be performed and the level of effort to be expended in each period. If the actual timing of the performance of services or the level of effort varies from our estimate, we adjust the accrual or prepaid accordingly.

Although we do not expect our estimates to be materially different from expenses actually incurred, if our estimates of the status and timing of services performed differs from the actual status and timing of services performed, we may report amounts that are too high or too low in any particular period. To date, there have been no material differences from our estimates to the amounts actually incurred.

Restructuring

We record liabilities for costs associated with restructuring activities in the period in which the liability is incurred. Typical costs associated with restructuring activities include employee termination benefits, contract termination costs and ongoing contract costs for which there is no economic benefit. For costs associated with employee terminations in which the employee is subject to an existing benefit arrangement, the post-employment benefits are recognized when probable and estimable. Other employee termination costs are measured and recognized on the communication date, unless there is a required future service period, in which case, the expense is recognized over the service period. Contract termination costs are recognized upon termination of the contract and costs for ongoing contracts for which there is no future benefit are recognized at fair value on the cease-use date.

We have made estimates and judgments regarding the amount and timing of our restructuring expense and liability, including current and future period termination benefits and other exit costs to be incurred when related actions take place. Restructuring charges are reflected in our condensed consolidated statements of operations. Actual results may differ from these estimates.

Results of Operations

Comparison of the Three Months Ended September 30, 2026 and 2025

The following table summarizes our results of operations for the three months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Three Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Collaboration and other research and development revenues	$ 10,365	$ 7,543	$ 2,822	37 %
Operating expenses:				
Research and development	21,170	19,775	1,395	7 %
General and administrative	13,477	12,316	1,161	9 %
Restructuring and impairment charges	—	—	—	n/m
Total operating expenses	34,647	32,091	2,556	8 %
Other income (expense), net:				
Interest expense related to sale of future revenues	(1,082)	(2,399)	1,317	(55)%
Interest income, net	1,972	1,831	141	8 %
Other expense, net	(1)	(1)	—	n/m
Total other income (expense), net	889	(569)	1,458	n/m
Net loss	$ (23,393)	$ (25,117)	$ 1,724	(7)%

For our results of operations, we have included the respective percentage of changes, unless greater than 100% or less than (100)%, in which case we have denoted such changes as not meaningful (n/m).

Collaboration and Other Research and Development Revenues

Collaboration and other research and development revenues increased by $2.8 million to $10.4 million for the three months ended September 30, 2026 compared to $7.5 million for the same period in 2025. The increase was primarily attributable to revenue recognized in connection with clinical development milestones achieved by a strategic partner.

Research and Development Expenses

Research and development expenses increased by $1.4 million to $21.2 million for the three months ended September 30, 2026 compared to $19.8 million for the three months ended September 30, 2025. The following table summarizes our research and development expenses for the three months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Three Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Employee related expenses	$ 5,264	$ 6,468	$ (1,204)	(19)%
External research and development expenses	5,286	6,465	(1,179)	(18)%
Facility expenses	2,942	3,254	(312)	(10)%
Stock-based compensation expenses	917	634	283	45 %
Sublicense and license fees	4,882	1,292	3,590	n/m

Other expenses	1,879	1,662	217	13 %
Total research and development expenses	$ 21,170	$ 19,775	$ 1,395	7 %

The increase in research and development expenses for the three months ended September 30, 2026 compared to the three months ended September 30, 2025 was primarily attributable to:

- An increase of $3.6 million in sublicense and license fees incurred in connection with the achievement of certain regulatory and clinical development milestones by us and our strategic partners;
- An increase of $0.3 million in stock-based compensation expenses; and
- An increase of $0.2 million in other expenses.

These increases were partially offset by:

- A decrease of $1.2 million in employee related expenses related to reduced headcount;
- A decrease of $1.2 million in external research and development expenses resulting from reduced costs attributable to certain early research and discovery activities and reduced manufacturing activities related to our collaborations, partially offset by increased costs associated with the continued advancement of EDIT-401; and
- A decrease of $0.3 million in facility expenses.

General and Administrative Expenses

General and administrative expenses increased by $1.2 million to $13.5 million for the three months ended September 30, 2026 compared to $12.3 million for the three months ended September 30, 2025. The following table summarizes our general and administrative expenses for the three months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Three Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Employee related expenses	$ 2,142	$ 2,491	$ (349)	(14)%
Professional service expenses	2,166	1,902	264	14 %
Intellectual property and patent related fees	6,062	5,279	783	15 %
Stock-based compensation expenses	1,654	1,594	60	4 %
Facility and other expenses	1,453	1,050	403	38 %
Total general and administrative expenses	$ 13,477	$ 12,316	$ 1,161	9 %

The increase in general and administrative expenses for the three months ended September 30, 2026 compared to the three months ended September 30, 2025 was primarily attributable to:

- An increase of $0.8 million in intellectual property and patent related fees due to increased legal activity related to intellectual property defense;
- An increase of $0.4 million in facility and other expenses;
- An increase of $0.3 million in professional service expenses; and
- An increase of $0.1 million in stock-based compensation expenses.

These increases were partially offset by a decrease of $0.3 million in employee related expenses.

Restructuring and Impairment Charges

During the three months ended September 30, 2026 and 2025, we recorded no restructuring and impairment charges related to the Discontinuation and the Reduction.

Other Income (Expense), Net

For the three months ended September 30, 2026 and 2025, other income (expense), net was a $0.9 million net benefit and a $0.6 million net charge, respectively. The increase was primarily attributable to lower interest accretion related to the liability for the sale of future revenues for the three months ended September 30, 2026 compared to the three months ended September 30, 2025.

Comparison of the Nine Months ended September 30, 2026 and 2025

The following table summarizes our results of operations for the nine months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Nine Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Collaboration and other research and development revenues	$ 25,086	$ 15,779	$ 9,307	59 %
Operating expenses:				
Research and development	58,950	62,549	(3,599)	(6)%
General and administrative	35,314	38,550	(3,236)	(8)%
Restructuring and impairment charges	(1,339)	66,935	(68,274)	n/m
Total operating expenses	92,925	168,034	(75,109)	(45)%
Other income (expense), net:				
Interest expense related to sale of future revenues	(3,215)	(6,635)	3,420	(52)%
Interest income, net	4,546	6,634	(2,088)	(31)%
Other expense, net	(97)	(2,184)	2,087	(96)%
Total other income (expense), net	1,234	(2,185)	3,419	n/m
Net loss	$ (66,605)	$ (154,440)	$ 87,835	(57)%

Collaboration and Other Research and Development Revenues

Collaboration and other research and development revenues increased by $9.3 million to $25.1 million for the nine months ended September 30, 2026 compared to $15.8 million for the nine months ended September 30, 2025. The increase was primarily attributable to the recognition of deferred revenue related to the expiration of certain rights to opt in to additional research programs under our collaboration with BMS.

