

Generation of precision preclinical cancer models using regulated in vivo base editing

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Although single-nucleotide variants (SNVs) make up the majority of cancer-associated genetic changes and have been comprehensively catalogued, little is known about their impact on tumor initiation and progression. To enable the functional interrogation of cancer-associated SNVs, we developed a mouse system for temporal and regulatable in vivo base editing. The inducible base editing (iBE) mouse carries a single expression-optimized cytosine base editor transgene under the control of a tetracycline response element and enables robust, doxycycline-dependent expression across a broad range of tissues in vivo. Combined with plasmid-based or synthetic guide RNAs, iBE drives efficient engineering of individual or multiple SNVs in intestinal, lung and pancreatic organoids. Temporal regulation of base editor activity allows controlled sequential genome editing ex vivo and in vivo, and delivery of sgRNAs directly to target tissues facilitates generation of in situ preclinical cancer models.

Missense and nonsense mutations represent the vast majority of disease-associated genetic changes^{1,2}. Cancer cells often harbor thousands of single base pair substitutions³, and understanding the impact of specific variants is critical for defining disease drivers and highlighting therapeutic vulnerabilities. Although many model systems rely on gene ‘knockout’ or overexpression studies to interrogate the role of specific genes in disease states, ample evidence suggests that individual single-nucleotide variants (SNVs), even within the same gene^{4–7} or codon⁸, can dictate unique cancer phenotypes and response to targeted therapies.

Mice and organoids are powerful preclinical model systems, yet engineering cancer-associated SNVs in these complex settings is still

laborious and inefficient. Cytosine and adenine base editing (BE) offer the most efficient approach to create targeted (C:G to T:A or A:T to G:C) SNVs^{9–12}; however, efficient in vivo BE requires robust expression of editing enzymes that is limited by adequate delivery and can induce antigen-driven immune responses^{8,13–20}. Improving the ease, efficiency and control with which base editors and SNVs can be generated in complex cell systems will streamline the functional annotation of disease-associated genetic changes.

Here we describe a mouse model carrying an expression-optimized, inducible and regulated cytosine base editor (BE3RA⁸) to enable temporal control of BE in a wide variety of murine tissues. We show that transient expression of a single inducible base editing (iBE) enzyme is

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capable of driving highly efficient BE in pancreatic, lung and intestinal organoids. Furthermore, we demonstrate that iBE can be used in combination with somatic sgRNA delivery to build in vivo preclinical models of hepatocellular carcinoma (HCC) and pancreas ductal adenocarcinoma (PDAC) harboring single or multiple specific cancer-associated SNVs. In all, iBE is a unique tool for efficient modeling of SNVs in physiologically accurate preclinical models to define and test their impact in tumor initiation and progression.

Results

Tightly regulated in vivo expression of an optimized base editor

To derive mice carrying an iBE allele, we injected KH2 mouse embryonic stem cells (ESCs) harboring a single copy of an expression-optimized TRE-BE3RA transgene downstream of the *Col1a1* locus⁸ (Fig. 1a and Extended Data Fig. 1a,b) into albino B6 blastocysts. High chimerism (agouti) founders were then backcrossed to C57Bl/6 mice for at least four generations before analysis. In the absence of doxycycline (dox), the iBE allele transmitted at normal Mendelian ratios and could be maintained as a heterozygous or homozygous colony (Supplementary Table 1 and Extended Data Fig. 1c). We previously showed that induction of dox-regulated transgenes at the *Col1a1* locus with a constitutively expressed third-generation reverse tet-transactivator (CAGs-rtTA3) allele drives uniform expression across a broad range of murine cell types, particularly epithelial tissues^{21,22}. To evaluate expression in the iBE mouse, we generated CAGs-rtTA3^{+/+};iBE^{+/-} (iBE hemizygous or 'iBE^{hem}') mice and fed them dox chow (200 mg kg⁻¹) for 1 week. All tissues examined showed dox-dependent induction of BE3RA that could be reversed after dox withdrawal (dox switched, or 'SW') (Fig. 1b). No tissues showed evidence of BE protein expression in the absence of dox, although RNA sequencing (RNA-seq) of intestinal tissue revealed a low, but detectable, amount of BE3RA transcript (~1 per 1 M transcripts) (Fig. 1d). Unlike the uniform induction seen in GFP-shRNA transgenes at the *Col1a1* locus^{21,22}, BE3RA appeared heterogeneous across multiple tissues (Fig. 1c and Extended Data Fig. 1e). We reasoned this was likely due to stochastic silencing of either CAGs-rtTA3 or iBE transgenes during embryogenesis. To test this, we generated mice carrying one or two copies of each allele and examined expression across a range of tissues (Extended Data Fig. 2). The presence of two rtTA3 alleles (CAGs-rtTA3^{+/+};iBE3^{+/-}) increased the uniformity of BE3RA expression, and this was further improved in mice carrying two iBE alleles (CAGs-rtTA3^{+/+};iBE^{+/+}) (Extended Data Fig. 2). As expected, CAGs-rtTA3^{+/+};iBE^{+/+} ('iBE^{hom}') mice showed the most consistent and uniform expression of BE3RA across liver, pancreas, small intestine and colon (Fig. 1c,d and Extended Data Fig. 1e). Despite increased overall expression in iBE^{hom} animals, transcript and protein expression returned to baseline within 1 week of dox withdrawal (Fig. 1c,d). RNA-seq analysis revealed minimal change to cellular transcriptomes in the intestine and liver of iBE^{hom} mice, with no pattern of differential gene expression associated specifically with induction of the BE enzyme (Fig. 1e,f and Supplementary Table 2), with the largest expression change being the BE enzyme itself (Fig. 1e and Supplementary Table 2). Consistent with

these data, no histological abnormalities or differences in immune cell populations were observed in iBE^{hom} animals treated with or without dox for 2 weeks (Extended Data Fig. 3a,b).

Minimal off-target RNA and DNA editing in iBE mice

Previous studies reported that BE enzymes can produce widespread, sgRNA-independent off-target RNA editing²³. To determine if RNA editing could be a concern in iBE mice, we analyzed mRNA from the liver and intestine of iBE^{hom} mice (or CAGs-rtTA3-only controls) treated with or without dox for 2 weeks and those treated for 2 weeks and withdrawn from dox for 6 d. Analysis of transfected HEK293T cells from previously published data²³ showed a marked 280-fold increase in C > U edited RNA transcripts (1,880 C > U variants per 1 M reads) relative to control (~7 C > U variants per 1 M reads) (Extended Data Fig. 4a). Similarly, muscle tissue from recently published transposon-based BE3 transgenic mice²⁴ showed a 30-fold increase in C > U variants (~380 versus ~12 C > U variants per 1 M reads) (Extended Data Fig. 4a). In comparison, iBE^{hom} tissues showed much lower levels of C > U RNA editing in liver (~36 C > U variants per 1 M reads) and intestine (~19 variants per 1 M reads) in dox-treated samples, representing a six-fold and three-fold increase over controls, respectively. Furthermore, this moderate increase was almost entirely reversed within 6 d of withdrawing dox chow (Extended Data Fig. 4a). Non-C > U editing levels remained unchanged over all conditions (Extended Data Fig. 4b). One possible explanation for the difference in editing frequency between our model and previous reports is the relative level of BE enzyme expression between experimental systems. Indeed, BE3 transcript was ~70-fold higher in transfected HEK293T cells than dox-treated iBE tissues (Extended Data Fig. 4c).

In addition to RNA editing, we assessed the possibility of DNA off-target effects using iBE-targeted ESCs expressing *Apc*^{Q1405} and *Pik3ca*^{E545K} sgRNAs. Using ESCs enables the reliable growth and isolation of clonal populations after iBE induction by dox treatment to ensure that any infrequent mutations can be detected. In total, we assessed 60 dox-treated clones and 60 no-dox control clones (in pools of 10) using ultra-deep sequencing (800–1,000× coverage) of a focused panel of cancer-relevant genes (MSK-IMPACT²⁵). We saw no evidence of increased C > T DNA editing in dox-treated cells relative to controls (Extended Data Fig. 5 and Supplementary Table 3).

Together, these data show that the iBE transgene can be induced and repressed uniformly across a range of murine tissues and that low levels of C > U RNA editing can be quickly reversed by withdrawal of transgene expression.

Efficient single and multiplexed editing in iBE organoids

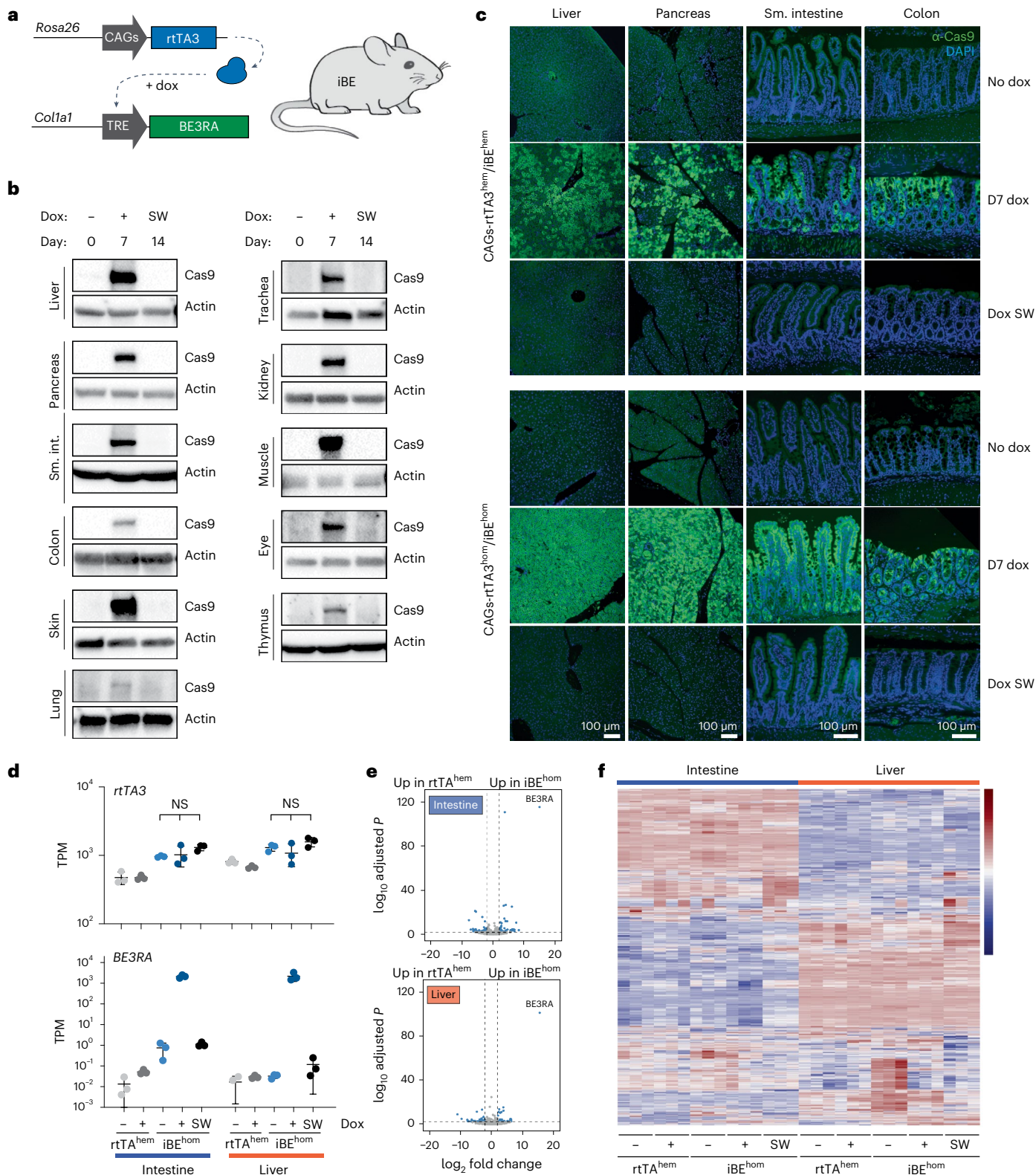
Organotypic cell culture models or 'organoids' are a powerful systems to study epithelial biology. We and others have used organoids to reveal the contribution of cancer-associated nonsense and missense mutations for cell behavior and drug response^{26,27}; however, efficient introduction of SNVs using BE is a substantial practical challenge in scaling up the generation of large collections of tailored model systems. To determine if cells derived from iBE mice could streamline

Fig. 1 | Regulatable BE expression across murine tissues. **a**, Schematic representation of iBE mice containing *R26-CAGs-rtTA3* allele and *TRE-BE3RA* allele. **b**, Cas9 immunoblot on bulk tissue, as indicated, from iBE^{hem} mice maintained on normal chow (day 0, -dox), dox chow for 7 d (day 7, +dox) or dox switched from dox chow for 7 d to normal chow for 7 d (day 14, -dox) across tissues bulk harvested for protein. β -actin, loading control. Molecular weight: β -actin (42 kDa), BE3RA (160 kDa). Blots are representative of two independent experiments for each condition. **c**, Immunofluorescent detection of Cas9 protein in iBE^{hem} (top) or iBE^{hom} (bottom) mice maintained on normal chow (no dox) or dox chow for 7 d (day 7 dox) or dox switched from dox chow for 7 d to normal chow for 7 d (dox SW). Cas9 protein (green), DAPI staining for nuclei (blue) across four tissues analyzed. Data are representative of three independent mice for

each condition (see Extended Data Fig. 1e for individual replicates). **d**, Transcript abundance (transcripts per million (TPM)) in intestine and liver from rtTA^{hem} and iBE^{hom} on normal chow (-), dox chow (+) for 14 d or switched from dox chow for 14 d to normal chow for 6 d (SW). Data are presented as mean values \pm s.d., $n = 3$ mice per genotype/condition. **e**, Volcano plots from RNA-seq data comparing rtTA^{hem} versus iBE^{hom} maintained on dox chow for 14 d ($n = 3$ mice). **f**, Heat map of differentially expressed (DE) genes from intestine and liver from rtTA^{hem} and iBE^{hom} on normal chow (-), dox chow (+) for 14 d or switched from dox chow for 14 d to normal chow for 6 d (SW). Includes DE genes between all conditions within the intestine and liver groups; does not include DE genes between different tissues ($n = 3$ mice per genotype/condition). D, day; NS, not significant.

the creation of targeted mutations *ex vivo*, we generated organoids from small intestine, pancreas and basal cells from the trachea of iBE mice. Each culture showed robust inducible and reversible expression of BE3RA (Supplementary Fig. 1a), and organoids transduced with the BE-activatable GFP^{GO} reporter²⁸ showed editing efficiencies ranging from 40% to 90% (Fig. 2a,b and Supplementary Fig. 1b), with minimal impact on the organoid transcriptome and no detectable off-target editing RNA editing observed up to 8 d on dox (Extended Data Fig. 6).

To closely assess editing dynamics, we generated multiple independent iBE^{hem} pancreatic organoid cultures carrying the *LSL-Kras^{G12D}* allele and generated *Kras^{G12D};p53^{Q97X}* (KP) mutant organoids by nucleofecting dox-treated cells with synthetic sgRNA and tat-Cre protein; KP cultures survive serial passaging more efficiently and expand faster than wild-type (WT) organoids, simplifying serial measurements over multiple timepoints. GFP^{GO}-transduced KP organoids showed 1–2% editing in the absence of dox but induced target editing and GFP expression



rapidly after dox treatment. Two days after dox exposure, more than 50% of cells were GFP⁺, with maximal editing (70–80% GFP⁺) occurring at approximately 3–4 d (Fig. 2c,d and Extended Data Fig. 7a). Transient exposure to dox for only 2 h or 12 h resulted in submaximal editing (55% and 70% of maximum, respectively), supporting the notion that BE enzyme expression and editing are both quickly induced and rapidly suppressed after dox withdrawal (Figs. 1d and 2d). Re-exposure to dox in these cells recovered maximal editing efficiency at similar kinetics to that seen in dox-naive cultures (Fig. 2d and Extended Data Fig. 7a). Consistent with the GO reporter, endogenous target editing with an *Apc*.Q1405-targeting sgRNA showed similar kinetics, being detectable 12 h after dox addition and reaching 80% of total BE within 48 h (Extended Data Fig. 7b). Consistent with previous experience with this sgRNA, insertions or deletions (indels) were rare at day 3 (~1% total reads) but increased four-fold when maintained on dox over 3 weeks (Extended Data Fig. 7c).

