

Xencor, Inc (XNCR)

SMALL & MID CAP RESEARCH

Bispecifics Heat Up - Sooner than Expected

In our recent note, we highlighted the growing interest in bispecific antibodies ([LINK](#)). Today, there were two significant announcements in the space: (1) XNCR signed a deal with Novo Nordisk, and (2) Roche announced the acquisition of DutaMab. We expect to see continued interest from investors and big pharma throughout 2015.

- **XNCR / Novo Nordisk deal:** XNCR signed a deal with up to \$175M in upfront and milestone payments (upfront not disclosed). The deal covers a single target and includes both its proprietary bispecific antibody technology and its Fc engineered immune downregulating technology. This is a very early stage deal, but highlights the growing interest in the space and the unique solutions offered by XNCR.
- **Roche to acquire DutaMab:** Roche announced plans to acquire privately held DutaMab for approximately \$134M upfront and \$355M in future milestones. The primary technology at DutaMab is the so-called DutaMab technology for generating bispecific antibodies that are either in Fab or full-length formats. The DutaMab technology adds to the in-house developed technology at Roche for generating bispecific antibodies. Other players in the bispecific space include REGN, MGNX, XNCR, and Genmab.

Rating	OUTPERFORM*
Price (17 Dec 14, US\$)	15.55
Target price (US\$)	14.00 ¹
52-week price range	15.55 - 7.99
Market cap. (US\$ m)	488.20
Enterprise value (US\$ m)	431.97

*Stock ratings are relative to the coverage universe in each analyst's or each team's respective sector.

¹Target price is for 12 months.

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Financial and valuation metrics

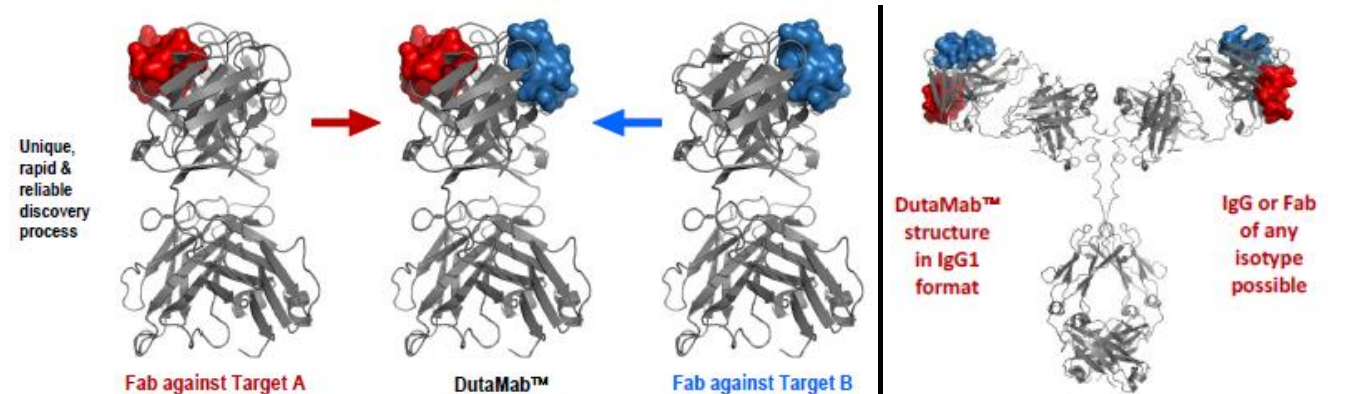
Year	12/13A	12/14E	12/15E	12/16E
EPS (CS adj.) (US\$)	-3.85	-0.68	-0.68	-0.62
Prev. EPS (US\$)	—	—	—	—
P/E (x)	-4.0	-22.9	-23.0	-25.3
P/E rel. (%)	-21.4	-130.6	-143.9	-176.7
Revenue (US\$ m)	10.2	5.5	7.0	11.0
EBITDA (US\$ m)	-9.8	-21.2	-23.5	-26.3
OCFPS (US\$)	-0.24	-0.65	-0.45	-0.72
P/OCF (x)	-37.6	-23.9	-34.6	-21.5
EV/EBITDA (current)	-43.0	-19.9	-17.9	-16.1
Net debt (US\$ m)	-78	-56	-138	-107
ROIC (%)	236.83	872.33	290.05	10,395.64
Number of shares (m)	31.40	IC (current, US\$ m)		-4.44
BV/share (Next Qtr., US\$)	1.9	EV/IC (x)		-203.0
Net debt (Next Qtr., US\$ m)	-61.9	Dividend (current, US\$)		—
Net debt/tot eq (Next Qtr., %)	-103.5	Dividend yield (%)		—