Research and Development Expenses

Research and development expenses decreased by $3.6 million to $59.0 million for the nine months ended September 30, 2026 compared to $62.5 million for the nine months ended September 30, 2025. The following table summarizes our research and development expenses for the nine months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Nine Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Employee related expenses	$ 15,584	$ 25,856	$ (10,272)	(40)%
External research and development expenses	15,980	16,530	(550)	(3)%
Facility expenses	9,453	12,009	(2,556)	(21)%
Stock-based compensation expenses	2,104	2,404	(300)	(12)%
Sublicense and license fees	8,936	1,404	7,532	n/m
Other expenses	6,893	4,346	2,547	59 %
Total research and development expenses	$ 58,950	$ 62,549	$ (3,599)	(6)%

The decrease in research and development expenses for the nine months ended September 30, 2026 compared to the nine months ended September 30, 2025 was primarily attributable to:

- A decrease of $10.3 million in employee related expenses related to reduced headcount associated with the Reduction;
- A decrease of $2.6 million in facility expenses primarily due to the end of leases for manufacturing space;
- A decrease of $0.6 million in external research and development expenses; and
- A decrease of $0.3 million in stock-based compensation expense.

These decreases were partially offset by:

- An increase of $7.5 million in sublicense and license fees incurred in connection with the achievement of certain regulatory and clinical development milestones by us and our strategic partners; and
- An increase of $2.5 million in other expenses related to professional services to support the progression of EDIT-401.

General and Administrative Expenses

General and administrative expenses decreased by $3.2 million to $35.3 million for the nine months ended September 30, 2026 compared to $38.6 million for the nine months ended September 30, 2025. The following table summarizes our general and administrative expenses for the nine months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Nine Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Employee related expenses	$ 6,222	$ 10,065	$ (3,843)	(38)%
Professional service expenses	5,895	7,014	(1,119)	(16)%
Intellectual property and patent related fees	13,721	11,836	1,885	16 %
Stock-based compensation expenses	4,762	5,467	(705)	(13)%
Facility and other expenses	4,714	4,168	546	13 %
Total general and administrative expenses	$ 35,314	$ 38,550	$ (3,236)	(8)%

The decrease in general and administrative expenses for the nine months ended September 30, 2026 compared to the nine months ended September 30, 2025 was primarily attributable to:

- A decrease of $3.8 million in employee related expenses related to reduced headcount associated with the Reduction;
- A decrease of $1.1 million in professional service expenses related to reduced strategic business activities; and

- A decrease of $0.7 million in stock-based compensation expense.

These decreases were partially offset by:

- An increase of $1.9 million in intellectual property and patent related fees due to increased legal activity related to intellectual property defense; and
- An increase of $0.5 million in facility and other expenses.

Restructuring and Impairment Charges

During the nine months ended September 30, 2026, we recorded a $1.3 million net benefit related to restructuring and impairment compared to a $66.9 million expense for the nine months ended September 30, 2025 due to the Discontinuation and the Reduction. The following table summarizes our restructuring charges for the nine months ended September 30, 2026 and 2025, together with the changes in those items in dollars (in thousands) and the respective percentages of change:

	Nine Months Ended September 30,			
	2026	2025	Dollar Change	Percentage Change
Employee termination benefits	$ —	$ 4,322	$ (4,322)	(100) %
Costs for ongoing contracts and terminated contracts	(1,339)	52,341	(53,680)	n/m
Acceleration of expense for change in useful life estimate and lease termination	—	6,548	(6,548)	(100) %
Impairment charges	—	3,724	(3,724)	(100) %
Total restructuring and impairment charges	$ (1,339)	$ 66,935	$ (68,274)	n/m

The restructuring and impairment benefit for the nine months ended September 30, 2026 is primarily attributable to favorable adjustments to prior estimated costs for contracts associated with the Discontinuation upon finalization of contract costs.

During the nine months ended September 30, 2025, we recorded $4.3 million, $52.3 million, $6.5 million and $3.7 million related to employee termination benefits, reni-cel-related contract costs, acceleration in expense due to changes in useful life estimates for leasehold improvements, software and a right-of-use asset, and impairment charges, respectively, due to the Discontinuation and the Reduction.

Other Income (Expense), Net

For the nine months ended September 30, 2026 and September 30, 2025, other income (expense), net was a $1.2 million net benefit and a $2.2 million net charge, respectively, and consisted primarily of interest income, accretion of discounts and amortization of premiums on marketable securities, and interest accretion related to the liability for the sale of future revenues. The increase for the nine months ended September 30, 2026 was primarily attributable to lower interest accretion related to the liability for the sale of future revenues compared to the nine months ended September 30, 2025.

Liquidity and Capital Resources

Sources of Liquidity

As of September 30, 2026, we have raised an aggregate of $1.2 billion in net proceeds through the sale of shares of our common stock in public offerings and at-the-market offerings. We also have funded our business from our research collaboration with BMS through its wholly owned subsidiary Juno Therapeutics, our former strategic alliance with Allergan (which was terminated in August 2020), payments received under the DRI Agreement in connection with the Vertex License Agreement, and payments under the Vertex License Agreement. As of September 30, 2026, we had cash, cash equivalents, and marketable securities of $190.2 million.

In May 2026, we completed a public offering (the “Offering”) in which we sold 55,555,556 shares of our common stock and accompanying common stock warrants to purchase up to 55,555,556 shares of our common stock (or pre-funded warrants for shares of our common stock in lieu thereof). We received net proceeds of $116.9 million after deducting

underwriting discounts and commissions and other costs, and excluding any proceeds that may be received from the exercise of the common stock warrants. If all of the common stock warrants sold in the Offering were to be exercised in cash for shares of our common stock, we would receive additional net proceeds of $192.5 million.