We next asked whether iBE could improve the efficiency of building complex organoid-based models of cancer. To limit the introduction of exogenous and potentially immunogenic components, we opted for transient transfection of sgRNAs by nucleofection. Organoids were cultured in dox-containing media for 2 d before and after nucleofection (4 d total) to transiently induce the editor and align BE protein expression with sgRNA expression; editing was quantified 7 d after transfection by target amplicon sequencing. Nucleofection of the *Apc*^{Q1405X} sgRNA in a U6 expression plasmid (LRT2B⁸) induced ~50% target editing, whereas *Trp53*^{Q97X} and *CR8*^{OS2} gRNAs consistently showed C > T editing below 5% (Fig. 2e). In contrast to plasmid-based delivery, nucleofection of dox-treated organoids with chemically stabilized synthetic sgRNAs led to significantly higher editing, up to 43-fold higher in the case of *CR8*^{OS2} (Fig. 2e and Extended Data Fig. 8a). Notably, editing with the iBE transgene was 40–100+-fold higher than nucleofection of WT organoids with synthetic sgRNAs and an optimized BE (FNLS) cDNA plasmid (Fig. 2e), highlighting the improved workflow using iBE organoids.

Using the more efficient synthetic sgRNA approach, we next tested a range of additional BE sgRNAs predicted by BE-SCAN (<https://dowlab.shinyapps.io/BEscan/>)²⁹ to effectively induce targeted SNVs. In unselected populations, 7 d after transfection, C > T editing efficiencies ranged from ~20% to 90% (Fig. 2f). Functional selection for mutant organoids (RSPO withdrawal for *Ctnnb1*^{S33F}, or TGFβ for *Smad4*^{Q224X}, Nutlin3 treatment for p53 mutations and selumetinib treatment for *Pik3ca*^{E545K}) enriched C > T editing 80–95% for tumor suppressor (*Smad4* and *Trp53*) and 50–80% for oncogenes (*Pik3ca* and *Ctnnb1*) (Fig. 2f and Extended Data Fig. 8b). Most guides showed minimal (bystander) editing of adjacent cytosines that would result in additional amino acid substitutions (Fig. 2g and Extended Data Figs. 8c–j and 9). The only notable exceptions to this were sgRNAs targeting

Trp53.V197M, in which 20% of alleles carried an adjacent R196Q mutation (Extended Data Fig. 8e), and the *Trp53.Q97X* sgRNA that uniformly harbored an S96F alteration immediately before the premature termination codon (Extended Data Fig. 8c). In the latter case, the predicted functional impact on the truncated p53 protein is minimal.

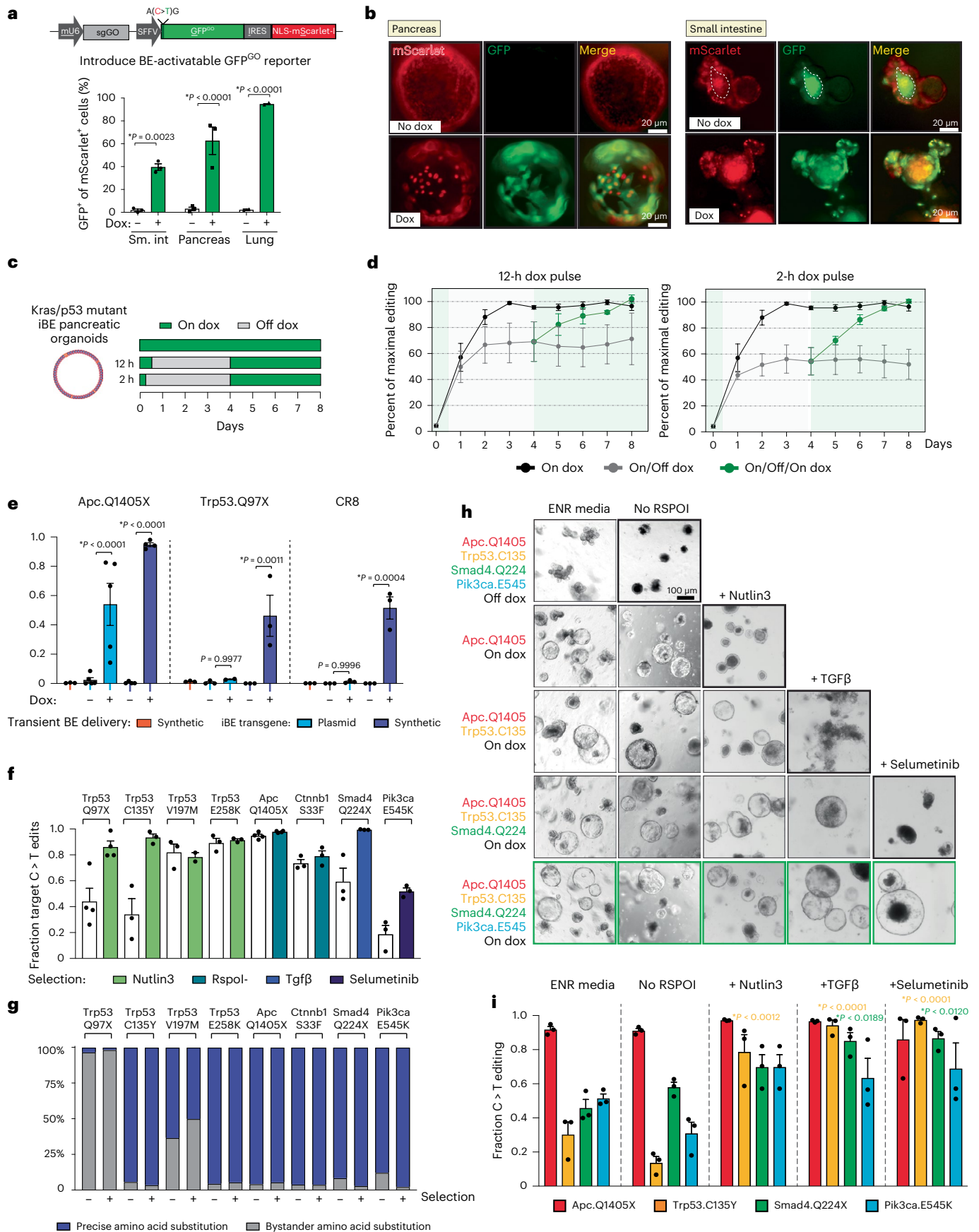
Given the high efficiency of engineering individual target mutations, we next asked whether iBE organoids could be used for rapid multiplexed editing. Using iBE^{hom} organoids to maximize the likelihood of efficient enzyme expression in all cells, we delivered a combination of four sgRNAs—*Apc*^{Q1405}, *Trp53*^{C135Y}, *Smad4*^{Q224X} and *Pik3ca*^{E545K}—to model frequently observed colon cancer mutations; notably, three of the four sgRNAs used show moderate single editing efficiency (20–45%), thereby providing a test of multiplexed editing in non-ideal circumstances. Target editing for each site in the bulk, unselected populations resembled that seen with individual transfections in iBE^{hem} cells (Fig. 2h and Supplementary Fig. 2a), and iterative functional selection for each mutation resulted in an organoid population with ~80–90% C > T editing for *Apc*, *Trp53* and *Smad4* (Fig. 2i and Supplementary Fig. 2b), whereas *Pik3ca*^{E545K} editing reached ~65%, consistent with the notion that heterozygous mutations are sufficient to activate PI3K signaling. Control organoids receiving all four sgRNAs in the absence of dox showed <1% editing and did not survive functional selection (Fig. 2h and Supplementary Fig. 2a). Together, these data show that iBE provides an efficient system for engineering disease-relevant SNVs and can be used to quickly generate genetically complex cancer models.

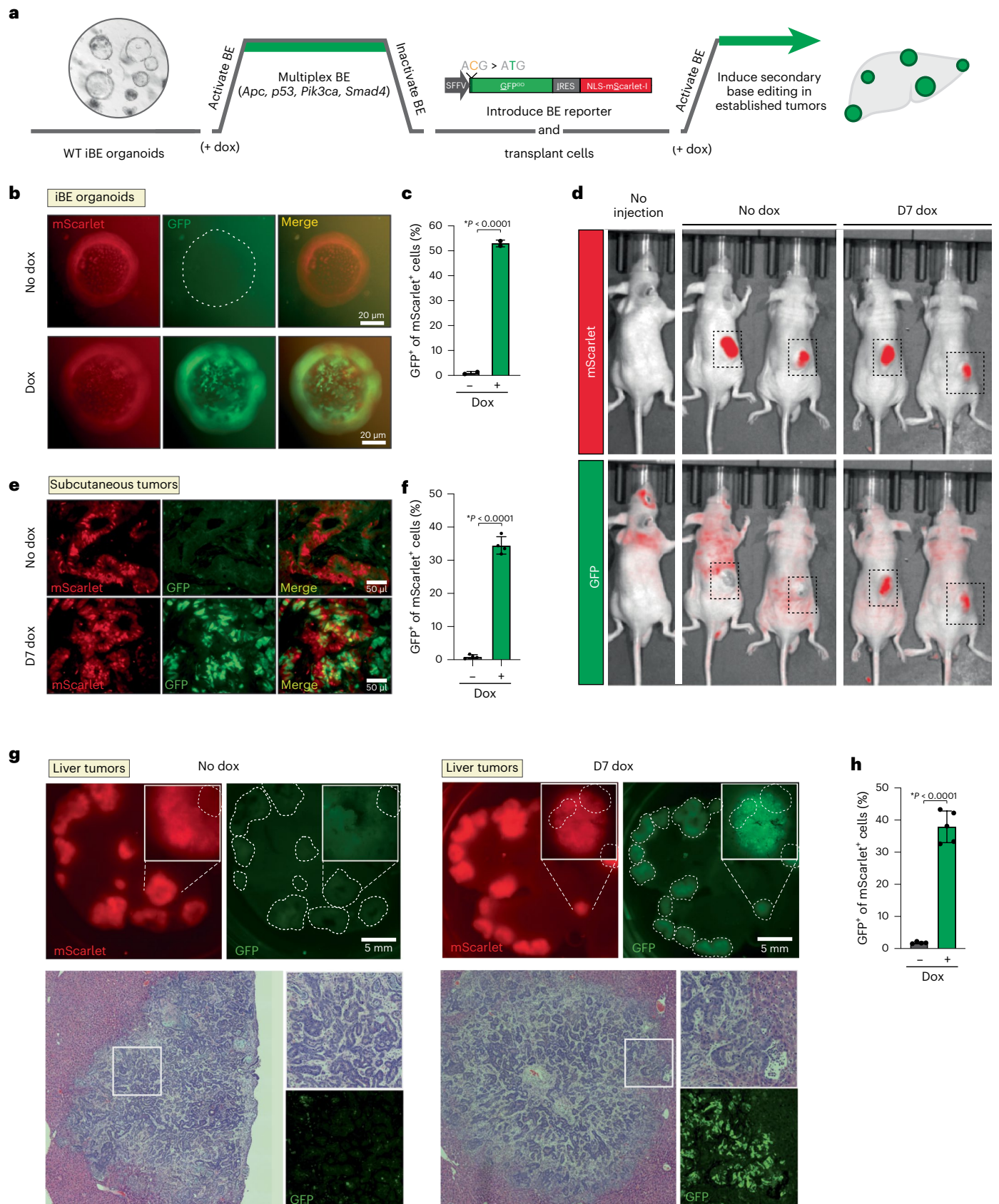
iBE enables sequential base editing in vitro and in vivo

One powerful application of inducible BE technology is the potential for temporally separated or sequential editing. To test the feasibility of this approach, we cultured ex vivo edited, transformed *Apc*^{Q1405X}, *p53*^{C135Y}, *Smad4*^{Q224X}, *Pik3ca*^{E545K} (APSP) mutant intestinal organoids (Fig. 3a) in the absence of dox to suppress expression of the base editor and transduced the cells with the lentiviral GFP^{GO} reporter. Selected organoids maintained in the absence of dox showed minimal editing (<1%), whereas 4 d of dox treatment led to ~50% target editing (Fig. 3b,c), consistent with primary, untransformed organoids (Fig. 2a,b). To determine whether this system could be used to control the timing of gene editing in vivo, we engrafted APSP intestinal organoids into recipient animals, either subcutaneously or into the liver (via intrasplenic injection), to mimic metastatic disease (Fig. 3a). Once tumors had formed (10 d after subcutaneous transplant or 8 weeks after intrasplenic delivery), mice were treated with dox (200 mg kg⁻¹ in chow) for 7 d, and tumors were collected for analysis. As expected, subcutaneous tumors expressed nuclear-localized mScarlet, whereas only the dox-treated mice showed robust GFP fluorescence throughout the tumor mass (Fig. 3d,e). Similarly, dox-treated liver ‘metastases’ showed

Fig. 2 | Efficient BE in ex vivo derived iBE organoids. **a**, Schematic of GFP^{GO} reporter and quantitation of BE-mediated GFP activation in mScarlet⁺ organoids with and without dox by flow cytometry. **b**, Live fluorescence imaging of small intestinal and pancreatic organoids containing stable integration of GFP^{GO} lentiviral construct cultured without (no dox) or with dox. Dotted white line indicates central lumen of small intestinal organoids that produce bright autofluorescent signal. **c**, Schematic for dox treatment of KP pancreatic organoids to assess editing dynamics. **d**, Flow cytometry analysis of pancreatic KP mutant organoids integrated with GFP^{GO} reporter after: continual dox treatment (0–8 d) (black), transient exposure to dox for 12 h/2 h (gray) or transient treatment and then re-exposure to dox in the same cells (green) ($n = 3$ independently derived organoid cultures). **e**, Targeted deep sequencing quantification of target C:G to T:A conversion in small intestinal iBE organoids nucleofected with plasmid (light blue) or synthetic (indigo) gRNAs (*Apc*Q1405, *Trp53*Q97, *CR8*.OS2) as indicated and WT organoids nucleofected with synthetic sgRNAs and an optimized BE (FNLS) cDNA plasmid (orange). **f**, Targeted deep sequencing quantification of target C:G to T:A conversion in dox-treated small intestinal iBE organoids nucleofected with various synthetic gRNAs

as indicated and either unselected (–) or selected with corresponding functional selective media condition. **g**, Frequency of precise amino acid substitution in small intestinal iBE organoids nucleofected with synthetic gRNAs in **f**. **h**, Bright-field images of small intestinal iBE organoids targeted with various gRNA combinations and dox conditions (left) taken through sequential selection of RSPO1 withdrawal, Nutlin3, TGFβ and selumetinib. Bolded black boxes are conditions failing to survive selection. Bolded green boxes indicate quadruple targeted organoids (with dox) surviving all four selection conditions. Images are representative of three independently derived intestinal organoid cultures. **i**, Targeted deep sequencing quantification of target C:G to T:A conversion (and C > other or indels) in small intestinal iBE organoids nucleofected with four synthetic gRNAs in **e** (green boxes) at each gRNA target loci (*Apc*Q1405, *Trp53*C135, *Smad4*Q224, *Pik3ca*E545). Media conditions and corresponding organoid genotype and sequencing information are grouped and listed above ($n = 3$, P values derived from one-way ANOVA with Tukey’s correction for multiple testing). All data are presented as mean values ± s.e.m. All experiments describing iBE organoids include three independently derived organoid cultures.





widespread GFP activation compared to non-dox-treated control animals (Fig. 3g). Flow cytometry analysis showed editing efficiencies up to 40%, with low levels of leaky GFP activation, even after 8 weeks of in vivo tumor growth (Fig. 3f,h).

iBE enables precise somatic editing in the liver

We and others previously used transfection and viral-based delivery of base editors to generate somatic mutations in mouse hepatocytes, in situ^{8,13–20}. Although remarkably effective in liver, somatic