Source: Company data, Credit Suisse estimates

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Roche buys bispecific antibody platform DutaMab

Exhibit 1: DutaMab Bispecific Platform



Source: Company data, Credit Suisse estimates

Immuno-oncology: Bispecifics seen as a key technology

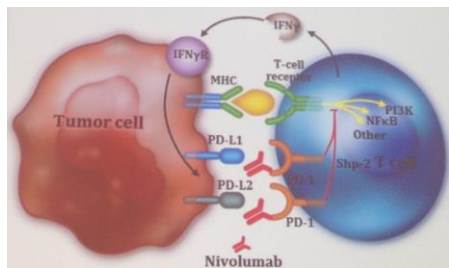
The field of immune activation to treat lymphoma and leukemia is not new, but at this year's ASH the immuno-oncology space was front and center. Besides traditional and Fc enhanced antibodies, which are both a form of immune therapy, the focus is on much higher potency treatments, such as CART cells, bispecifics, and checkpoint inhibitors.

Among these, the bispecific field is the least well recognized and has the greatest potential for increased investor focus. The recent FDA approval of AMGN's Blincyto for acute lymphoblastic leukemia 5 months ahead of its PDUFA date highlights the potential importance of this new approach.

Exhibit 2: Immuno-oncology – Getting T-cells to Kill Tumor cells

Checkpoint Inhibitors

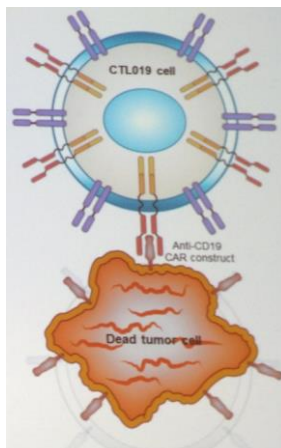
off-the-shelf antibodies
a large and emerging new
class of drugs



Yervoy (BMY), Keytruda (MRK), Nivolumab (BMY) approved in solid tumors. Huge "buzz" at ASH for first major data in lymphoma/leukemia. Global market opportunity for checkpoint inhibitors estimated at \$30B

CAR T cells

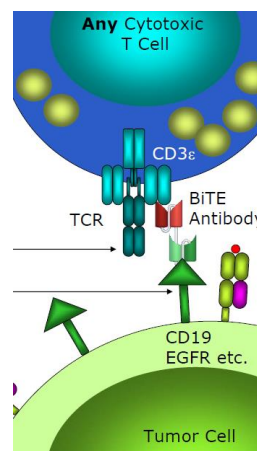
personalized "living" drugs
one time treatments



Activity seen by many independent groups in lymphoma and leukemia. Impressive efficacy, many long lasting remissions after single (or sometimes two) infusions. Significant excitement at ASH this weekend

Bispecifics

off-the-shelf, infused



AMGN's Blincyto was approved last week, 5 months early!! It is the first bispecific. Others are working on improved versions and new targets

Source: Company data, Credit Suisse estimates

Bispecifics to activate the immune system

The BiTE approach (bispecific T-cell engager) was first championed by Micromet, which was acquired by AMGN. The concept is to create a molecule that can bind to a tumor specific antigen (such as CD19 in the case of Blincyto) and at the same time bind to (and activate) T-cells. In this way, the BiTE can direct the potent cell-killing activity of the T-cell to the cancer cell. Unlike CART cells (which also direct T-cells to tumor cells), the BiTE approach is an off-the-shelf product.

First generation BiTEs are small single-chain antibody fragments whose half-life is quite short, and in the case of Blincyto, require a continuous infusion pump to deliver the drug. Other similar approaches like MGNX's DART technology have a similar issue, but modifications can be made to extend their half-life.

More recently, a number of companies have developed full length bispecific antibodies, which combine the potent T-cell mediated tumor killing with a longer half-life product. Historically, full length bispecifics have been difficult to manufacture and several companies have developed technologies to make it feasible, which we believe will represent next-generation bispecifics.