In August 2026, we entered into a common stock sales agreement (the "Leerink Sales Agreement") with Leerink Partners LLC ("Leerink"), under which we from time to time can issue and sell shares of our common stock through Leerink in at-the-market offerings. The issuance and sale, if any, of shares of our common stock under the Leerink Sales Agreement will be effected pursuant to our registration statement on Form S-3 (File No. 333-298665), which became effective on September 8, 2026, and the related prospectus covering the issuance and sale of shares of our common stock for gross proceeds of up to $150.0 million (the "Leerink ATM Facility"). As of September 30, 2026, we had not sold any shares of our common stock under the Leerink ATM Facility. Subsequent to September 30, 2026, we sold 677,178 shares of our common stock under the Leerink ATM Facility at a weighted average price of $2.87 per share for aggregate gross proceeds of $1.9 million through November 6, 2026.

In May 2021, we entered into a common stock sales agreement (the "Cowen Sales Agreement") with TD Securities (USA) LLC (as successor to Cowen and Company, LLC) ("TD Cowen"), under which we from time to time could issue and sell shares of our common stock through TD Cowen in at-the-market offerings for aggregate gross sale proceeds of up to $300.0 million. We amended the Cowen Sales Agreement in March 2025 in connection with amending our existing shelf registration statement following the loss of our status as a "well-known seasoned issuer" (as defined under Rule 405 of the Securities Act of 1933, as amended), reducing the amount of shares of common stock we could issue and sell through TD Cowen pursuant to the Cowen Sales Agreement to aggregate gross sale proceeds of up to $150.0 million (the "Cowen ATM Facility"). In May 2026, we notified TD Cowen that we were suspending and terminating the prospectus supplement, dated March 21, 2025, related to the Cowen Sales Agreement, and in August 2026 we terminated the Cowen Sales Agreement. Prior to the termination of the Cowen Sales Agreement, we had sold 14,327,365 shares of our common stock under the Cowen ATM Facility at a weighted average price of $3.07 per share for aggregate gross proceeds of $43.9 million.

In addition to our existing cash, cash equivalents, and marketable securities, we are eligible to earn milestone and other payments under our collaboration with BMS and our other collaboration and license agreements. Our ability to earn applicable milestone and other payments and the timing of earning these amounts are dependent upon the timing and outcome of development, regulatory and commercial activities and, as such, are uncertain at this time. As of September 30, 2026, our right to contingent payments under our collaboration with BMS, as well as the retained portions of the contingent upfront payment and other amounts under the Vertex License Agreement, are our only significant committed potential external source of funds.

Cash Flows

The following table provides information regarding our cash flows for the nine months ended September 30, 2026 and 2025 (in thousands):

	Nine Months Ended September 30,	
	2026	2025
Net cash (used in) provided by:		
Operating activities	$ (73,819)	$ (128,854)
Investing activities	(96,724)	138,610
Financing activities	117,067	23,144
Net (decrease) increase in cash, cash equivalents, and restricted cash	$ (53,476)	$ 32,900

Net Cash Used in Operating Activities

The use of cash in all periods resulted primarily from our net losses adjusted for non-cash charges and changes in components of working capital.

Net cash used in operating activities was $73.8 million for the nine months ended September 30, 2026, which primarily consisted of operating expenses related to our ongoing research and preclinical efforts and supporting business operations.

Net cash used in operating activities was $128.9 million for the nine months ended September 30, 2025, which primarily consisted of operating expenses that related to our ongoing research and preclinical efforts, the wind-down of clinical and manufacturing activities in support of our former reni-cel program and supporting business operations.

Net Cash (Used in) Provided by Investing Activities

Net cash used in investing activities was $96.7 million for the nine months ended September 30, 2026, primarily related to purchases of marketable securities of $116.7 million, partially offset by proceeds from maturities of marketable securities of $20.0 million.

Net cash provided by investing activities was $138.6 million for the nine months ended September 30, 2025, primarily related to the proceeds from the maturities of marketable securities of $139.0 million and proceeds from the sale of property and equipment of $0.2 million, partially offset by the purchase of property and equipment of $0.5 million.

Net Cash Provided by Financing Activities

Net cash provided by financing activities was $117.1 million for the nine months ended September 30, 2026 attributable to proceeds received from the public offering of common stock of $116.9 million.

Net cash provided by financing activities was $23.1 million for the nine months ended September 30, 2025, primarily related to proceeds from the issuance of common stock from our at-the-market offering program of $25.8 million and proceeds received from issuance of common stock under our employee stock purchase plan of $0.2 million. This was offset by the repayment of our liability for the sale of future revenues with DRI of $2.9 million.

Funding Requirements

We anticipate that our expenses will increase as we commence and conduct clinical trials of EDIT-401; continue our current research programs and preclinical development of product candidates from our current research programs; seek to identify additional product candidates and research programs; initiate preclinical testing and clinical trials for other product candidates that we identify; maintain, expand, and protect our intellectual property portfolio, including reimbursing our licensors for expenses related to the intellectual property that we in-license from such licensors; and incur costs associated with operating as a public company. In addition, if we obtain marketing approval for any product candidate that we identify and develop, we expect to incur significant commercialization expenses related to product sales, marketing, manufacturing, and distribution to the extent that such sales, marketing, and distribution are not the responsibility of a collaborator. We do not expect to generate significant recurring revenue unless and until we obtain regulatory approval for and commercialize a product candidate. Accordingly, we will need to obtain substantial additional funding in connection with our continuing operations. If we are unable to raise capital when needed or on attractive terms, we would be forced to delay, reduce, or eliminate our research and development programs or future commercialization efforts.

We expect that our existing cash, cash equivalents, and marketable securities on September 30, 2026 will enable us to fund our operating expenses and capital expenditure requirements into the second half of 2028. Our forecast of the period of time through which our existing cash, cash equivalents, and marketable securities will be adequate to support our operations is a forward-looking statement and involves significant risks and uncertainties. We have based this forecast on assumptions that may prove to be wrong, and actual results could vary materially from our expectations, which may adversely affect our capital resources and liquidity. We could utilize our available capital resources sooner than we currently expect. The amount and timing of future funding requirements, both near- and long-term, will depend on many factors, including, but not limited to:

- the costs of progressing the clinical development and commencing clinical trials of EDIT-401;
- the scope, progress, results, and costs of drug discovery, preclinical development, laboratory testing, and any clinical or natural history study trials for product candidates we develop;
- the costs of preparing, filing, and prosecuting patent applications, maintaining and enforcing our intellectual property and proprietary rights, and defending intellectual property-related claims;
- the costs, timing, and outcome of regulatory review of the product candidates we develop;

- the costs of establishing and maintaining a supply chain for the development and manufacture of our product candidates;
- the costs of future activities, including product sales, medical affairs, marketing, manufacturing, and distribution, for any product candidates for which we receive regulatory approval;
- the success of our collaboration with BMS;
- our ability to establish and maintain additional collaborations on favorable terms, if at all;
- the extent to which we acquire or in-license other medicines and technologies;
- the costs of reimbursing our licensors for the prosecution and maintenance of the patent rights in-licensed by us; and
- our ability to establish and maintain healthcare coverage and adequate reimbursement for any product candidates for which we receive regulatory approval.