Fig. 3 | iBE enables sequential BE in vitro and in vivo. **a**, Schematic representation of the experimental workflow for sequential BE in vivo. WT small intestinal organoids were isolated from iBE^{hom} mice and treated with dox to induce the BE alongside with synthetic sgRNA to engineer four oncogenic SNVs (as shown in Fig. 2h). Dox was withdrawn to silence BE transgene expression, and a fifth sgRNA was introduced in a lentiviral vector carrying the GFP^{GO} fluorescent BE reporter. Organoids were engrafted into the flanks or livers of recipient mice, and tumors were allowed to form 10 d for subcutaneous injection or 8 weeks for liver engraftment. Mice were treated with systemic dox (in the chow) for 1 week to induce BE expression. **b**, Fluorescence imaging of quadruple mutant small intestine organoids containing stable integration of GFP^{GO} reporter cultured without (no dox) or with dox. **c**, Quantification by flow cytometry of GFP^{GO} activation in mScarlet⁺ organoids with and without dox from **b**. Data are presented as mean values \pm s.e.m. ($n = 5$ mice per condition) (* $P < 0.05$, Student's t -test, unpaired, two-sided). **d**, In vivo fluorescence imaging of mice containing subcutaneous tumors maintained on normal chow (no dox) or dox chow for 7 d (day 7 dox). **e**, Immunohistochemical detection of GFP and mScarlet in subcutaneous tumors harvested from mice maintained on normal chow (no dox) or dox chow for 7 d (day 7 dox). **f**, Quantification by flow cytometry of GFP^{GO} activation in enzymatically digested subcutaneous tumors with and without dox. Data are presented as mean values \pm s.e.m. ($n = 5$ mice per condition) (* $P < 0.05$, Student's t -test, unpaired, two-sided). **g**, Whole-mount fluorescence, H&E and immunohistochemical detection of GFP and mScarlet in liver tumors harvested from mice maintained on normal chow (no dox) or dox chow for 7 d (day 7 dox). **h**, Quantification by flow cytometry of GFP^{GO} activation in dissected and enzymatically digested liver tumors from **g**. Data are presented as mean values \pm s.e.m. ($n = 5$ mice per condition) (* $P < 0.05$, Student's t -test, unpaired, two-sided). D, day.

delivery of Cas9-based enzymes can result in antigen-mediated immune responses^{30–32}. As a first step to measure whether in vivo somatic editing with the iBE allele could be used to derive tumor models, we used hydrodynamic tail vein injection (HTVI) to introduce a *Myc* cDNA in a sleeping beauty (SB) cassette (*SB-Myc*) as well as sgRNAs targeting *Apc*, *Ctnnb1* or *Trp53* designed to engineer known cancer-linked SNVs^{8,33,34}. To drive BE enzyme expression, iBE mice were maintained on dox for 1 week before injection and for 1 week after injection (Fig. 4a). Six weeks after HTVI, tissue was harvested for sequencing and histological analysis (Fig. 4a). Most mice (12/13) injected with *SB-Myc* and a control sgRNA targeting a non-genic region (CR8) had no macroscopically visible tumors but showed small, well-circumscribed regions on histological sections, which were also observed in *SB-Myc*-only animals (Fig. 4b). Consistent with an established role for WNT signaling in a subset of HCC^{8,33,34}, *SB-Myc;Apc*^{Q1405X} and *SB-Myc;Ctnnb1*^{S33F} mice showed markedly enhanced tumor growth (5/6 and 4/6 mice, respectively) (Fig. 4b). Targeted amplicon sequencing revealed a high proportion of expected SNVs, with low rates of indels (Supplementary Fig. 3a–e). Absolute editing rates in bulk tumor tissue were variable, likely due to the presence of admixed stroma and immune cells (Fig. 4c and Supplementary Fig. 3a–c). Notably, *SB-Myc;Ctnnb1*^{S33F} tumors showed lower overall editing rates than *Apc*^{Q1405X} mutant tumors, consistent with the notion that heterozygous *Ctnnb1*^{S33F} mutations are sufficient to activate WNT signaling, whereas *Apc* requires inactivation of both alleles. Both *Apc*^{Q1405X} and *Ctnnb1*^{S33F} tumors showed accumulation and mislocalization of β -catenin protein and elevated expression of glutamine synthetase (GS), a WNT target that is normally restricted to pericentral hepatocytes surrounding the central vein (Fig. 4b). Consistent with a strong tumor-suppressive role for p53 in HCC, introduction of an sgRNA targeting *Trp53* (Trp53.C135Y) accelerated tumor growth, with five of seven mice showing multi-focal tumors and high levels of on-target editing (Fig. 4b,c and Supplementary Fig. 3d). Like previously characterized p53 hotspot mutations^{35–38}, C135Y resulted in p53 protein stabilization and nuclear localization (Fig. 4b,c and Supplementary Fig. 3d). Interestingly, despite detectable editing within macroscopic tumor nodules (Fig. 4b), most M2371 sgRNA-transfected livers showed small lesions resembling those seen with *Myc* alone, with isolated regions of each tumor showing elevated nuclear staining for p53 (Fig. 4b).

Fig. 4 | In situ BE with iBE drives liver tumors. **a**, Schematic for experimental setup of HTVI-mediated delivery of plasmid gRNA and SB transposon-mediated integration of cMyc cDNA (*SB-Myc*) in the liver of iBE mice maintained on dox for 1 week surrounding injection. After injection, mice are monitored for tumor development, and palpable tumors are harvested for tumor histological and sequencing analysis. **b**, Bright-field images of liver after harvest targeted according to the experimental pipeline in **a** and with the corresponding gRNA listed (top). H&E staining (second row) of corresponding liver lesions. Immunohistochemical staining of total β -catenin (green, third row), GS (red, fourth row) and p53 (black, fifth row). Fraction of number of mice with palpable tumors over number of mice injected is below each column. **c,d**, Targeted deep

sequencing analysis of target C:G to T:A conversion in individual dissected tumors collected in **b** for individual (**c**) or multiplexed (**d**) experiments. Each point corresponds to a physically isolated individual bulk tumor ($n = 3$ mice minimum for a given gRNA target). Individual editing data color-coded by animal are shown in Supplementary Fig. 3. Data are presented as mean values \pm s.e.m. **e**, Bright-field images of liver after multiplexed delivery of *SB-Myc* and both *Trp53*^{M2371} and *Ctnnb1*^{S33F} sgRNAs. **f**, Sequencing of target sites of cell lines derived from individual liver tumor isolated from mice targeted with both *Ctnnb1*^{S33F} and *Trp53*^{M2371}. Predicted translation of sequenced regions is shown below with WT amino acid (gray) and targeted amino acid substitution for *Ctnnb1* (blue) and *Trp53* (orange).

Given the reduced tumor penetrance in *Myc/p53*^{M2371} transfected livers, we asked whether addition of a second oncogenic mutation could be combined to enable tumor growth with this p53 alteration. Delivery of two sgRNAs (*Trp53*^{M2371} and *Ctnnb1*^{S33F}) drove tumor growth in all mice analyzed (4/4) with detectable editing in both target loci. These tumors showed increased CTNNB1 protein and WNT target (GS) expression. Like M2371 alone, dual-edited tumors showed sporadic nuclear p53 staining (Fig. 4e,d and Supplementary Fig. 4). To confirm that the editing of both loci was occurring within the same cells of the tumor, we derived four cell lines from individual tumor nodules from two different animals. This analysis revealed editing and mutational activation of β -catenin in each of the four cell lines, with tumor line 4 showing a non-canonical C > A conversion, consistent with the frequency of editing outcomes seen previously with this sgRNA (Fig. 4f)²⁸. Two of four lines contained homozygous p53^{M2371} editing, whereas the remaining two showed heterozygous p53^{M2371} alterations, in line with reduced editing observed in single sgRNA experiments and perhaps explaining the variability of nuclear p53 staining (Supplementary Fig. 4).

In an effort to improve the efficiency of developing in vivo models with iBE and to eliminate the need for sgRNA cloning, we tested the delivery of chemically stabilized, non-encapsulated ('naked') synthetic sgRNAs. Like plasmid delivery, synthetic sgRNAs targeting *Apc*, *Ctnnb1* or *Trp53* coupled with *SB-Myc* drove consistent tumor formation in the liver after HTVI (Extended Data Fig. 10a,b). For both nonsense (*Apc*^{Q1405X} and *Trp53*^{Q97X}) and missense (*Ctnnb1*^{S33F}) mutations, we saw high on-target C > T editing and low indel formation (Supplementary Fig. 3g–i).

Together, these data show that the iBE mouse enables temporally regulated target editing and can be used to generate in vivo liver cancer models through controlled and precise induction of cancer-relevant SNVs.

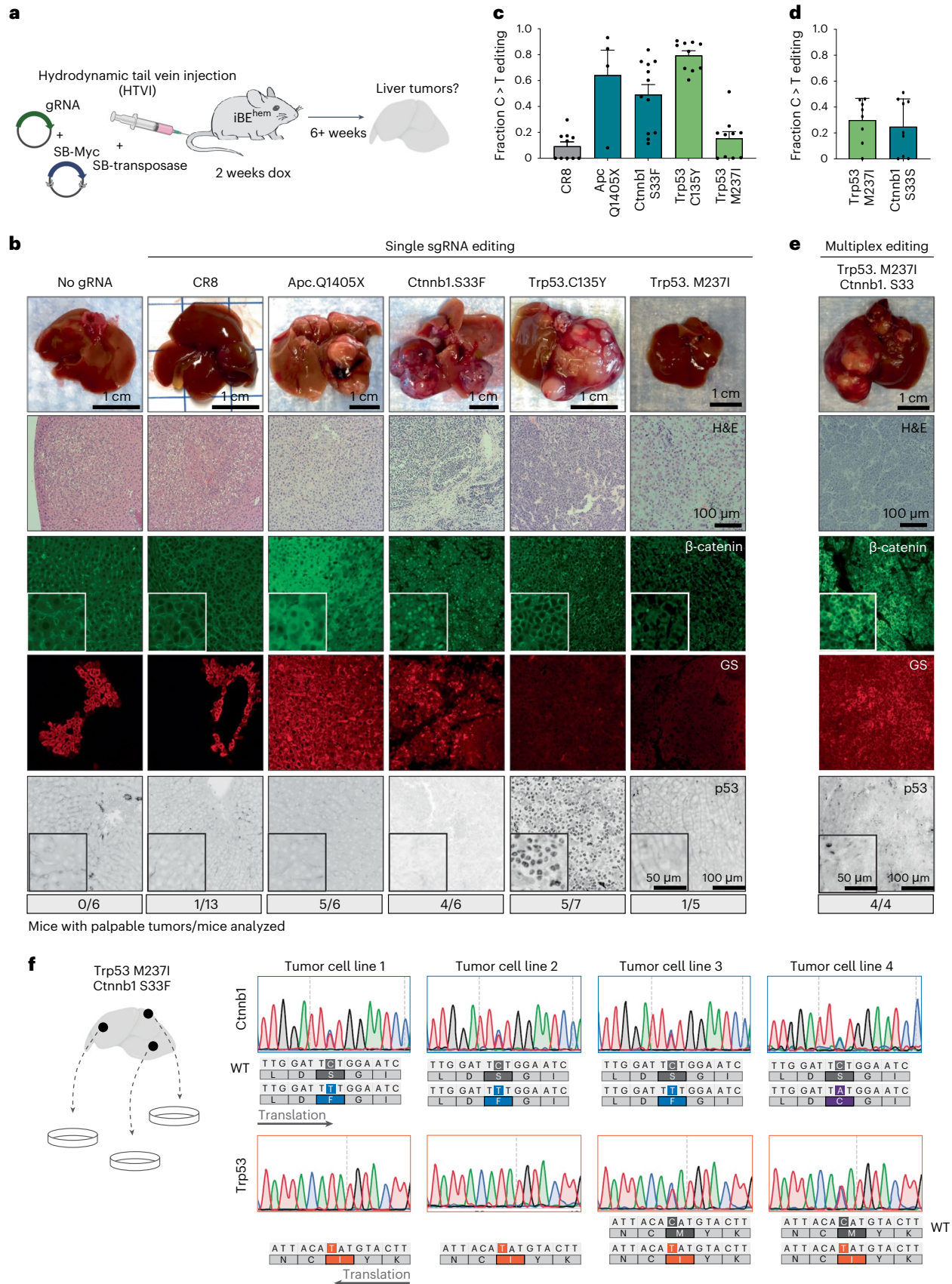
Engineering oncogenic missense mutations in the pancreas

To test the potential for using iBE in the generation of in situ cancer models in tissue other than liver, we used an electroporation-based approach^{39,40} to introduce a targeted mutation into the mouse pancreas combined with an SB cassette that expresses *Kras*^{G12D} (*SB-Kras*) (Fig. 5a).

sequencing analysis of target C:G to T:A conversion in individual dissected tumors collected in **b** for individual (**c**) or multiplexed (**d**) experiments. Each point corresponds to a physically isolated individual bulk tumor ($n = 3$ mice minimum for a given gRNA target). Individual editing data color-coded by animal are shown in Supplementary Fig. 3. Data are presented as mean values \pm s.e.m. **e**, Bright-field images of liver after multiplexed delivery of *SB-Myc* and both *Trp53*^{M2371} and *Ctnnb1*^{S33F} sgRNAs. **f**, Sequencing of target sites of cell lines derived from individual liver tumor isolated from mice targeted with both *Ctnnb1*^{S33F} and *Trp53*^{M2371}. Predicted translation of sequenced regions is shown below with WT amino acid (gray) and targeted amino acid substitution for *Ctnnb1* (blue) and *Trp53* (orange).

iBE^{hem} mice targeted with *Trp53* gRNAs showed rare incidence of tumor development (1/10 mice); however, iBE^{hem} mice showed induction of large pancreatic tumors in four of seven mice by 5–8 weeks (Fig. 5b and

Supplementary Fig. 5a,b). Like genetically engineered *Kras*;p53-driven Cre models³⁵, tumors contained cytokeratin-19-positive ductal islands with substantial surrounding stroma expressing alpha-smooth muscle



actin (Fig. 5b). Sequencing of bulk tumors revealed precise on-target C > T editing with minimal indels. Absolute editing percentages from bulk tumor were low, likely due to the abundance of non-tumor cells, as frequently observed in human and mouse PDAC (Fig. 5c). Electroporation of the pancreas with SB-*Kras*^{G12D} and synthetic *Trp53.Q97X* sgRNAs in iBE^{hom} mice showed highly penetrant tumor growth (5/6 mice), efficient C > T editing and identical histology to what was observed with plasmid-based delivery (Fig. 5c and Supplementary Fig. 5b,c). Finally, following the same paradigm used previously in the liver, we generated genetically complex PDACs in vivo by multiplexed delivery of SB-*Kras* and sgRNAs targeting both *Trp53.Q97X* and *Pik3ca.E545K* (Fig. 5d). All tumors showed evidence of editing at both target sites, at levels consistent with that observed for individual sgRNAs (Fig. 5e and Supplementary Fig. 5d,e). Moreover, dual *Trp53.Q97X* and *Pik3ca.E545K* edited tumors showed elevated levels of pAKT compared to *Trp53.Q97X* only tumors, consistent with mutation-driven activation of the PI3K/AKT pathway (Fig. 5f). Thus, iBE mice provide a platform for rapid and easy generation of disease-associated SNVs in multiple organ sites in situ.

Discussion

The generation of model systems that faithfully recapitulate the genetic alterations observed in human disease is a key step in developing precision treatment strategies. In this study, we set out to produce an efficient and regulated platform to streamline the creation of such preclinical disease models. The iBE platform enables efficient creation of targeted nonsense and missense mutations in vivo in somatic tissues and in cells and organoids derived from mice. Furthermore, the system supports multiplexed and/or sequential editing with synthetic sgRNAs, thus providing a rapid approach to engineer complex genetic combinations often seen in human cancers.

Previous work demonstrated the potential of in vivo BE for engineering SNVs^{8,13–20}, although these approaches have relied on exogenous delivery of BE enzymes using transfection, split inteins in adeno-associated virus vectors or engineered virus-like particles. These approaches can catalyze highly efficient editing in a subset of tissues (that is, the liver, muscle, brain and eye)^{8,13–20}, although they may suffer from unintended immune recognition of Cas9-derived antigens^{30–32}. iBE broadens the number of tissues that can be targeted with cytosine BE for disease modeling and, as it is encoded in the genome, may avoid complications of immunogenicity when induced in somatic tissues. We cannot rule out a potential immune response to exogenously delivered

sgRNA expression vectors or even naked sgRNA, although, to our knowledge, such responses have not been reported. Annunziato et al.⁴¹ previously described a genomically encoded Cre-activatable BE mouse using the pre-optimized BE3 enzyme. This transgenic mouse demonstrated the ability to induce target editing in the mammary gland and drive tumor development in combination with Myc; however, perhaps due to the sustained expression of BE3 from a constitutive promoter, target sites often accumulated indels rather than desired SNVs⁴¹. In the present study, we saw minimal indel formation across 10 different target sites both in vitro and in vivo. However, as expected, we saw a modest accumulation of indels in cells maintained on dox over 3 weeks in culture. Thus, the reversible induction of enzyme expression in iBE provides a key improvement that limits indel formation at endogenous genomic targets.