- **Xencor:** Uses Fc engineering and a plug-and-play anti-CD3 binding domain to ensure proper heavy chain and light chain pairing and purification of the bispecific.
- **Regeneron:** Uses a common light chain and Fc engineering to ensure proper heavy chain and light chain pairing and purification of the bispecific.
- **Roche:** Uses a variety of approaches (Knob in holes and CrossMAbs) which are forms of Fc engineering and heavy chain engineering to ensure proper heavy chain and light chain pairing and purification of the bispecific. The acquisition of DutaLys adds a new technology to Roche's bispecific platform.
- **Genmab:** Expresses two separate engineered antibodies and then mixes them together under specific conditions to preferentially form mixed bispecifics.

Exhibit 3: XNCR Newsflow

Product/Event	Indication	Catalyst	Expected Date
XmAb5871	RA	Phase IIa results	YE:14
MOR208	ALL	Complete enrollment in ALL cohort	Q4:14
MOR208	NHL, r/r CLL	Phase II data at ASH	Dec. 2014
Bispecifics	Multiple	Presentation of preclinical data at ASH	Dec. 2014
XmAb7195	Asthma	Phase Ia data in patients with asthma and allergic disease (includes high IgE cohort)	Jan. 2015
XmAb7195	Asthma	Phase Ib start	Q1:15
XmAb5871	IgG4- related disease	Start first clinical study	2015
XmAb7195	Asthma	Start Phase II in poorly controlled	late 15/ early 16
MOR208	CLL	IST to complete enrollment of CLL study	H2:15
XmAb14045	AML	Phase I start	mid-2016

Source: Company data, Credit Suisse estimates

Exhibit 4: XNCR Pipeline

Drug	Target	Technology	Indication	Stage	Partner
XmAb5574/MOR208	CD19	High ADCC	CLL, NHL, ALL	Phase II	Morphosys
XmAb5871	CD19	Immune inhibitory	Autoimmune/ IgG4RD	Phase I/II	Proprietary
XmAb7195	IgE	Immune inhibitory	Asthma/Allergy	Phase I	Proprietary
BI 836826	CD37	High ADCC	CLL, NHL	Phase I	Boehringer Ingelheim
BI 836858	CD33	High ADCC	AML	Phase I	Boehringer Ingelheim
CSL362	CD123 (IL3R)	High ADCC	AML	Phase I	CSL/Janssen
ND	ND	Stability	Autoimmune	Phase I	Merck
ND	ND	Long half-life	Undisclosed	Phase I	Alexion
Xtend-TNF	TNF	Long half-life	Autoimmune	Preclinical	Proprietary
XmAb14045	CD123	Bispecific	AML	Preclinical	Proprietary
CD3 X CD38	CD38	Bispecific	Oncology	Preclinical	Proprietary
CD3 X CD20	CD20	Bispecific	Lymphoma	Preclinical	Proprietary
Xtend-CTLA4	CTLA4	Long half-life	Autoimmune	Preclinical	Proprietary
Anti-X/ CD32b	ND	Immune inhibitory	TBD	Discovery Lead	Proprietary
ND	ND	Long half-life	Hematology	Preclinical	CSL
ND	ND	Long half-life	Autoimmune	Preclinical	Janssen