Identifying potential product candidates and conducting preclinical studies and clinical trials is a time-consuming, expensive, and uncertain process that takes many years to complete, and we may never generate the necessary data or results required to obtain marketing approval and achieve product sales. In addition, even if we successfully identify and develop product candidates that are approved, we will require significant additional funding in order to launch and commercialize our product candidates and may not achieve commercial success. Our commercial revenues, if any, will be derived from sales of genomic medicines that we do not expect to be commercially available for many years, if at all. Accordingly, we will need to continue to rely on additional financing to achieve our business objectives. Adequate additional financing may not be available to us on acceptable terms, or at all.

Until such time, if ever, as we can generate substantial product revenues, we expect to finance our cash needs through a combination of equity offerings, debt financings, collaborations, strategic alliances, and licensing arrangements. To the extent that we raise additional capital through the issuance of equity or convertible debt securities, our stockholders' ownership interests will be diluted, and the terms of these securities may include liquidation or other preferences that adversely affect the rights of our stockholders. Debt financing, if available, would result in increased fixed payment obligations and may involve agreements that include covenants limiting or restricting our ability to take specific actions, such as incurring additional debt, making capital expenditures, or declaring dividends.

If we raise funds through additional collaborations, strategic alliances, or licensing arrangements with third parties, we may have to relinquish valuable rights to our technologies, future revenue streams, research programs, or product candidates or to grant licenses on terms that may not be favorable to us. If we are unable to raise additional funds through equity or debt financings when needed, we may be required to delay, limit, reduce, or terminate our product development or future commercialization efforts or grant rights to develop and market product candidates that we would otherwise prefer to develop and market ourselves.

Contractual Obligations

As of September 30, 2026, we had operating leases with future minimum lease payments for a total of $15.2 million, of which $1.9 million will be payable in 2026. These minimum lease payments exclude our share of the facility operating expenses, real-estate taxes, and other costs that are reimbursable to the landlord under the leases.

In 2023, we entered into a license and service agreement pursuant to which we leased manufacturing space for our continued research and development activities. The lease commenced April 1, 2024. In September 2024, we modified the lease, and as a result of the modification the lease payments decreased and the notification period for the termination of the license and service agreement increased from 12 months' prior written notice to 18 months' prior written notice. In January 2025, we gave our termination notice for the license and service agreement, which resulted in the end of the term of the agreement being July 2026 and $8.9 million of remaining payments owed. In April 2025, we modified the lease to terminate on April 30, 2025 with a final fixed payment of $3.7 million.

In October 2024, we entered into the DRI Agreement under which we sold, transferred, assigned, and conveyed to DRI certain future license fees and other payments owed to us by Vertex under the Vertex License Agreement in exchange

for an upfront cash payment by DRI to us of $57.0 million. Under the DRI Agreement, DRI is purchasing up to 100% of certain future fixed and sales-based annual license fees that we are entitled to receive under the Vertex License Agreement, which fees range from $5.0 million to $40.0 million per year including increases based on sales. In addition, DRI is purchasing a mid-double-digit percentage of a $50.0 million contingent upfront payment that we may receive under the Vertex License Agreement. All amounts above will be adjusted to exclude payments that we owe under the Cas9-I License Agreement. We have retained rights to certain portions of certain other sales-based annual license fees and the contingent upfront payment that may become due under the Vertex License Agreement, and the amounts that correspond to our licensor obligations.

Our agreements with certain institutions to license intellectual property include potential milestone payments and success fees, sublicense fees, royalty fees, licensing maintenance fees, and reimbursement of patent maintenance costs that we may be required to pay. Our agreements to license intellectual property include potential milestone payments that are dependent upon the development of products using the intellectual property licensed under the agreements and contingent upon the achievement of development or regulatory approval milestones, as well as commercial milestones. These potential obligations are contingent upon future events and the timing and likelihood of such potential obligations are not known with certainty. For further information regarding these agreements, please see Part I, “Item 1. Business—Our Collaborations and Licensing Strategy” in the Annual Report.

We also enter into contracts in the normal course of business with contract research organizations, contract manufacturing organizations, and other vendors to assist in the performance of our research and development activities and other services and products for operating purposes. These contracts generally provide for termination at any time upon prior notice.

Item 3. Quantitative and Qualitative Disclosures About Market Risk.

We are exposed to market risk related to changes in interest rates. As of September 30, 2026, we had cash and cash equivalents of $93.2 million, primarily held in money market mutual funds and U.S. Treasury securities, and marketable securities of $97.0 million, primarily held in U.S. Treasury securities. Our primary exposure to market risk is interest rate sensitivity, which is affected by changes in the general level of U.S. interest rates, particularly because our investments, including cash equivalents, are in the form, or may be in the form of, money market funds or marketable securities and are or may be invested in U.S. Treasury and U.S. government agency obligations. Due to the short-term maturities and low risk profiles of our investments, an immediate 100 basis point change in interest rates would not have a material effect on the fair market value of our investments.

While we contract with certain vendors and institutions internationally, substantially all of our total liabilities as of September 30, 2026 were denominated in the United States dollar and we believe that we do not have any material exposure to foreign currency exchange rate risk.

Item 4. Controls and Procedures.