Our goal was to develop a system for creating precise, genetically defined preclinical models. One recent study described the generation of constitutive BE3 transgenic mice using *piggybac* transposition

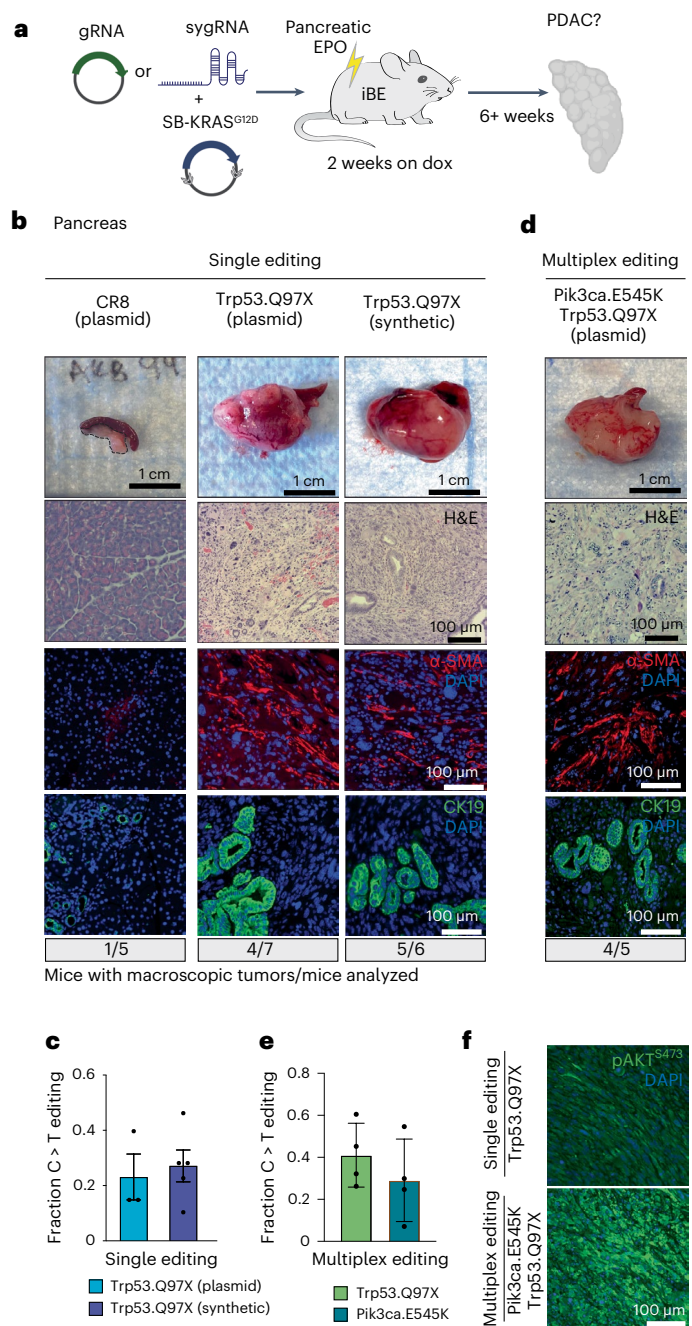


Fig. 5 | Efficient engineering of missense mutations in pancreatic tumor models. **a**, Schematic for experimental setup of pancreatic electroporation (EPO)-mediated delivery of plasmid-based (gRNA) or synthetic (sygRNA) guide RNAs and SB transposon-mediated integration of *Kras*^{G12D} cDNA (SB-*Kras*) in the pancreas of iBE^{hom} mice maintained on dox for 2 weeks surrounding electroporation. After electroporation, mice are monitored for tumor development, and palpable tumors are harvested for tumor histological and sequencing analysis. **b**, Bright-field images of pancreas tumor with spleen attached (top row) using plasmid or synthetic gRNA. H&E staining (second row) of pancreatic tumors electroporated as in **a** for gRNAs listed. Immunohistochemical staining of α -SMA (red, third row) and CK19 (green, fourth row) counterstained with DAPI (blue). Number of mice with palpable tumors over number of mice injected is below each column. **c**, Targeted deep sequencing analysis of target C:G to T:A conversion in tumors collected in **b** for plasmid gRNA (left) and synthetic gRNA (right). Each point corresponds to one mouse analyzed ($n = 3$ mice minimum for a given gRNA target). Data are presented as mean values \pm s.e.m. **d**, Bright-field images of pancreas tumor with spleen attached (top row) using plasmid gRNA targeting both *Trp53.Q97X* and *Pik3ca.E545K*. Targeted deep sequencing analysis of target C:G to T:A conversion in pancreatic tumors collected using plasmid gRNA targeting both *Trp53.Q97X* and *Pik3ca.E545K*. Each point corresponds to one mouse analyzed ($n = 4$). Data are presented as mean values \pm s.e.m. **e**, Immunohistochemical staining of pAKT^{S473} in pancreatic tumors using gRNA targeting *Trp53.Q97X* alone or both *Trp53.Q97X* and *Pik3ca.E545K*. Image shown is representative of $n = 4$ independent tumors analyzed.

and reported high levels of off-target DNA and RNA editing throughout the genome and transcriptomes of these mice, respectively²⁴. We thoroughly explored sequence-independent DNA and RNA off-target effects after dox induction in iBE cells and tissues. Rather than performing whole-genome sequencing on a small number of post-editing clones, we opted for targeted deep sequencing of cancer-relevant genes contained in the MSK-IMPACT panel²⁵. Although this approach does not measure editing across the entire genome, it enabled the analysis of 120 individual ESC clones. We saw no increase in APOBEC-mediated (C > T) mutation profile in dox-treated samples, suggesting that iBE does not induce widespread sequence-independent DNA off-targets in cancer-associated genes, but we cannot rule out the possibility of rare mutations elsewhere in the genome. It is likely that limiting dox exposure through transient induction of the editing enzyme avoids many of the unwanted genomic edits described in other studies.

Similarly, and in contrast to published data^{23,42}, we saw no evidence of sequence-independent off-target RNA editing in pancreatic organoids on dox for 8 d and only 3–6-fold increase in RNA variants in intestinal and liver tissue from mice treated with dox for 2 weeks. In fact, RNA editing in iBE mice was 10-fold lower than reported by Yan et al.²⁴ and 100-fold lower than observed in HEK293 transfected cells²³ (Extended Data Fig. 4). As described for off-target DNA editing, we think it is likely that the relatively modest level of enzyme expression from the single-copy transgene can maintain on-target DNA editing while minimizing potential off-target effects (Supplementary Fig. 4). Moreover, withdrawal of dox for 6 d in iBE animals reversed already low RNA editing to baseline levels, implying that the observed editing was not reflective of permanent DNA mutagenesis but is transient and can be minimized through shortening the window of BE enzyme induction. Together, these observations suggest that most reported off-target consequences of BE enzymes can be mitigated by carefully regulating the duration and absolute level of BE enzyme expression, highlighting the utility of iBE mice for preclinical disease modeling.

Accurate genetic disease modeling in the mouse involves both targeting the correct cell populations and engineering precise genomic changes in those cells. In this study, we used iBE animals in which expression of the BE enzyme was induced throughout the body and restricted delivery of the sgRNAs to specific tissues. In situations where sgRNA delivery cannot be directed to a specific tissue or cell population of interest, induction of the BE enzyme can be restricted to specific compartments by combining iBE with well-characterized cell or tissue-restricted rtTA or Cre drivers. This would enable broad delivery of sgRNAs (for example, via adeno-associated virus) by restricting editing to those cells expressing the BE transgene. To produce precise SNVs or single amino acid substitutions, sgRNA selection is critical. We used a range of sgRNAs from a pre-validated collection²⁹ that estimates editing purity. As shown in Fig. 2, in most cases, it is possible to achieve highly precise target editing in bulk populations, but the use of prediction tools^{43–46} or empirically tested collections^{29,47} will help maximize efficiency and minimize unwanted bystander editing. There will be situations in which the presence of adjacent cytosines restricts the ability of iBE to produce single precise amino acid changes. Furthermore, although C > T mutations represent the most frequent cancer-associated variants, specific disease models may require different base substitutions. In these cases, the use of genome editing approaches, such as in vivo homology-directed repair (HDR)⁴⁸ or prime editing^{49,50}, provide a strategy to overcome the limitations of BE, although increased flexibility may come at a cost of targeting efficiency.

Our proof-of-concept studies demonstrate the utility of the iBE platform for ex vivo and in vivo target editing. Furthermore, given the broad expression of iBE across all tested tissues, and the ability to control timing and tissue distribution of BE activity, the model is a powerful tool to engineer and study missense mutation in vivo for many disease applications.

Online content

Any methods, additional references, Nature Portfolio reporting summaries, source data, extended data, supplementary information, acknowledgements, peer review information; details of author contributions and competing interests; and statements of data and code availability are available at <https://doi.org/10.1038/s41587-023-01900-x>.

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Methods

Animals

All animal experiments were approved by the Weill Cornell Medicine Institutional Animal Care and Use Committee (IACUC) under protocol 2014-0038 or by the Memorial Sloan Kettering Cancer Center (MSKCC) IACUC under protocol 11-06-018. ESC-derived mice were produced by injection into albino B6 blastocyst by the transgenic targeting core facility at New York University School of Medicine. High chimera (agouti) founders were backcrossed to C57Bl/6 mice for at least four generations before analysis. iBE^{het} mice were generated through breeding with C57Bl/6 mice containing a R26-CAGs-rtTA3 allele (Supplementary Table 1). iBE^{hom} mice were generated through breeding iBE^{het} progeny. Animals will be made available at Jackson Laboratory under strain designation B6.Cg-*Col1a1*^{tm1(tetO-cas9)^{Ldow}/Mmjax} (JR037818). Mice were genotyped by *Col1a1* (ref. 51), R26 and CAGs-rtTA3 PCRs using EconoTaq PLUS (Lucigen, 30033-2). Dox chow (food pellets) were administered for 1 week or 2 weeks (as specified) at 200 mg kg⁻¹ (Envigo, TD.180625). Mice were manipulated experimentally (organoids, injection or electroporation) at 8–12 weeks of age. Male and female mice were used for all studies.

Cloning

All plasmid sgRNAs were cloned into the BsmBI site of LRT2B⁸. Oligos for gRNA cloning are listed in Supplementary Table 4.

ESC targeting

KH2 mouse ESCs harboring a TRE-BE3RA transgene at the *Col1a1* locus were engineered as previously described⁸. In brief, the BE3RA cDNA from Lenti-BE3RA was cloned into the *Col1a1* targeting vector containing a TRE promoter element (cT)⁵¹.

TaqMan copy number assay

After gDNA isolation using the Qiagen blood and tissue kit, copy number assays were performed using the TaqMan Copy Number Assay (Thermo Fisher Scientific, 4400291) following the manufacturer's instructions.

Cells

HEK293T (American Type Culture Collection (ATCC), CRL-3216) cells were purchased from ATCC. Stocks were tested for mycoplasma routinely every 6 months and maintained in DMEM (Corning, 10-013-CV) containing 1% Pen/Strep (Corning, 30-002-CI) and 10% FBS at 37 °C with 5% CO₂.

Organoid culture and transduction

Murine small intestine organoids from the indicated genotypes were isolated and maintained as previously described⁵². Isolation of murine pancreatic ductal organoids was done by modifying a previously described protocol^{53,54}. Isolation of murine pulmonary basal cell spheroids was performed using tracheas pooled from three animals. Animals were killed by inhaled carbon dioxide, sprayed down with 70% ethanol and then sheathed. After gross dissection of the thoracic cavity, animals were cardiac perfused with PBS through the left ventricle, and tracheas were cut away from the bronchial tree, capping at the submucosal glands. Single-cell suspensions were generated using a gentleMACS Octo Dissociator and a mouse lung dissociation kit (Miltenyi Biotec, 30-095-927) on the *m_lung_02* protocol. Crude suspensions were then passed through 70- μ m mesh filters and rinsed with 10 cc of cold FACS buffer (PBS + 2% FBS + 2 mM EDTA). Cells were pelleted at 500g for 3 min, and red blood cells were lysed for 3 min using 5 cc of ACK lysis buffer (Thermo Fisher Scientific, A1049201) and then quenched with 20 cc of FACS buffer. Cell pellets were resuspended in FACS buffer, filtered through 70- μ m cell strainer FACS tubes and counted (Nexcelom Cellometer Auto X4). Cd31/Cd45 cells were depleted using 10 μ l each of Cd31 (Miltenyi Biotec, 130-097-418) and Cd45 (Miltenyi Biotec,

130-052-301) microbeads per 10⁷ total cells and passed through an LD depletion column (Miltenyi Biotec, 130-042-901). Cells were seeded in a 6.5-mm transwell insert at ~20,000 cells in 200 μ l of a 50% Matrigel suspension (BD Biosciences, 354230) per transwell. Matrigel/cell mix was incubated for 15 min at 37 °C to allow for solidification, and base media with Primocin (InvivoGen) was added to the top and bottom chambers of the transwell. Base media constitutes: DMEM/F12 + HEPES (15 mM) + sodium bicarbonate (3.6 mM) + L-glutamine (4 mM) + insulin (10 μ g ml⁻¹) + transferrin (5 μ g ml⁻¹) (or ITS,1 \times , Sigma-Aldrich, I3146) + cholera toxin (0.1 μ g ml⁻¹, Sigma-Aldrich, C9903) + EGF (25 ng ml⁻¹) + bovine pituitary extract (30 μ g ml⁻¹, Sigma-Aldrich, P1476) + FBS (5%) + retinoic acid (0.05 μ M). During the first 48 h of seeding or passage, 1 μ M Y-27632 (MedChemExpress, HY-10583) was added to the base media. Media was changed every 2 d, and cells were passaged after ~1 week and every ~3–4 d for subsequent passages. Organoids were transduced as previously described.

Tumor implantation

Tumor organoids isolated from CAGs-rtTA3^{hom} / iBE^{hom} mice (engineered to contain four oncogenic SNVs) were engrafted into the flanks (subcutaneous injection) or livers (intrasplenic injection) of recipient mice. Subcutaneous tumors were allowed to grow for 10 d after injection, and mice were treated with dox (200 mg kg⁻¹ in chow) for 1 week to induce BE expression. Flank tumors were imaged by IVIS (PerkinElmer) using the appropriate filters to visualize GFP and mScarlet. Liver tumors were allowed to grow for 6–8 weeks after implantation, and mice were treated with dox (200 mg kg⁻¹ in chow) for 1 week before analysis.

Tumor digestion

After isolation, tumors were digested with Collagenase IV (2,000 U ml⁻¹) and DNase (10,000 U ml⁻¹) in HBSS for 20 min at 37 °C in a shaking water bath. Then, cell suspensions were filtered through 40- μ m cell strainers, washed and resuspended in EDTA-containing PBS supplemented with 3% FBS after erythrocyte lysis by osmotic shock.

Spleen and bone marrow cell suspensions

For the preparation of a single-cell suspension from bone marrow, femora and tibiae were removed and placed into cold PBS. Collection of bone marrow cells was performed by flushing the shaft with 5 ml using a 10-ml syringe with a 16-gauge needle. For the preparation of single-cell suspension from the spleen, the spleen was crushed and filtered through 40- μ m cell strainers. Both cell suspensions were washed and resuspended in EDTA-containing PBS supplemented with 3% FBS after erythrocyte lysis by osmotic shock.