Evaluation of Disclosure Controls and Procedures

Our management, with the participation of our principal executive officer (our Chief Executive Officer) and our principal financial officer (our Chief Financial Officer), evaluated the effectiveness of our disclosure controls and procedures as of September 30, 2026. The term “disclosure controls and procedures,” as defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the “Exchange Act”), means controls and other procedures of a company that are designed to ensure that information required to be disclosed by the company in the reports that it files or submits under the Exchange Act is recorded, processed, summarized and reported, within the time periods specified in the Securities and Exchange Commission’s rules and forms. Disclosure controls and procedures include, without limitation, controls and procedures designed to ensure that information required to be disclosed by a company in the reports that it files or submits under the Exchange Act is accumulated and communicated to the company’s management, including its principal executive and principal financial officers, or persons performing similar functions, as appropriate to allow timely decisions regarding required disclosure. Our management recognizes that any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving their objectives and our management necessarily applies its judgment in evaluating the cost-benefit relationship of possible controls and procedures. Based on the evaluation of our disclosure controls and procedures as of September 30, 2026, our Chief Executive Officer and Chief Financial Officer concluded that, as of such date, our disclosure controls and procedures were effective at the reasonable assurance level.

Changes in Internal Control over Financial Reporting

There were no changes in our internal control over financial reporting that occurred during the period covered by this Quarterly Report on Form 10-Q that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

PART II. OTHER INFORMATION

Item 1. Legal Proceedings.

From time to time, we may become involved in litigation or other legal proceedings relating to claims arising from the ordinary course of business. There can be no assurance that any proceedings that result from these third-party actions will be resolved in our favor. In addition, if they are not resolved in our favor, there can be no assurance that the result will not have a material adverse effect on our business, financial condition, results of operations, or prospects. Certain of our intellectual property rights, including ones licensed to us under our licensing agreements, are subject to, and from time to time may be subject to, priority and validity disputes. For additional information regarding these matters, see Part I, "Item 1A. Risk Factors—Risks Related to Our Intellectual Property" in our Annual Report on Form 10-K for the year ended December 31, 2025 (the "Annual Report"). Regardless of outcome, litigation or other legal proceedings can have an adverse impact on us because of defense and settlement costs, diversion of management resources, and other factors.

Item 1A. Risk Factors.

Information set forth in this Quarterly Report on Form 10-Q, including below, and in the sections entitled "Summary of Risk Factors" and Part I, "Item 1A. Risk Factors" in the Annual Report, includes risks which could materially affect our business, financial condition, results of operations, or prospects. These risks, as well as other risks and uncertainties, could materially and adversely affect our business, results of operations and financial condition, which in turn could materially and adversely affect the trading price of shares of our common stock. Additional risks not currently known to us or that we currently deem to be immaterial may also harm our business.

Some of our in-licensed patents are subject to priority and validity disputes. In addition, our owned and in-licensed patents, patent applications and other intellectual property may be subject to further priority and validity disputes, and other similar intellectual property proceedings including inventorship disputes. If we or our licensors are unsuccessful in any of these proceedings, we may be required to obtain licenses from third parties, which may not be available on commercially reasonable terms or at all, or to cease the development, manufacture, and commercialization of one or more of the product candidates we develop, which could have a material adverse impact on our business.

Certain U.S. patents and a U.S. patent application directed to CRISPR/Cas9 that are co-owned by the Broad Institute and the Massachusetts Institute of Technology ("MIT"), and in some cases Harvard (collectively referred to as "Broad"), and in-licensed by us were involved in a first interference with a U.S. patent application that is co-owned by the University of California, the University of Vienna, and Emmanuelle Charpentier (collectively referred to as "CVC"). An interference is a proceeding in the USPTO before the Patent Trial and Appeal Board of the USPTO ("PTAB") to determine priority of invention of the subject matter of patent claims filed by different parties. In this first interference, the PTAB made a judgment of no interference-in-fact in favor of the Broad, which was upheld on appeal. This decision was final and bars any further interference between the same parties for claims to the same invention that was considered in the interference. As a result of this decision, the U.S. patents and application that we in-license from the Broad and others were not modified or revoked.

On June 24, 2019, the PTAB declared a second interference between certain pending U.S. patent applications that are co-owned by CVC and certain U.S. patents and a U.S. patent application that are co-owned by Broad and in-licensed by us. Most of the Broad U.S. patents and the patent application that are involved in the second interference were also part of the first interference. The invention that was considered in the first interference related to a method involving contacting a target DNA in a eukaryotic cell with certain defined CRISPR/Cas9 components for the purpose of cleaving or editing that target DNA molecule or modulating transcription of at least one gene encoded thereon. The second interference is directed to a different invention, namely a eukaryotic cell comprising a target DNA and certain defined CRISPR/Cas9 components including a single molecule guide RNA that are capable of cleaving or editing the target DNA molecule.

On September 10, 2020, the PTAB granted Broad's motion for priority benefit while denying CVC priority benefit to their two earliest provisional patent applications. As a result, Broad entered the priority phase of the interference as "Senior Party" while CVC remained the "Junior Party" for purposes of determining which entity was the first to invent the inventions at issue. On February 28, 2022, the PTAB issued a decision regarding the priority phase of the interference determining that Broad was the first entity to invent the claims at issue. This decision was appealed by CVC and the Broad cross-appealed. On May 12, 2025, the U.S. Court of Appeals for the Federal Circuit ("CAFC") affirmed-in-part and vacated-in-part the PTAB's previous decision and remanded it back to the PTAB for further review. On March 26, 2026,

the PTAB reaffirmed its previous decision favoring Broad. This decision by the PTAB has been appealed to the CAFC by CVC. It is uncertain when or in what manner the CAFC will act on this appeal.

On December 14, 2020, the PTAB declared two new interferences involving a pending U.S. patent application that is owned by ToolGen, Inc. (the "ToolGen application"). One of the two interferences is between the ToolGen application and certain U.S. patents and U.S. patent applications that are co-owned by Broad and in-licensed by us. Most of the Broad U.S. patents and patent applications that are involved in the interference with ToolGen are also part of the second interference with CVC. The other ToolGen interference is between the same ToolGen application and the U.S. patent applications that are co-owned by CVC and involved in the second interference with Broad. The claims in ToolGen's patent application relate to a mammalian cell with a CRISPR/Cas system comprising a codon optimized nucleic acid encoding a Cas9 polypeptide with a nuclear localization signal and a single-molecule guide RNA that, together, are capable of forming a Cas9/RNA complex that mediates double stranded cleavage of a target nucleic acid sequence. On September 28, 2022, the PTAB suspended both of these interferences. Following the decision on remand by the PTAB in March 2026 in the second interference between Broad and CVC, the suspension in the interference between ToolGen and Broad has been lifted. We cannot predict with any certainty how long this interference proceeding will take. The interference between ToolGen and CVC remains suspended.

On June 21, 2021, the PTAB declared two new interferences involving a pending U.S. patent application owned by Sigma-Aldrich (the "Sigma-Aldrich application"). One of the two new interferences is between the Sigma-Aldrich application and certain U.S. patents and U.S. patent applications that are co-owned by Broad and in-licensed by us. The other Sigma interference is between the same Sigma-Aldrich application and the U.S. patent applications that are co-owned by CVC. Most of the Broad U.S. patents and patent applications that are involved in the interference with Sigma-Aldrich are also part of the concurrent interferences with CVC and ToolGen. The claims in Sigma-Aldrich's application relate to a method for modifying a chromosomal sequence in a eukaryotic cell by integrating a donor sequence into that chromosomal sequence. These methods use a CRISPR/Cas9 system comprising a Cas9 polypeptide with a nuclear localization signal, a guide RNA, and a donor sequence that, together, are capable of mediating double stranded cleavage and repair of a target nucleic acid sequence leading to integration of the donor sequence into the chromosomal sequence. On December 14, 2022, the PTAB suspended both of these interferences. It is uncertain when these suspensions will be lifted.

As a result of these declarations of interference, five parallel adversarial proceedings in the USPTO before the PTAB have been initiated – the patent interferences between Broad and CVC, Broad and ToolGen, CVC and ToolGen, Broad and Sigma-Aldrich, and CVC and Sigma-Aldrich. We cannot predict with any certainty how long each interference proceeding will take. It is also possible that other third parties may seek to become a party to these interferences.

Our owned and in-licensed patents and patent applications are, or may in the future become, subject to validity disputes in the USPTO and other foreign patent offices. For example, a request for ex parte re-examination was filed with the USPTO on February 16, 2016 against a U.S. patent that we have in-licensed from Broad, which is involved in certain of the interferences. The request for ex parte re-examination was granted on May 9, 2016 thereby initiating a re-examination procedure between the USPTO and Broad, acting on behalf of itself and MIT. The PTAB has suspended the re-examination noting that it has jurisdiction over any file that involves a patent involved in an interference. It is uncertain when the PTAB will lift the suspension. If Broad is unsuccessful during the re-examination, the patent in question may be revoked or narrowed, which could have a material adverse effect on the scope of our rights under such patent.

We or our licensors may also be subject to claims that former employees, collaborators, or other third parties have an interest in our owned or in-licensed patents or patent applications, or other intellectual property rights as an inventor or co-inventor. If we are unable to obtain an exclusive license to any such third-party co-owners' interest in such patents, patent applications or other intellectual property rights, such co-owners may be able to license their rights to other third parties, including our competitors. In addition, we may need the cooperation of any such co-owners to enforce any patents, including any patents that issue from patent applications, against third parties, and such cooperation may not be provided to us. Any of the foregoing could have a material adverse effect on the conduct of our business, financial condition, results of operations, and prospects.

We or our licensors are subject to and may in the future become a party to similar proceedings or priority disputes in Europe or other foreign jurisdictions. For example, certain European patents that we have in-licensed from Broad have been revoked in their entirety by the European Patent Office Opposition Division (the "Opposition Division"). Certain other European patents that we have in-licensed from Broad were maintained with amended patent claims. Certain of these decisions have been appealed by both Broad and the opposing party(s), and it is uncertain when or in what manner the Boards of Appeal will act on these appeals. The Opposition Division has also initiated opposition proceedings against

certain other European patents that we have in-licensed from Broad. The European Patent Office opposition proceedings may involve issues including, but not limited to, procedural formalities related to filing the European patent application, priority, and the patentability of the involved claims. In view of certain arguments made by the third parties against the revoked patents and similar arguments made by the third parties against other in-licensed European patents under opposition, the opposition proceedings may lead to the revocation of certain additional in-licensed European patents. The loss of priority for, or the loss of, these European patents could have a material adverse effect on the conduct of our business. One or more of the third parties that have filed oppositions against these European patents or other third parties may file future oppositions against other European patents that we in-license or own. There may be other oppositions against these European patents that have not yet been filed or that have not yet been made available to the public.

If we or our licensors are unsuccessful in any patent related disputes, including interference proceedings, patent oppositions, re-examinations, or other priority, inventorship, or validity disputes to which we or they are subject (including any of the proceedings discussed above), we may lose valuable intellectual property rights through the loss of one or more patents owned or licensed or our owned or licensed patent claims may be narrowed, invalidated, or held unenforceable. In addition, if we or our licensors are unsuccessful in any inventorship disputes to which we or they are subject, we may lose valuable intellectual property rights, such as exclusive ownership of, or the exclusive right to use, our owned or in-licensed patents and patent applications. If we or our licensors are unsuccessful in any interference proceeding or other priority or inventorship dispute, we may be required to obtain and maintain licenses from third parties, including parties involved in any such interference proceedings or other priority or inventorship disputes. Such licenses may not be available on commercially reasonable terms or may be non-exclusive or may not be available at all. If we are unable to obtain and maintain such licenses, we may need to cease the development, manufacture, and commercialization of one or more of the product candidates we develop. The loss of exclusivity or the narrowing of our owned and in-licensed patent claims could limit our ability to stop others from using or commercializing similar or identical technology and products. Any of the foregoing could result in a material adverse effect on our business, financial condition, results of operations, or prospects. Even if we are successful in any interference proceeding or other priority, inventorship, or validity disputes, it could result in substantial costs and be a distraction to our management and other employees.

Item 5. Other Information.

Director and Officer Trading Arrangements

A portion of the compensation of our directors and officers (as defined in Rule 16a-1(f) under the Securities Exchange Act of 1934, as amended (the "Exchange Act")) is in the form of equity awards and, from time to time, directors and officers may engage in open-market transactions with respect to the securities acquired pursuant to such equity awards or other of our securities, including to satisfy tax withholding obligations when equity awards vest or are exercised, and for diversification or other personal reasons.

Transactions in our securities by directors and officers are required to be made in accordance with our insider trading policy, which requires that the transactions be in accordance with applicable U.S. federal securities laws that prohibit trading while in possession of material nonpublic information. Rule 10b5-1 under the Exchange Act provides an affirmative defense that enables directors and officers to prearrange transactions in our securities in a manner that avoids concerns about initiating transactions while in possession of material nonpublic information.