Generation of two-dimensional lines from organoids

To engineer immortalized two-dimensional lines, three-dimensional small intestinal organoids were transduced with a lentiviral all-in-one *Kras*^{G12D} cDNA and MultimiR tandem knockdown cassette (sh*Apc*-sh*Trp53*)⁵⁵. After selection in media without RSPO1 and Nutlin3 (10 μ mol L⁻¹), organoids were split onto plates coated with Rat Collagen I in PBS (Gibco, A10483-01, 30 ng ml⁻¹) for 30 min at 37 °C before plating. Cells were passaged on collagen-coated plates 3–5 times and then split to plates without collagen. Two-dimensional cells were transduced with lentivirus as previously described²⁸.

Flow cytometry

Cells were trypsinized and organoids were mechanically dissociated, followed by TrypLE treatment at the indicated timepoint. Analysis of immune cell populations of spleen and bone marrow was performed after blocking Fc receptors by incubating with an anti-CD16/32 antibody (BioLegend, 101320) at 4 °C for 15 min. The cells were subsequently stained with fluorophore-conjugated antibodies using CD4-PE (BD Biosciences, 100408), CD8 PE-Cy7 (BD Biosciences, 100710), CD19 PE-Cy7 (BD Biosciences, 115509), CD11b PE (BD Biosciences, 101207),

GRIPE (BD Sciences, 108407), CD45-APC (BD Biosciences, 103112) for 20 min at 4 °C in FACS buffer (PBS/2% FBS/3 mM EDTA), followed by staining with DAPI. Flow cytometry assays were carried out on a 2018 Attune NxT Flow Cytometer (Thermo Fisher Scientific). At least 25,000 events from the single-cell population gating were recorded, and gates were set as shown (Supplementary Fig. 6). All experiments were performed in replicates from independent mouse lines as annotated.

Organoid nucleofection

Three days before nucleofection, organoids were split for one well in a 12-well plate per condition and cultured in full media (ENR, 50 ng ml⁻¹ EGF, Invitrogen and 50 nmol LDN-0193189, Selleck Chemicals + RSP01 conditioned media). Two days before nucleofection, media was changed to EN (50 ng ml⁻¹ EGF, Invitrogen and 50 nmol, LDN-0193189, Selleck Chemicals) + Y-27632 (10 μmol L⁻¹) + CHIR99021 (5 μmol L⁻¹) and with or without dox as noted (500 ng ml⁻¹). On the day of nucleofection, media was removed, and organoids were mechanically dissociated in cold PBS by pipetting (50×). Organoid suspension was pelleted by spinning at 1,200 r.p.m. for 4 min at 4 °C and resuspended in 100 μl of TrypLE (Invitrogen, 12604), followed by incubation in a bead bath at 37 °C for 5 min. Next, ~300 μl of cold PBS was added, followed by mechanical dissociation of organoids by pipetting (50×) and then washed with cold PBS. Per condition, nucleofection mix was prepared as follows: 16.4 μl of Primary P3 Buffer (Lonza kit, V4XP-3032), 3.6 Supplement 1 (Lonza kit, V4XP-3032) and 1 μg of plasmid DNA or 200 pmol of chemically stabilized synthetic RNA (Synthego). For multiplexing experiments, total gRNA concentrations were kept constant and divided evenly by number of gRNAs in that condition. Pelleted organoids were resuspended in 20 μl of nucleofection mix and transferred to an electroporation chamber (Lonza kit, V4XP-3032, 96-well format) for electroporation using Lonza X Unit Nucleofector under the [ES, mouse] protocol. Organoids were recovered in 70 μl of media and washed once. Pelleted organoids were plated in original volume of Matrigel (BD Biosciences, 354230) and cultured in EN + Y-27632 + CHIR ± dox media for 2 d and subsequently replaced with full media or selection conditions. Nucleofection of WT organoids followed the same protocol electroporating the synthetic sgRNAs and an optimized BE (FNLS) cDNA (Addgene, 112671).

Organoid functional selection

To select for WNT-activating mutations, exogenous RSP01 was removed from the media. To select for loss-of-function *Trp53* mutations, Nutlin3 (5 μmol L⁻¹) was added to the media, and organoids were cultured for 10 d. To select for *Smad4* alterations, recombinant TGFBI (5 ng ml⁻¹) was added to the media, and organoids were cultured for 7 d. To select for *Pik3ca*-activating mutations, selumetinib (1 μg ml⁻¹) was added to the media, and organoids were cultured for 14 d. Organoids were split as usual throughout selection conditions.

gDNA isolation

Cells and organoids were dissociated and pelleted at the indicated timepoint. Cells were lysed as previously described⁸. Tumor nodules were micro-dissected and homogenized using a 5-mm stainless steel bead (Qiagen, 69989) and a TissueLyser II (Qiagen) in 150 μl of gDNA lysis buffer for 3 min at a frequency of 30 Hz s⁻¹ and immediately cooled for 5 min on ice. Tumor suspension was then lysed, and gDNA was isolated identical to cells⁸.

PCR amplification for sequencing

Target genomic regions of interest were amplified by PCR using primers in Supplementary Table 2. PCR was performed with Herculese II Fusion DNA Polymerase (Agilent Technologies, 600675) according to the manufacturer's instructions using 200 ng of gDNA as a template and under the following PCR conditions: 95 °C × 5 min, 95 °C for 30 s → 57 °C for 30 s → 72 °C for 20 s × 39 cycles, 72 °C × 5 min. PCR products were confirmed using Qiaxcel and purified using QIAquick

PCR Purification Kit (Qiagen, 28106). PCR products were quantified by NanoDrop (Thermo Fisher Scientific) and normalized to 20 ng μl⁻¹ in EB buffer. Targeted amplicon library preparation and next-generation sequencing (MiSeq, 2 × 250 bp) were performed at Azenta (previously GENEWIZ) and analyzed using CRISPResso2. Raw MiSeq FASTQ files have been deposited in the Sequence Read Archive (SRA) under accession number PRJNA859154.

Protein analysis

Organoids. A six-well of organoids was collected in Cell Recovery Solution (Corning, 354253) and incubated on ice for 30 min to 2 h and then washed with PBS three times to remove residual Matrigel. Organoid pellets were resuspended in 100 μl of RIPA buffer and centrifuged at 500g at 4 °C to collect protein supernatant.

Tissue. A 2-mg piece of each tissue was collected at indicated time-points and immediately processed or snap frozen and stored at -80 °C. Tissue was homogenized in 150 μl of RIPA buffer with protease and phosphatase inhibitors by bead homogenizer (TissueLyser II, Qiagen) for 3 min at a frequency of 30 Hz s⁻¹ and immediately cooled for 5 min on ice. The following antibodies were used for western blotting analysis of organoids and tissues: Cas9 (BioLegend, 844301) (1:500, 4 °C overnight) and actin (Abcam, ab49900) (1:10,000, 30 min at room temperature).

RNA isolation and RNA-seq

A six-well of organoids was collected in 800 μl of TRIzol (Invitrogen, 15596-026). The livers were removed and immediately homogenized for 15–20 s in 4 ml of TRIzol using a handheld homogenizer (Omni International, TM12500643). The intestinal villi were isolated by scraping using glass slides and resuspended in 3 ml of TRIzol. Samples were immediately processed or stored at -80 °C. RNA was extracted according to the manufacturer's instructions. DNA contamination was removed through treatment with recombinant DNaseI (Roche Diagnostics, 04716728001) for 15 min at room temperature and column purification using Qiagen RNeasy Mini Kit (74106). cDNA was prepared from 1 μg of RNA (quantified by NanoDrop, Thermo Fisher Scientific). Weill Cornell Medicine's Genomics Core Laboratory checked RNA quality using a 2100 Bioanalyzer (Agilent Technologies), prepared the RNA library (TruSeq Stranded mRNA Sample Library Preparation Kit (Illumina)) and performed RNA-seq (single-end 75 cycles on a Illumina NextSeq 500). Raw FASTQ files have been deposited in the SRA under accession number PRJNA859154.

RNA-seq analysis

Raw FASTQ files were mapped to mouse (GRCm39) or human (GRCh38) reference genomes using STAR (version 2.4.1d, default parameters)⁵⁶. STAR count data were used for estimating differential gene expression using DESeq2 (ref. 57). For data visualization and gene ranking, log fold changes were adjusted using lfcShrink in DESeq2. R (version 3.6.1) and R Studio (version 1.2.1335) were used to create all visualizations and principal component analysis. Volcano plots, heat maps and other visualizations were produced using the following software packages:

Enhanced Volcano (<https://bioconductor.org/packages/development/bioc/html/EnhancedVolcano.html>)

pheatmap (<https://www.rdocumentation.org/packages/pheatmap/versions/1.0.12/topics/pheatmap>)

ggplot2 (<https://cran.r-project.org/web/packages/ggplot2/index.html>)

Variant calling was performed using picard (<https://broadinstitute.github.io/picard/>) and GATK (<https://gatk.broadinstitute.org/hc/en-us>) tools. Annotated single-nucleotide polymorphisms (SNPs) in the mouse (or human) *dbsnp* (<https://ftp.ncbi.nlm.nih.gov/snp/>) and Sanger Mouse Genomes Project (<https://www.sanger.ac.uk/data/mouse-genomes-project/>) were filtered from variant calls before

further analysis. The computational pipeline for picard and GATK, and code for processing variant tables and plotting, are available at <https://github.com/lukedow/iBE.git>.

Immunohistochemistry and immunofluorescence

Tissue was fixed, processed and imaged as previously described⁵⁴. IDEXX RADIL performed hematoxylin and eosin (H&E) staining on paraffin-embedded sections. For immunofluorescence, primary antibodies used were rabbit anti-Cas9 (CST, 19526), mouse anti-p53 (CST, 2524), mouse anti-GS (BD Transduction Labs, 610517), mouse anti- β -catenin (CST, 2698), rabbit anti-CK19 (Abcam, ab133496), rabbit anti- α -SMA (Abcam, ab5694), rabbit anti-RFP (Rockland, AB_2209751), chicken anti-GFP (Abcam, ab13970) and rabbit anti-P-AKT (CST, 4060). Secondary antibodies used were donkey anti-rabbit 594 (1:500, Invitrogen, A21207) and donkey anti-mouse 647 (Invitrogen, A31571). All immunofluorescence sections were counterstained with DAPI.

HTVI

Next, 1 μ g of SB13 transposase, 5 μ g of SB-*Myc* and gRNA (20 μ g of plasmid gRNA or 2 nmol Synthego synthetic standard chemically modified or 2 nmol Synthego synthetic heavily modified gRNA⁵⁸) in 2 ml of saline were delivered by lateral tail vein injection over 5–7 s in 8–12-week-old mice. Tumors were harvested after palpation and at a humane endpoint.

Pancreas electroporation

Surgery to perform in vivo electroporation was previously described^{59,60}. In brief, the surgical site is scrubbed with a povidone-iodine scrub (for example, Betadine and Nolvasan), and the site is then rinsed with 70% alcohol. Under isoflurane (2–3%) anesthetization, a small laparotomy is performed, and the pancreas is luxated with a blunt forceps. Then, 5 μ g of SB13 transposase, 25 μ g of SB-*Kras*^{G12D} and gRNA (20 μ g of gRNA plasmid or 2 nmol Synthego synthetic heavily modified gRNA⁵⁸) in 30- μ l total volume (saline used to normalize) were delivered by injection into the pancreas. Solution is injected using a 27.5-gauge needle, and tweezer electrodes are tightly placed around the injection bubble. Two pulses of electrical current using an in vivo electroporator (NEPA-GENE NEPA21 Type II in vitro and in vivo electroporator) are applied. After electroporation, the peritoneum cavity is rinsed with 0.5 ml of pre-warmed saline. Subsequently, the peritoneum and muscles are sutured with absorbable sutures, and the skin is closed with skin staples. The mice are kept at 37 °C until they are awake, and post-surgery pain management is done with injections of buprenorphine for the three following days (twice daily). Surgery and electroporation were performed on 8–12-week-old mice. Tumors were harvested after palpation and at a humane endpoint.

Statistical analysis

All statistical tests used are indicated in the corresponding figure legends. In general, to compare two conditions, a standard two-tailed unpaired *t* test was used, assuming variance between samples. In most cases, analyses were performed with one-way or two-way ANOVA with Tukey's correction for multiple comparisons. Unless otherwise stated, each replicate represents an independent mouse/organoid lines or tumors from $n \geq 3$ mice. Experimenters were not blinded to conditions. All statistics are reported in Supplementary Table 5.

Reporting summary

Further information on research design is available in the Nature Portfolio Reporting Summary linked to this article.

Data availability

All source data (including *P* values) are available in Supplementary Table 5. Raw FASTQ files have been deposited in the Sequence Read Archive under accession number [PRJNA859154](https://www.ncbi.nlm.nih.gov/sra/PRJNA859154). Processed RNA-seq

data (transcripts per million values and differentially expressed genes) are available in Supplementary Table 2.

Code availability

Code for analysis and data visualization is available at <https://github.com/lukedow/iBE.git>.

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Author contributions

A.K. and A.V.P. designed and performed experiments, analyzed data and wrote the paper. M.F., J.Z., M.P.Z., S.G., E.G., J.S., W.L., B.J.D., M.C.F., K.H. and F.J.S.R. performed experiments and/or analyzed data.

S.W.L. supervised experimental work. L.E.D. designed and supervised experiments, analyzed data and wrote the paper.

Competing interests

L.E.D. is a scientific advisor and holds equity in Mirimus, Inc. L.E.D. has received consulting fees and/or honoraria from Volastra Therapeutics, Revolution Medicines, Repare Therapeutics, Fog Pharma and Frazier Healthcare Partners. S.W.L is an advisor for and has equity in the following biotechnology companies: ORIC Pharmaceuticals, Faeth Therapeutics, Blueprint Medicines, Geras Bio, Mirimus, Inc., PMV Pharmaceuticals and Constellation Pharmaceuticals. S.W.L. acknowledges receiving funding and research support from Agilent Technologies for the purposes of massively parallel oligo synthesis. K.H., A.P.K. and J.A.W. are employees and shareholders of Synthego Corporation.

Additional information

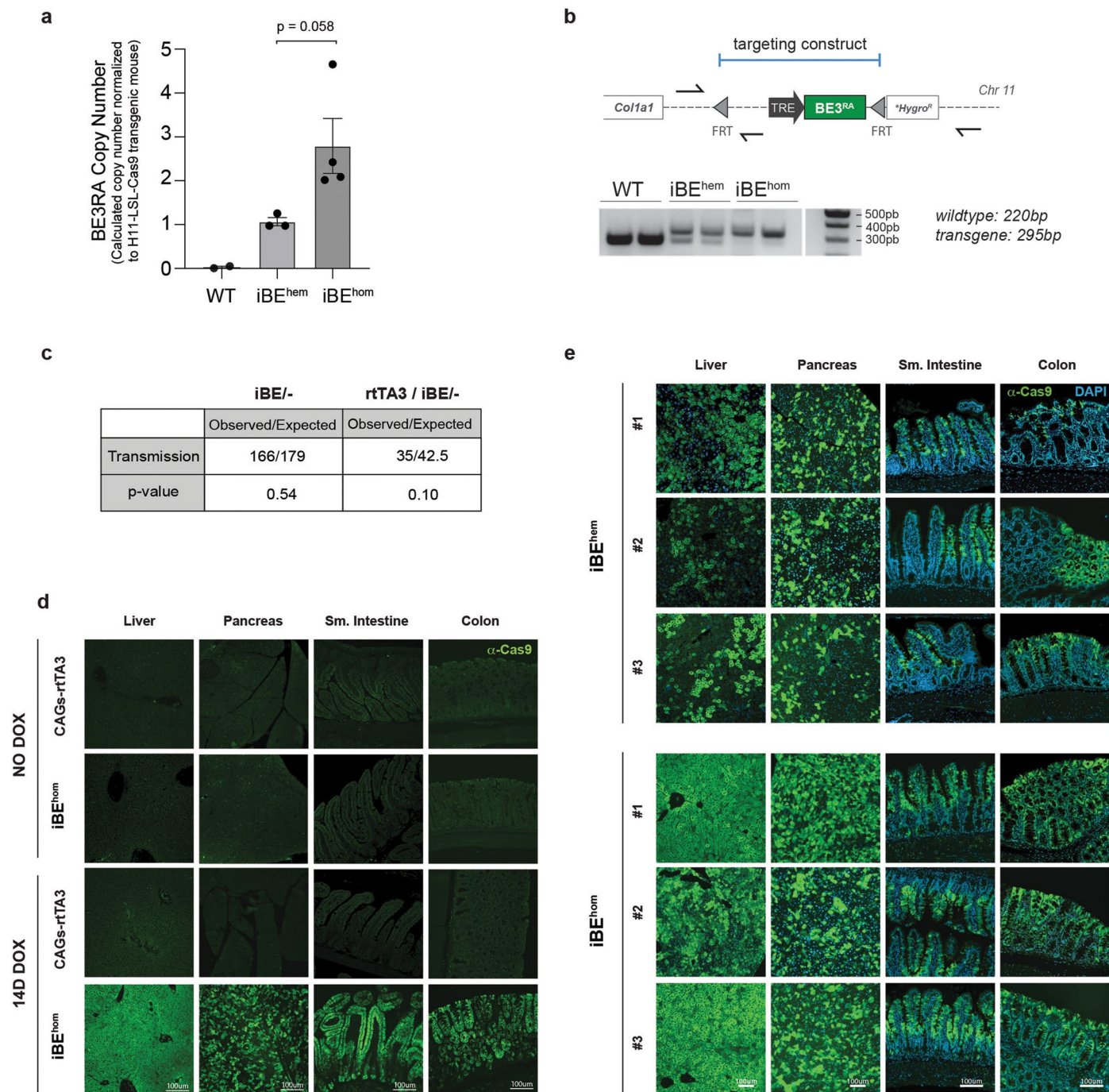
Extended data is available for this paper at <https://doi.org/10.1038/s41587-023-01900-x>.