None of our directors or officers adopted or terminated a Rule 10b5-1 trading arrangement or a non-Rule 10b5-1 trading arrangement (each as defined in Item 408(c) of Regulation S-K) during the quarterly period covered by this report.

Item 6. Exhibits

Exhibit Index

Exhibit Number	Description of Exhibit
10.1*	Employment Offer Letter, dated July 30, 2026, between the Registrant and Daniel Ory
10.2	Sales Agreement, dated August 31, 2026, by and between the Registrant and Leerink Partners LLC (incorporated by reference to Exhibit 1.2 of the Registration Statement on Form S-3 filed by the Registrant on August 31, 2026)
31.1*	Rule 13a-14(a) Certification of Principal Executive Officer
31.2*	Rule 13a-14(a) Certification of Principal Financial Officer
32.1+	Certification of Principal Executive Officer and Principal Financial Officer pursuant to 18 U.S.C. §1350
101*	The following financial statements from the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2026, formatted in Inline XBRL (eXtensible Business Reporting Language): (i) Condensed Consolidated Balance Sheets (unaudited), (ii) Condensed Consolidated Statements of Operations (unaudited), (iii) Condensed Consolidated Statements of Comprehensive Loss (unaudited), (iv) Condensed Consolidated Statements of Stockholders' Equity (unaudited), (v) Condensed Consolidated Statements of Cash Flows (unaudited) and (vi) Notes to Condensed Consolidated Financial Statements (unaudited), tagged as blocks of text and including detailed tags.
104*	Cover Page Interactive Data File (Embedded within the Inline XBRL document and included in Exhibit 101)

* Filed herewith

\+ The certifications furnished in Exhibit 32.1 that accompany this Quarterly Report on Form 10-Q are not deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended. Such certifications are not to be deemed to be incorporated by reference into any filings under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, except to the extent that the registrant specifically incorporates them by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

EDITAS MEDICINE, INC.

Dated: November 9, 2026

By: /s/ Amy Parison

Amy Parison

Chief Financial Officer
(Principal Financial Officer)

11 Hurley Street
Cambridge, MA 02141
P 617-401-9000
F 617-494-0985

July 29, 2026

Daniel Ory, M.D.

Re: Offer of Employment

Dear Dan,

On behalf of Editas Medicine, Inc. (the "**Company**"), I am pleased to offer you employment with the Company. The purpose of this letter (the "**Offer Letter**") is to set forth the terms of your employment with the Company, should you accept our offer.

I am pleased to offer you the position of Executive Vice President, Chief Medical Officer at the Company, reporting to the Chief Executive Officer. Your base salary will be at the rate of $20,384.62 per biweekly pay period (equivalent to an annualized base salary of $530,000), subject to tax and other withholdings as required by law. Such base salary may be increased (but not decreased) from time to time in accordance with normal business practice and in the sole discretion of the Company. You will be employed on a full-time basis. Your effective date of hire as an employee (the "**Start Date**") will be September 8, 2026 or such other date as is mutually agreed upon by you and the Company. You shall work out of the Company's office at 11 Hurley Street, Cambridge, Massachusetts and shall travel as required by your job duties.

Following the end of each fiscal year and subject to the approval of the Company's Board of Directors (the "**Board**"), or a duly authorized committee thereof, you will be eligible for a retention and performance bonus, targeted at 45% of your annualized base salary, based on your and the Company's performance during the applicable fiscal year as determined by the Board (or such committee) and in accordance with certain corporate goals determined by the Board (or such committee), in each case, in its sole discretion. Such bonus shall be pro-rated for any partial year and shall not be payable if your Start Date is within the last quarter of the fiscal year. You must be an active employee of the Company on the date any bonus is distributed in order to be eligible for and to earn a bonus award, as it also serves as an incentive to remain employed by the Company, provided, that the Company will award and pay any bonus for the prior calendar year no later than March 15th of the next succeeding fiscal year.

You will receive a one-time sign on bonus of $75,000.00, less applicable taxes and withholdings (the "**Signing Bonus**"), which will be paid to you in the first regular payroll cycle following your Start Date.

If, within one (1) year after your Start Date, either (i) you voluntarily terminate your employment with the Company for any reason other than for Good Reason (as defined in the Company's Amended and Restated Severance Benefits Plan (as the same may be amended or restated from

time to time, the "**Severance Plan**") or (ii) the Company terminates your employment for Cause (as defined in the Severance Plan). You further acknowledge and agree that the Company may deduct from any amounts due to you from the Company (including without limitation any salary, bonuses, severance or separation pay, and expense reimbursements) up to the full amount of the Signing Bonus owed to the Company, subject to applicable law. If such deduction does not fully satisfy the amount of reimbursement due, or if the Company elects not to take such deduction, you agree to repay the remaining unpaid balance to the Company within thirty (30) days of your separation from employment with the Company. By signing and returning this Offer Letter, you agree to repayment of the Signing Bonus as provided for in this paragraph, and you further agree to execute any documents that may be requested by the Company to memorialize any deductions that you have authorized herein.

Subject to approval of the Board or a duly authorized committee thereof, you shall be awarded a stock option for 950,000 shares of the Company's common stock (the "**Option**"), and such Option will have an exercise or purchase price equal to the fair market value of the Company's common stock on the date of grant. The Option will vest over four (4) years at the rate of 25% on the 15th day of the month immediately following the first anniversary of the Start Date, and an additional 2.0833% of the original number of shares at the end of each successive month thereafter until the fourth anniversary of such date. The Option will be brought to the Board of Directors (or a duly authorized committee thereof) for approval on or after the date you begin employment with the Company. The Option is intended to be granted pursuant to Nasdaq Listing Rule 5635(c)(4) as an inducement for you to enter into employment with the Company and will be evidenced in writing by, and subject to the terms of, an inducement stock option agreement. You will be eligible to receive future equity awards, if any, at such times and on such terms and conditions as the Board (or a committee thereof) shall, in its sole discretion, determine.

You may participate in any benefit programs that the Company establishes and makes available to its employees from time to time, provided you are eligible under (and subject to all provisions of) the plan documents governing those programs. Additionally, you will be eligible for paid vacation and holidays in accordance with Company policy. Please see the enclosed "2026 Benefits Overview" for detailed information on our benefits and related policies. The benefit programs made available by the Company, and the rules, terms and conditions for participation in such benefit plans, may be changed by the Company at any time without advance notice. The Company will reimburse you for all reasonable and necessary documented out of pocket expenses incurred or paid by you for maintenance of your professional and scientific credentials reasonably necessary for the performance of your position, including, but not limited to, Massachusetts medical licensure and related federal medical licensure requirements and membership in applicable scientific societies. You shall abide by the Company's expense reimbursement policy, except as otherwise set forth herein or with the prior written approval of the Chief Executive Officer.

You will be required to execute a Non-Competition, Non-Solicitation, Confidentiality and Assignment Agreement in the form attached hereto as Exhibit A (the "**Agreement**"). You

acknowledge that your eligibility for the Signing Bonus and the Option referenced herein are contingent upon your agreement to the non-competition provisions set forth in the Agreement. You further acknowledge that such consideration was mutually agreed upon by you and the Company, is fair and reasonable, and is in exchange for your compliance with such non-competition obligations.

In making this offer, the Company acknowledges that you may be subject to certain continuing obligations to current or former employers, business partners, or other third parties. You represent that you have notified the Company of any such obligations in writing and you further represent, to the best of your knowledge, that any such obligations will not prohibit or materially interfere with your employment with the Company or the performance by you of your duties as an employee of the Company. In accepting this offer you represent and warrant the foregoing to be true and correct (i) that in connection with providing services to the Company you will not use any confidential and/or proprietary information of any third party, including, without limitation, any former employer, or bring any biological or other materials to the Company and (ii) the Agreement was provided to you by the earlier of (A) the date we sent you this Offer Letter and (B) ten (10) business days before your Start Date.

You agree to provide to the Company, within three days of your hire date, documentation of your eligibility to work in the United States, as required by the Immigration Reform and Control Act of 1986. You may need to obtain a work visa in order to be eligible to work in the United States. If that is the case, your employment with the Company will be conditioned upon your obtaining a work visa in a timely manner as determined by the Company.

It is understood that you are an "at-will" employee. You are not being offered employment for a definite period of time or pursuant to an employment contract, and either you or the Company may terminate the employment relationship at any time and for any reason, with or without cause, or prior notice and without additional compensation to you.

You will be eligible to participate in the Severance Plan, a copy of which is attached hereto as Exhibit B, at the applicable level referenced in such plan. Your eligibility under the Severance Benefits Plan is subject to the terms and conditions thereof. For clarification purposes, under the Severance Plan, as an Executive Vice President reporting directly to the Chief Executive Officer, you are eligible to receive benefits as defined for the role of "Other C-Level Officer."

This Offer Letter and the Agreement referenced above constitute the complete agreement between you and the Company, contain all of the terms of your employment with the Company and supersede any prior agreements, representations or understandings (formal or informal, whether written, oral or implied) between you and the Company. This Offer Letter may not be amended or modified except by an express written agreement signed by both you and a duly authorized officer of the Company (other than you), although your job duties, title, reporting relationship, compensation and benefits may change from time to time in the Company's sole discretion and provided that the "at-will" nature of your employment may only be changed by a

written agreement signed by you and the Company's Chief Executive Officer, which expressly states the intention to modify the at-will nature of your employment. Nothing in this Offer Letter shall be construed as an agreement, either express or implied, to pay you any compensation or grant you any benefit beyond the end of your employment with the Company, except to the extent you are eligible for post-employment benefits under the Severance Plan.

As an employee of the Company, you will be required to familiarize yourself and comply with all Company policies and procedures. Violations of the Company's policies may lead to immediate termination of your employment. Further, the Company's premises, including all workspaces, furniture, documents and other tangible materials, together with all information technology resources of the Company (including computers, portable devices, data and other electronic files (whether in hard copy or electronic form), and all internet and email communications) are subject to oversight and inspection by the Company at any time. Company employees shall have no expectation of privacy with regard to any Company premises, materials, resources or information.

The Company's offer of at-will employment is contingent upon your authorization and successful completion of background and reference checks as may be requested by the Company. If requested by the Company, you will be required to execute authorizations for the Company to obtain consumer reports and/or investigative consumer reports and use them in conducting background checks as a condition to your employment. The Company may obtain background reports both pre-employment and from time to time during your employment with the Company, as necessary.

Please indicate your acceptance of this offer by signing the enclosed copy of this Offer Letter and the Agreement via the electronic signature tool.

Please know that we are truly excited at the prospect of you becoming part of the Editas team and at your leadership helping to build what we hope will be an exceptional organization, one that is both a scientific pioneer and that delivers transformative medicines to many patients. We believe that you will be a fundamental part of turning that aspiration into reality

Very truly yours,

Editas Medicine, Inc.

/s/ Tom Love
Tom Love
Vice President, People

The foregoing correctly sets forth the terms of my employment by the Company. I am not relying on any other representation, except as set forth in this Offer Letter.

/s/ Daniel Ory
Daniel Ory, M.D.

July 30, 2026
Date

Exhibit A

Non-Competition, Non-Solicitation, Confidentiality and Assignment Agreement

Exhibit B

Amended and Restated Severance Benefits Plan

Exhibit 31.1

CERTIFICATIONS

I, Gilmore O'Neill, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Editas Medicine, Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

    a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

    b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

    c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

    d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

    a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

    b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 9, 2026

By: /s/ Gilmore O'Neill

Gilmore O'Neill
Chief Executive Officer
(Principal Executive Officer)

Exhibit 31.2

CERTIFICATIONS

I, Amy Parison, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Editas Medicine, Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

    a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

    b. Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

    c. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

    d. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

    a. All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

    b. Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 9, 2026

By: /s/ Amy Parison

Amy Parison
Chief Financial Officer
(Principal Financial Officer)

Exhibit 32.1

**CERTIFICATIONS OF CEO AND CFO PURSUANT TO 18 U.S.C. SECTION 1350,
AS ADOPTED PURSUANT TO
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with this Quarterly Report on Form 10-Q of Editas Medicine, Inc. (the "Company") for the period ended September 30, 2026, as filed with the Securities and Exchange Commission on the date hereof (the "Report"), each of the undersigned officers of the Company hereby certifies, pursuant to 18 U.S.C. (section) 1350, as adopted pursuant to (section) 906 of the Sarbanes-Oxley Act of 2002, that to the best of her or his knowledge:

(1) The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and

(2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

Date: November 9, 2026

By: /s/ Gilmore O'Neill
Gilmore O'Neill
Chief Executive Officer

Date: November 9, 2026

By: /s/ Amy Parison
Amy Parison
Chief Financial Officer