Supplementary information The online version contains supplementary material available at <https://doi.org/10.1038/s41587-023-01900-x>.

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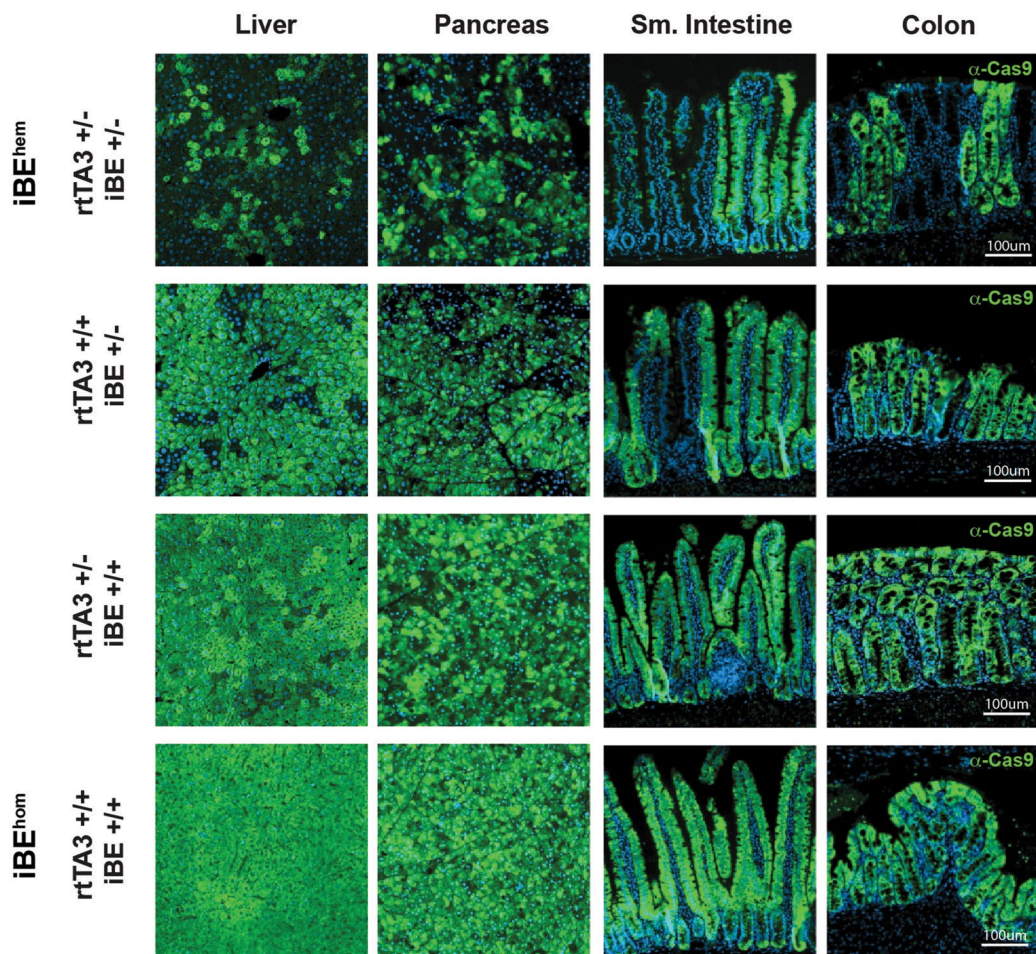
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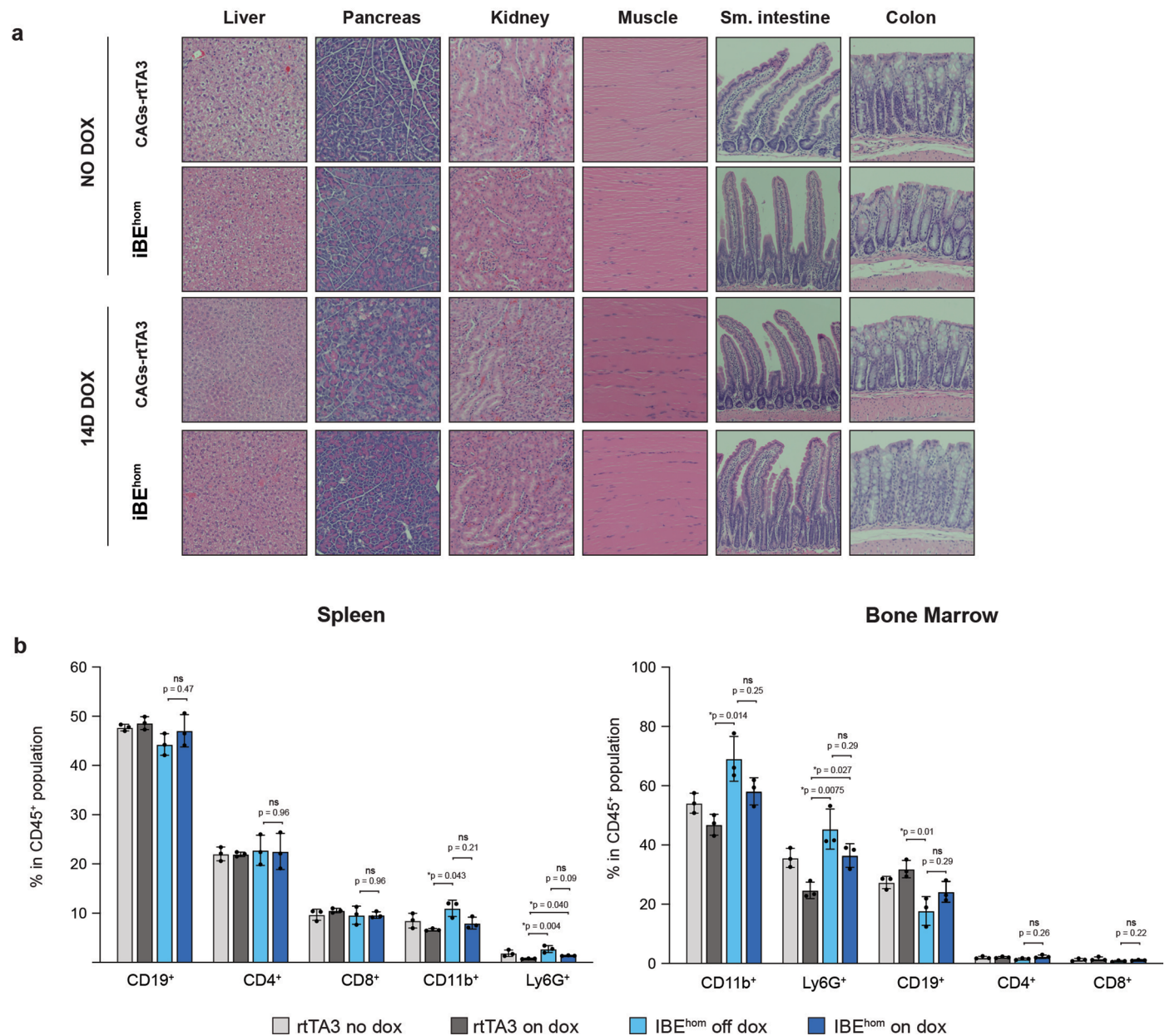
Extended Data Fig. 1 | Reglatable BE expression in vivo. **a.** Calculated BE3RA transgene copy number in iBE^{hem} and iBE^{hom} using a Taqman quantitative PCR assay with genomic DNA from H11-LSL-Cas9 mice as a reference. Data are presented as mean values ± s.e.m. (*p<0.05, Student's t-test). **b.** Schematic representation of the targeted RMCE site downstream of the Col1a1 locus. Primers flanking the knock-in cassette and a single primer within the targeted transgene can identify wildtype, hemizygous and homozygous animals, as shown in the example genotyping agarose gel **c.** Mendelian transmission of

Col1a1-targeted iBE knock-in (with and without R26-CAGs-rtTA3 allele) and associated p-value (chi-square test) relative to expected Mendelian inheritance. **d.** Immunofluorescent detection of Cas9 protein in rtTA3 only and iBE^{hom} mice maintained on normal chow (No dox) or doxycycline chow for 14 days (14D dox). (n=3 mice per genotype and condition). **e.** Immunofluorescent detection of Cas9 protein in iBE^{hem} (top) or iBE^{hom} (bottom) mice maintained on dox chow for 7 days across four tissues. (n=3 mice per genotype and condition).



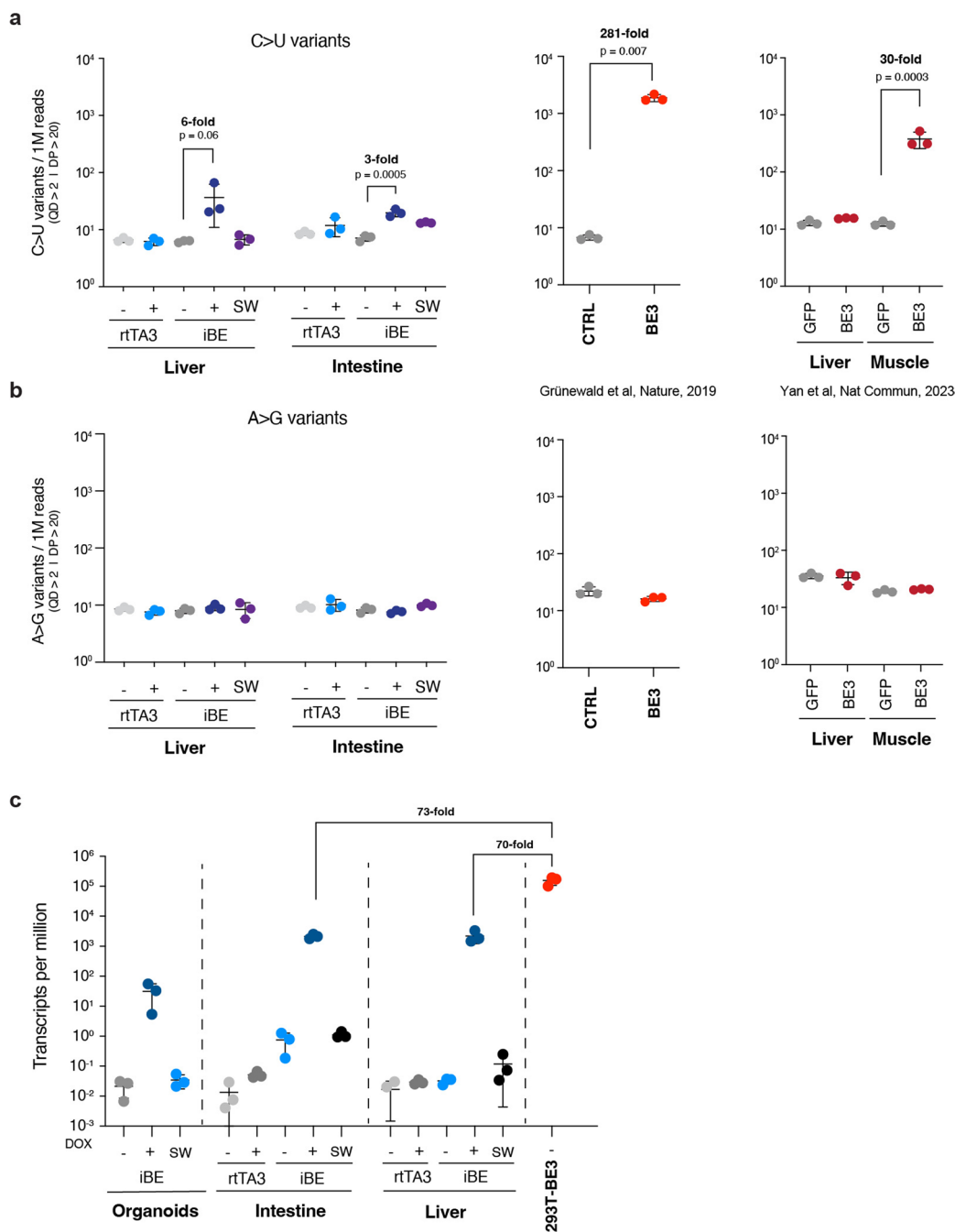
Extended Data Fig. 2 | Expression of BE3RA across different tissues in mice carrying one or two copy of each allele. Immunofluorescent detection of Cas9 protein in rtTA3^{+/-}iBE^{+/-} (iBE^{hem}), rtTA3^{+/+}iBE^{+/-}, rtTA3^{+/-}iBE^{+/+} and rtTA3^{+/+}iBE^{+/+}

(iBE^{hom}) mice maintained on dox chow for 14 days. Cas9 protein (green), DAPI staining for nuclei (blue) across four tissues analyzed. (n=3 mice per genotype and condition).



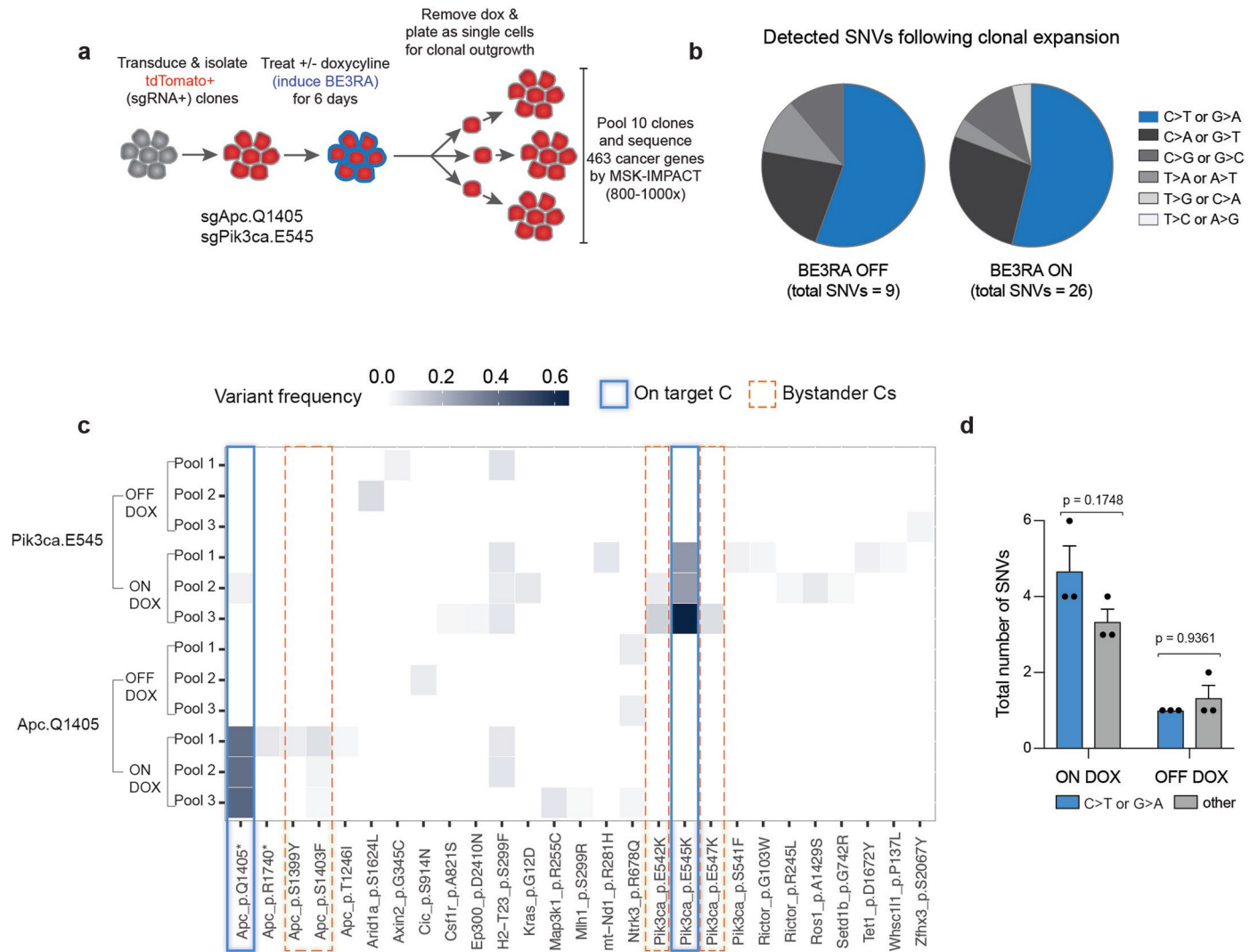
Extended Data Fig. 3 | Dox treatment does not induce abnormalities in iBE^{hom} mice. a. Hematoxylin and Eosin (H&E) staining in rtTA3^{+/+}iBE^{-/-} and rtTA3^{+/+}iBE^{+/+} (iBE^{hom}) on normal chow or doxycycline chow for 14 days. (n=3 mice). **b.** Flow cytometry analysis of spleen and bone marrow cell suspensions

of rtTA3^{+/+}iBE^{-/-} and rtTA3^{+/+}iBE^{+/+} (iBE^{hom}) on normal chow or maintained on doxycycline chow for 14 days (n=3 mice). Data are presented as mean values ± s.d (*p<0.05, Student's t-test).



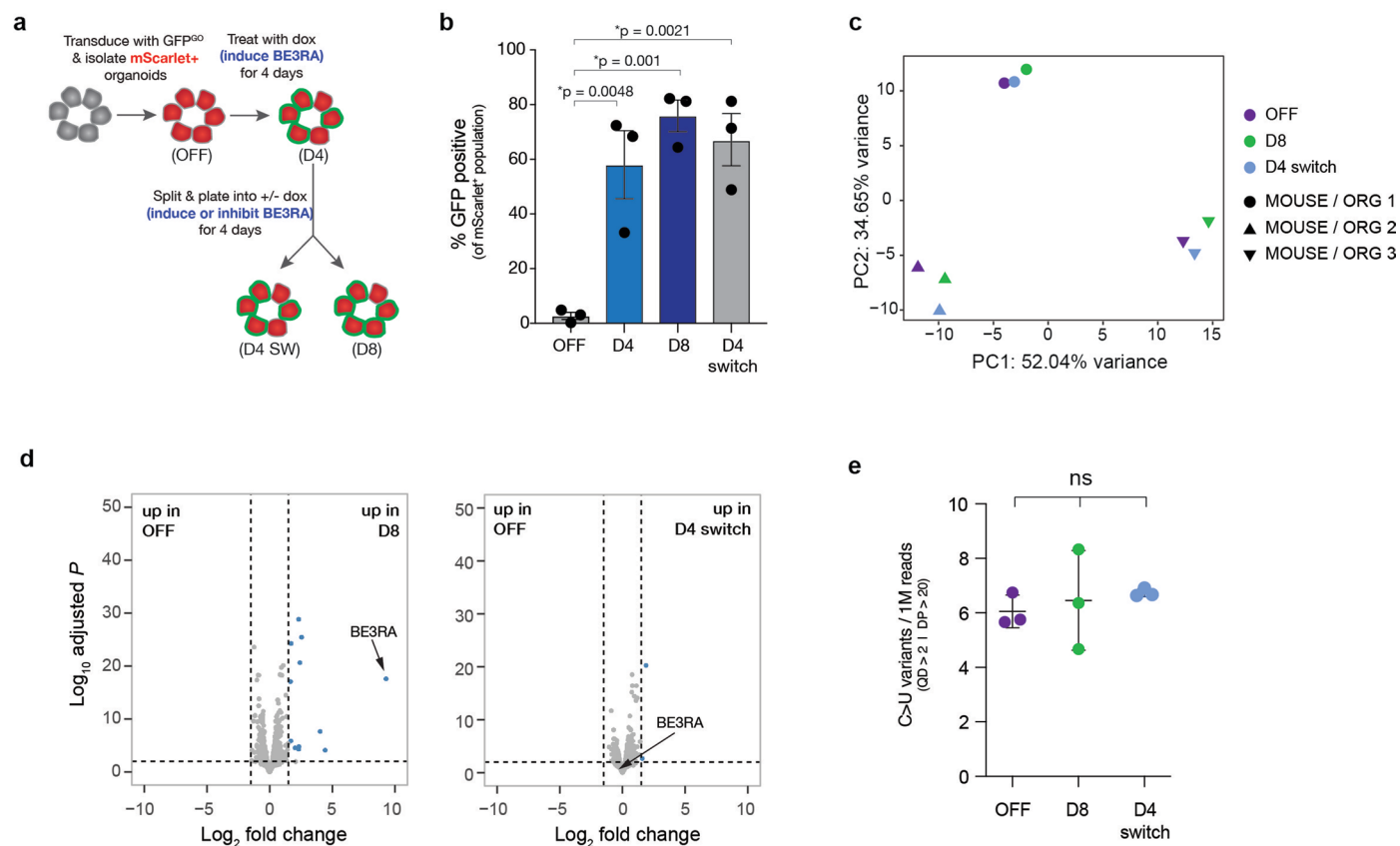
Extended Data Fig. 4 | iBE induces low off target RNA editing that is reversed by withdrawal of transgene expression. **a.** C to U editing in RNA transcripts detected from RNA sequencing data from intestine and liver from rtTA^{hem} and iBE^{hom} on normal chow (-), dox chow (+) for 14 days, or switched from dox chow for 14 days to normal chow for 6 days (SW). Data in the middle and right panels was derived from re-analysis of published datasets, as indicated under each plot. For experiments with multiple comparisons, p-values were calculated by one-way ANOVA, n=3 mice/condition. For individual pairwise comparisons,

Student's t-test was used. **b.** A to G editing in RNA transcripts detected from RNA sequencing data from intestine and liver from rtTA^{hem} and iBE^{hom} on normal chow (-), dox chow (+) for 14 days, or switched from dox chow for 14 days to normal chow for 6 days (SW). (n=3 mice). **c.** Transcript abundance (transcripts per million; TPM) in pancreatic organoids, intestine, and liver from rtTA^{hem} and iBE^{hom} on normal chow (-), dox chow (+) for 14 days, or switched from dox chow for 14 days to normal chow for 6 days (SW). All data shown are presented as mean values +/- s.d., n=3 mice/condition.



Extended Data Fig. 5 | iBE has low DNA off target activity. a. Schematic of experimental set up in mouse embryonic stem cells (ESCs). mESCs containing iBE knock in were transduced with LRT2B-gRNA vector and selected for gRNA expression. sgRNA+ cells were plated with and without dox for 6 days after which cells were plated at low density for clonal outgrowth without dox. 3 pools of 10 clones were picked for each dox conditions across to gRNA targeted cell lines (sgRNAs = Apc.Q1405X and Pik3ca.E545K). In total, 12 pools of 10 clones were sequenced at 800-1000-fold coverage across the MSK-IMPACT cancer gene

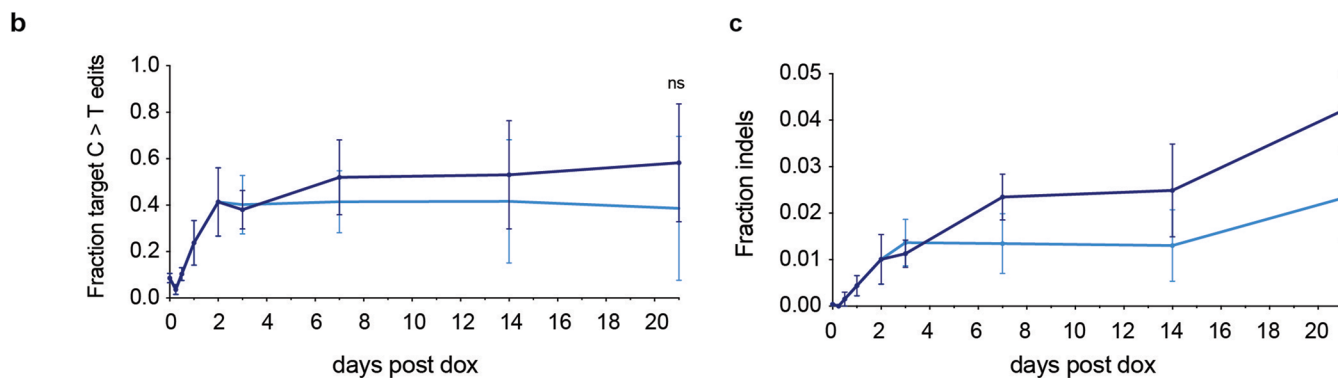
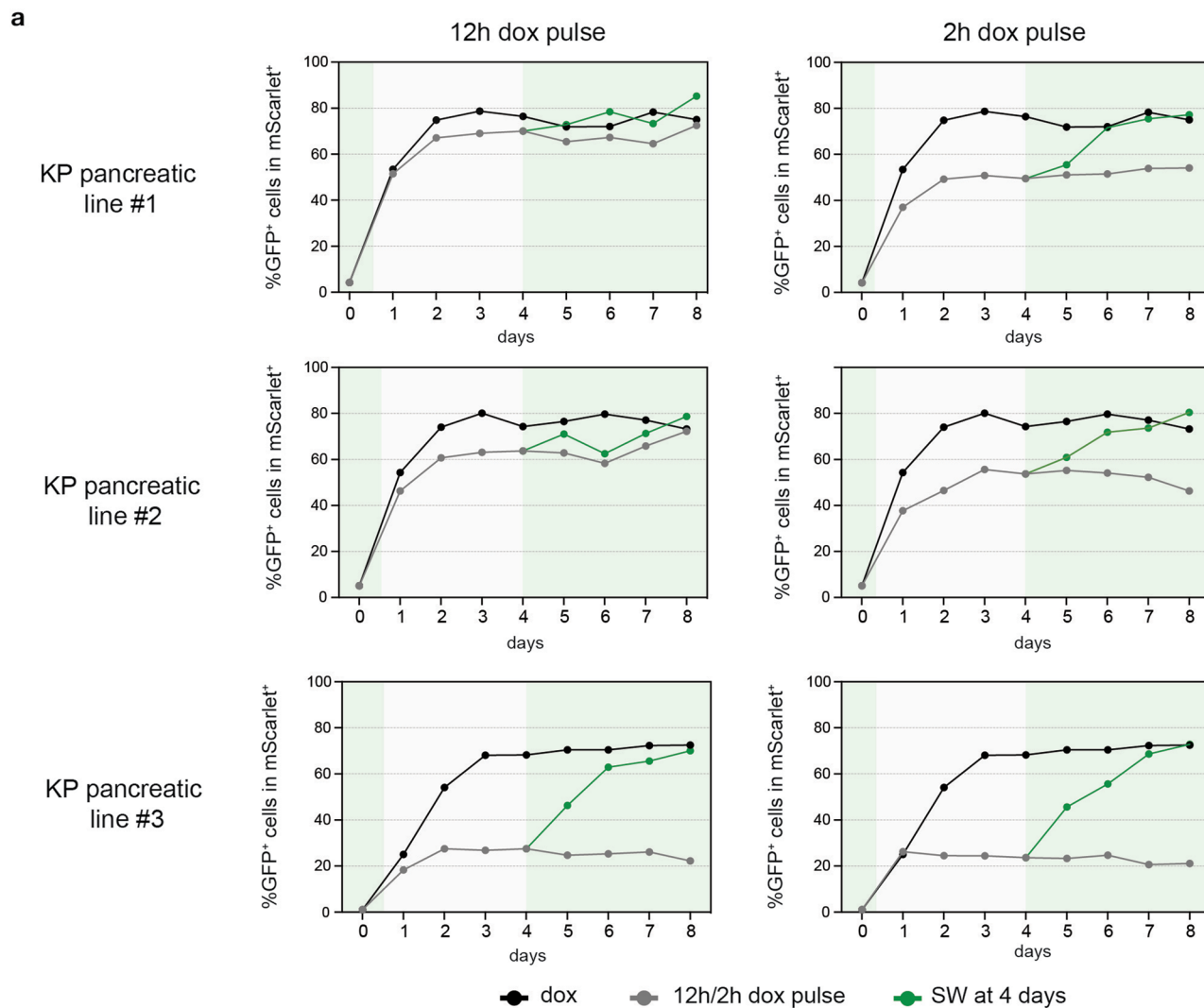
set. **b.** Pie chart display of frequency of C>T or C>other SNVs found in pooled clones for each condition (on and off dox) for both sgRNAs. **c.** Sequencing analysis at cancer gene sites in cell conditions (right) described in a. Solid blue boxes represent on-target activity of the sgRNA, dotted orange boxes signify on-target 'bystander' editing within the gRNA window. **d.** Quantification of C>T and C>other SNVs found across both targets. 2-way ANOVA test for multiple comparisons was used to evaluate statistical significance across conditions. Data are presented as mean values \pm s.e.m. p-values are displayed.



Extended Data Fig. 6 | iBE does not induce off target RNA editing in organoids.

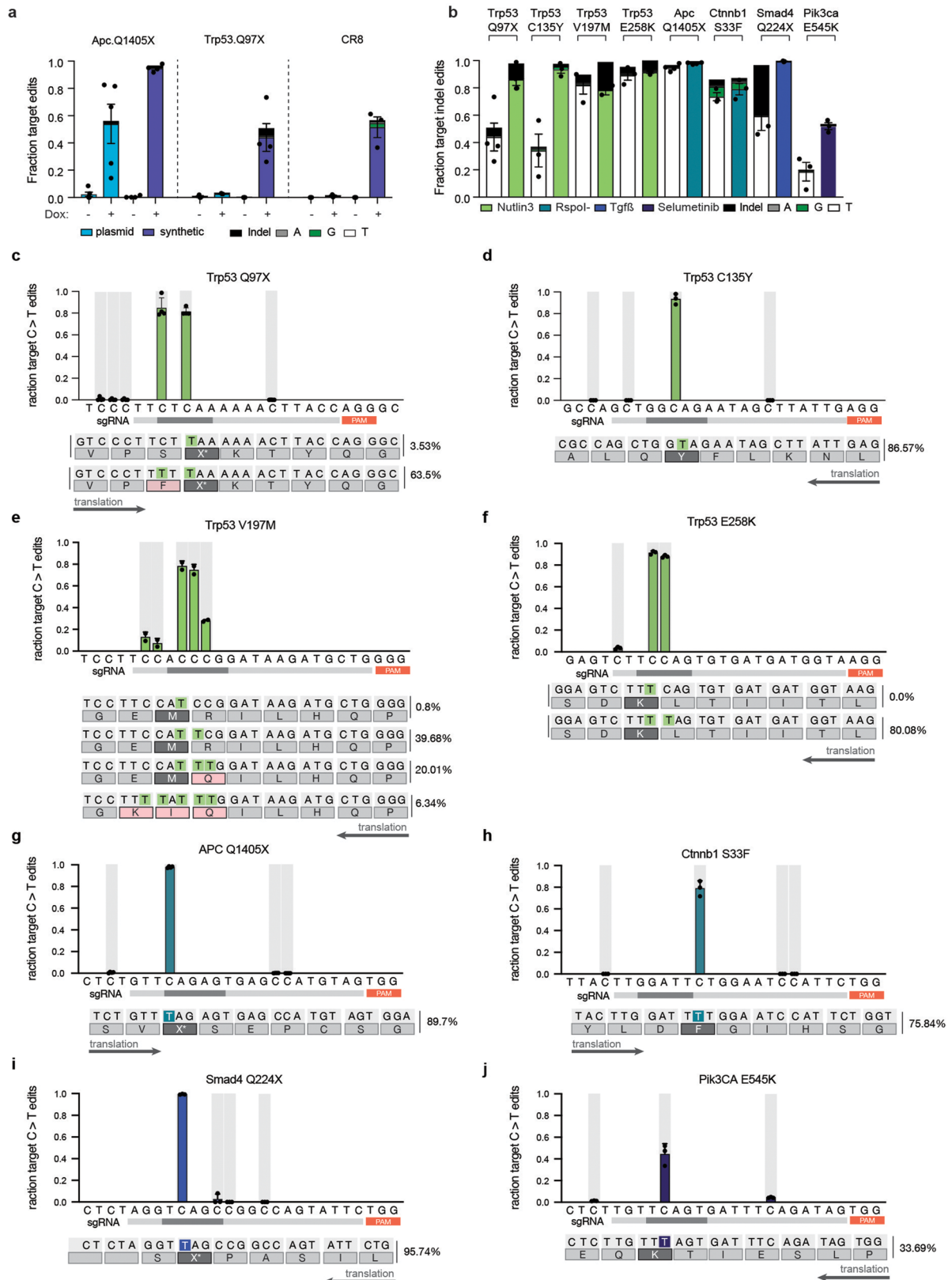
a. Schematic of experimental set up in iBE derived pancreatic organoids. Organoids were transduced and selected with GFP^{D0} reporter (mScarlet⁺). Organoids maintained off dox were then split into dox conditions to induce BE expression for 4 days and then split again into + and - dox conditions for an additional day. **b.** Editing of organoids in each condition (OFF, D4, D8, and D4 sw) was quantified by flow cytometry, calculating the percentage of GFP⁺ cells within the mScarlet⁺ population. Data are presented as mean values \pm s.e.m. One-way ANOVA with

Tukey's correction. **c.** PCA analysis of RNA sequencing data from OFF, D8, and D4 SW organoids. Colors correspond to dox condition and shape delineates organoid replicate/mouse origin (n=3). **d.** Volcano plots from RNA-seq data comparing iBE pancreatic organoids culture on dox-containing media vs regular media. **e.** Off-target RNA editing analysis, processed as described for Supplementary Fig. 4. No significant differences in RNA variants were observed, n=3, one-way ANOVA with Tukey's correction. Data are presented as mean values \pm s.e.m. For all data shown, n=3 independent organoid lines/condition.



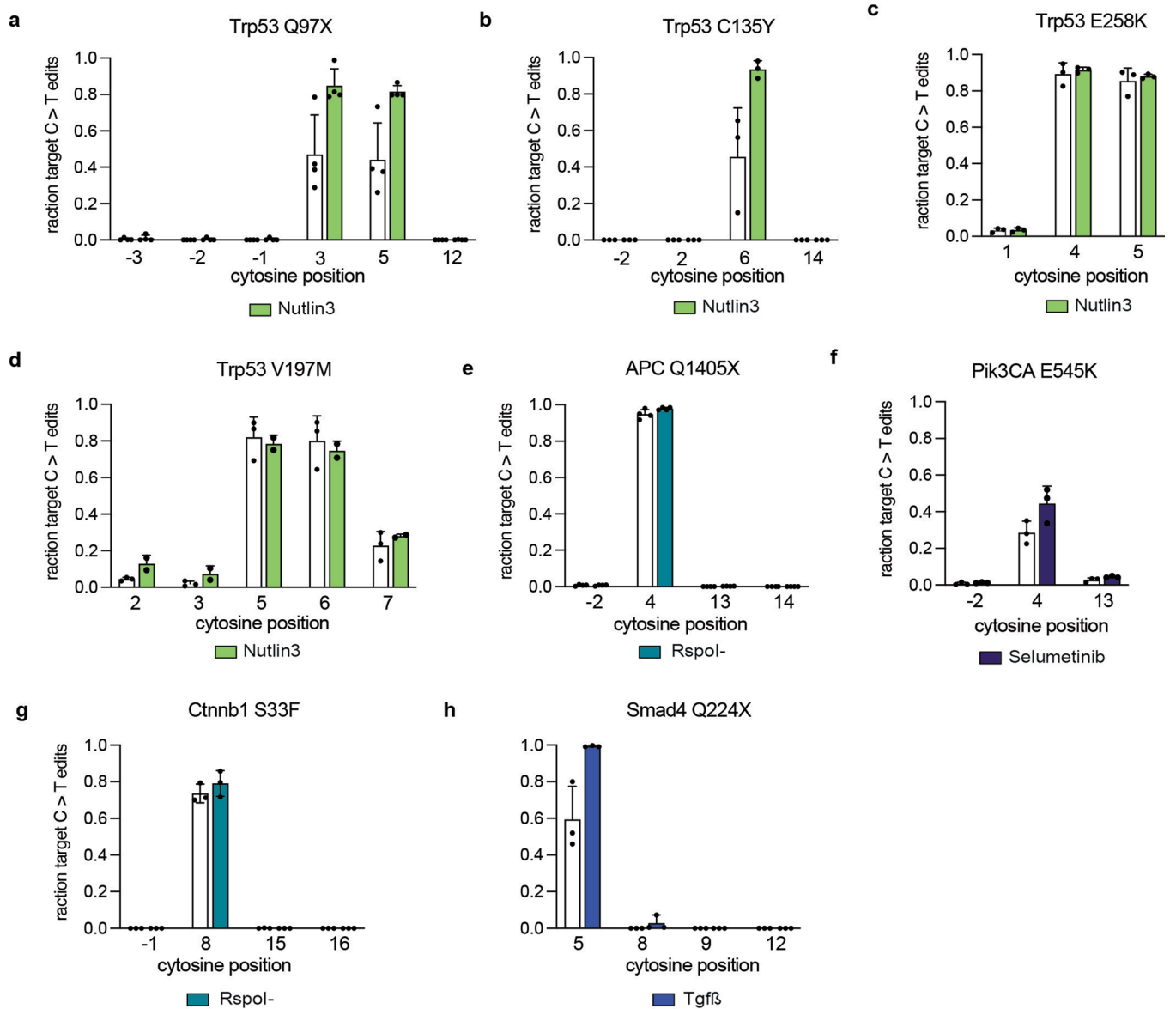
Extended Data Fig. 7 | Editing dynamics of iBE organoids. **a.** Flow cytometry analysis of three independent pancreatic KP mutant organoid lines integrated with GFP^{GO} reporter following dox treatment for 0-8 days (black), transient exposure for 2h or 12h (grey), or transient exposure then re-treatment at 4 days (green). **b.** Targeted deep sequencing quantification of target C:G to T:A

conversion at the ApcQ1405X locus in 2D small intestinal derived iBE cell line following dox addition for 21 days (dark blue), or transient dox treatment for 3 days and withdrawn for 18 days (light blue). **c.** Targeted deep sequencing quantification of indel conversion of **b.** Data are presented as mean values \pm s.e.m. (* $p < 0.05$, Student's t-test) (n=3 independently derived line).

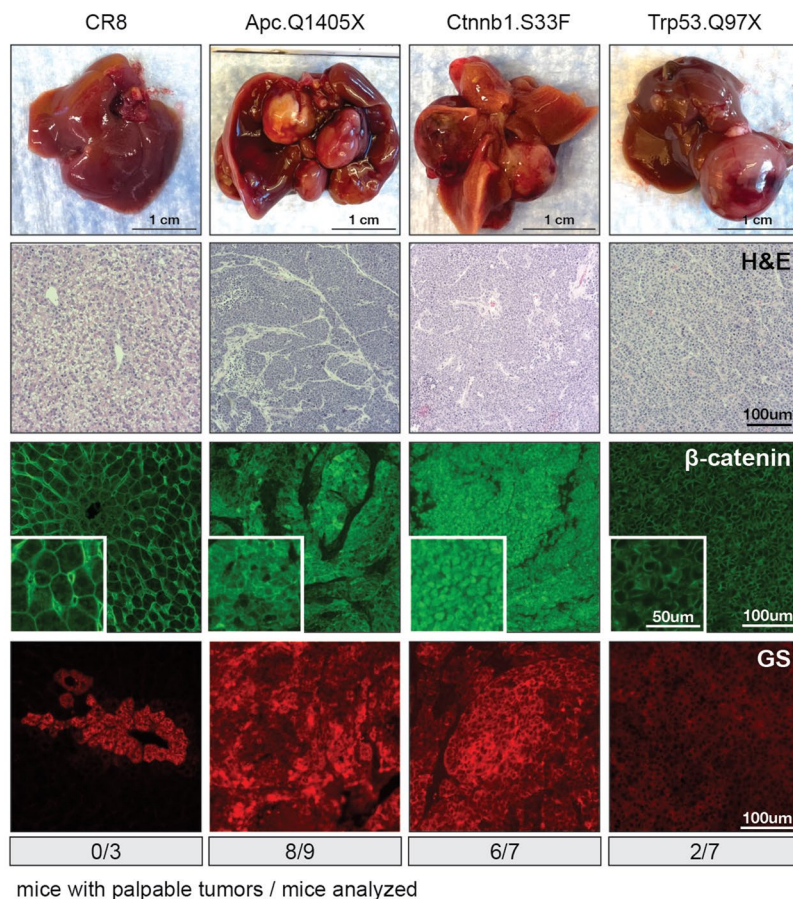
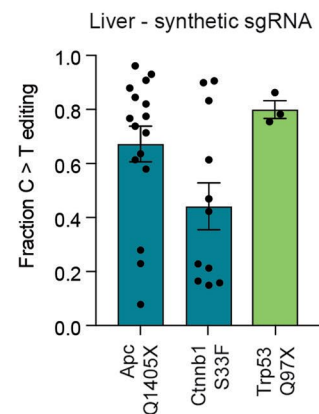


Extended Data Fig. 8 | Efficient BE in iBE organoids with low collateral editing. **a.** Targeted deep sequencing quantification of corresponding target C>T/A/G and indel conversion in small intestinal iBE organoids nucleofected with plasmid (light blue) or synthetic (indigo) gRNAs (Apc.Q1405, Trp53.Q97, CR8, OS2) as indicated, with and without dox treatment. **b.** Targeted deep sequencing quantification of target C>T/A/G and indel conversion in small intestinal iBE

organoids nucleofected with synthetic gRNAs targeting cancer associated SNVs from Fig. 2f. **c-j.** Quantification of collateral editing of adjacent cytosines for samples shown in Fig. 2f. Predicted translation of each quantified read is shown below with targeted amino acid substitution (dark grey) and additional amino acid substitution (pink). All data are presented as mean values \pm s.e.m.



Extended Data Fig. 9 | Analysis of collateral editing before and after functional selection. a-h. Quantification of collateral editing of adjacent cytosines for data shown in Fig. 2f, unselected (white) and selected (color) in small intestinal iBE organoids nucleofected with various synthetic gRNAs targeting cancer associated SNVs.

a Liver - synthetic sgRNAs**b**

Extended Data Fig. 10 | In situ base editing with iBE by synthetic gRNA delivery drives liver tumors. **a.** HTVI delivery of synthetic gRNAs with *SB-Myc* as in Fig. 4. BF, H&E images, and IF staining for β -catenin (green) and glutamine synthetase (GS, red) in livers with tumors. Number of transfected mice with palpable tumors is shown below each column. **b.** Quantification of target C:G

to T:A conversion from tumors described in a). Each point corresponds to an isolated bulk tumor. ($n=2-7$ mice for a given gRNA target). Individual editing data color-coded by animal in Supplementary Fig. 3. All data are presented as mean values \pm s.e.m.

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| | |
|-----------------|--|
| Sample size | For experiments involving animals, 5-15 mice were used per sgRNA. This number allows detection of 50% difference between samples, with 80% power (assuming 20% variance). |
| Data exclusions | <i>Describe any data exclusions. If no data were excluded from the analyses, state so OR if data were excluded, describe the exclusions and the rationale behind them, indicating whether exclusion criteria were pre-established.</i> |
| Replication | Ex vivo manipulations were performed in 3 biological replicates (where each organoid lines is derived from a different mouse). In vivo manipulations were performed in 5-15 mice to allow for power and minimum of n=3 tumor derived mice for study. |
| Randomization | No samples were randomized |
| Blinding | Researchers were not blinded to experiments or analyses |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> Dual use research of concern | | |

Antibodies

| | |
|-----------------|--|
| Antibodies used | anti-CD16/32 antibody (Biolegend, #101320), CD4-PE (BD, #100408), CD8 PE-Cy7 (BD, #100710), CD19 PE-Cy7 (BD, 115509), CD11b PE (BD, #101207), GR1 PE (BD, #108407), CD45-APC (BD, #103112), Cas9 (Biolegend, #844301), Actin (Abcam ab49900), anti-Cas9 (CST, #19526), mouse anti-p53 (CST, #2524), mouse anti-Glutamine synthetase (GS; BD Transduction Labs #610517), mouse anti-b-catenin (CST, #2698), rabbit anti-Cytokeratin-19 (CK19, Abcam, #ab133496), rabbit anti- alpha Smooth muscle actin (aSMA, Abcam, #ab5694), rabbit anti-RFP (Rockland, AB_2209751), chicken anti-GFP (Abcam, #ab13970), rabbit anti-P-AKT (CST, #4060), donkey anti-rabbit 594 (1:500, Invitrogen, #A21207), donkey anti-mouse 647 (Invitrogen, #A31571). |
| Validation | Antibodies were used as described by manufacturer's recommendation for murine tissue staining. |

Eukaryotic cell lines

Policy information about [cell lines](#)

| | |
|--------------------------|--|
| Cell line source(s) | Organoid lines were isolated and propagated from stem cell population of mouse tissues. HEK293T (ATCC CRL-3216) cells were purchased from the ATCC. |
| Authentication | Mice genotype was confirmed prior to organoid generation. Organoids were genotyped but not authenticated. HEK293Ts were purchased from ATCC and frozen at low passage. |
| Mycoplasma contamination | Organoids kept in culture were routinely tested for mycoplasma and discarded if tested positive |

Commonly misidentified lines
(See [ICLAC](#) register)

NA

Animals and other organisms

Policy information about [studies involving animals](#); [ARRIVE guidelines](#) recommended for reporting animal research

Laboratory animals

Mice were maintained under specific pathogen-free conditions, and food and water were provided ad libitum. ES cell-derived mice were produced by injection into albino B6 blastocyst by the transgenic targeting core facility at NYU School of Medicine. High chimera (agouti) founders were transferred to Weill Cornell Medicine facilities and backcrossed to C57Bl/6 mice for at least 4 generations before analysis. All mice used for organoids were 6 to 8 week-old mix of males and females. All mice injected for in vivo tumor analysis were injected at 6 weeks and tumors harvested after 6-10 weeks and were a mix of males and females.

Wild animals

NA

Field-collected samples

NA

Ethics oversight

All animal experiments were approved by the Weill Cornell Medicine Institutional Animal Care and Use Committee (IACUC) under protocol 2014-0038 or by the MSKCC Institutional Animal Care and Use Committee under protocol 11-06-018.

Note that full information on the approval of the study protocol must also be provided in the manuscript.

Flow Cytometry

Plots

Confirm that:

- The axis labels state the marker and fluorochrome used (e.g. CD4-FITC).
- The axis scales are clearly visible. Include numbers along axes only for bottom left plot of group (a 'group' is an analysis of identical markers).
- All plots are contour plots with outliers or pseudocolor plots.
- A numerical value for number of cells or percentage (with statistics) is provided.

Methodology

Sample preparation

Organoids derived from mice were dissociated into single cells, stained with DAPI and diluted for flow.

Instrument

Attune NxT flow cytometer

Software

Attune NxT flow cytometer software version 3.1 was used to collect. and FlowJo software version 10.8

Cell population abundance

Ex vivo organoids are pure prior to dissociation. No selection necessary.

Gating strategy

All cells are gated by FSC-A/SSA around smaller sized population and then gated for single cells based on linear trajectory followed by gating on live cells (DAPI negative cells). Negative to positive boundaries were selected based on negative and single positive controls during voltage setting.

- Tick this box to confirm that a figure exemplifying the gating strategy is provided in the Supplementary Information.