Source: Company data, Credit Suisse estimates

Exhibit 5: XNCR Model

	2012A	2013A	Q1:14A	Q2:14A	Q3:14A	Q4:14E	2014E	2015E	2016E	2017E	2018E	2019E	2020E
Revenues													
US sales of XmAb7195													
Ex-US royalties on XmAb7195													
Royalties on XmAb5871													
Partnering, grants, milestones	9.5	10.2	2.2	0.8	0.8	1.6	5.5	7.0	11.0	26.1	15.0	20.0	20.0
Total Revenues	9.5	10.2	2.2	0.8	0.8	1.6	5.5	7.0	11.0	26.1	15.0	20.0	20.0
Expenses													
Cost of goods													
Research and development	12.7	17.0	4.2	4.3	5.0	6.3	19.8	22.6	28.5	31.4	39.3	40.6	42.0
Sales, general, administrative	3.1	3.7	1.7	1.6	2.2	1.9	7.3	7.9	8.7	9.9	14.3	14.6	19.0
Total Operating Expenses	15.8	20.7	6.0	5.9	7.1	8.2	27.1	30.5	37.2	41.3	53.6	55.2	61.0
Operating income (loss)	(6.2)	(10.5)	(3.8)	(5.1)	(6.3)	(6.6)	(21.7)	(23.5)	(26.3)	(15.2)	(38.6)	(35.2)	(41.0)
Total Other Income (Expense)	(2.4)	(49.7)	0.0	0.0	0.0		0.0						
Pre Tax Income	(8.6)	(60.3)	(3.8)	(5.0)	(6.3)	(6.6)	(21.6)	(23.5)	(26.3)	(15.2)	(38.6)	(35.2)	(41.0)
Income tax													
Net Income	(8.6)	(60.3)	(3.8)	(5.0)	(6.3)	(6.6)	(21.6)	(23.5)	(26.3)	(15.2)	(38.6)	(35.2)	(41.0)
EPS - diluted (proforma)	(\$38.31)	(\$3.85)	(\$0.12)	(\$0.16)	(\$0.20)	(\$0.20)	(\$0.68)	(\$0.68)	(\$0.62)	(\$0.33)	(\$0.77)	(\$0.58)	(\$0.65)
Shares outstanding - basic (proforma)	0.22	15.65	31.36	31.37	31.40	32.31	31.83	34.88	42.70	46.21	49.98	60.48	63.50
Shares outstanding - diluted (proforma)	0.22	15.65	31.36	31.37	31.40	33.60	33.08	36.23	44.16	47.80	51.69	62.27	65.39

Source: Company data, Credit Suisse estimates

Companies Mentioned (Price as of 17-Dec-2014)

GENMAB (GEN.CO, Dkr345.1)

MacroGenics (MGNX.OQ, \$29.25)

Regeneron Pharmaceutical (REGN.OQ, \$410.99)

Roche (ROG.VX, SFr279.0)

Xencor, Inc (XNCR.OQ, \$15.55, OUTPERFORM, TP \$14.0)

Disclosure Appendix

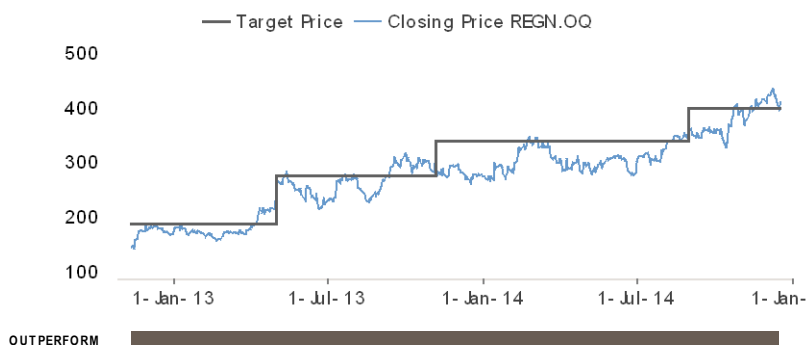
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3-Year Price and Rating History for Regeneron Pharmaceutical (REGN.OQ)

REGN.OQ	Closing Price	Target Price	
Date	(US\$)	(US\$)	Rating
12-Nov-12	144.90	187.00	O *
02-May-13	248.63	275.00	
06-Nov-13	288.27	340.00	
31-Aug-14	350.52	400.00	

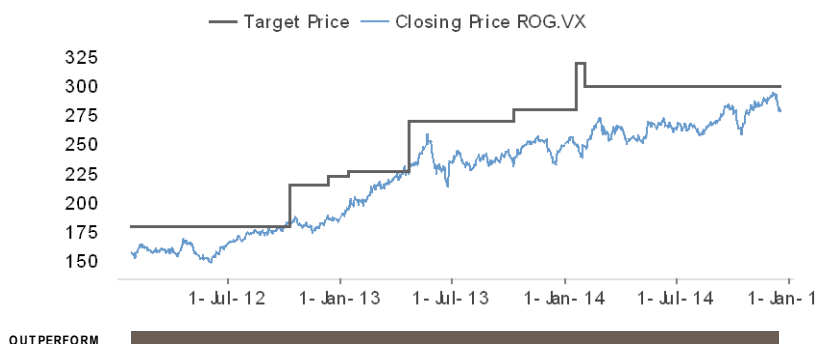
* Asterisk signifies initiation or assumption of coverage.



3-Year Price and Rating History for Roche (ROG.VX)

ROG.VX	Closing Price	Target Price	
Date	(SFr)	(SFr)	Rating
27-Jan-12	157.10	180.00	O
11-Oct-12	181.20	215.00	
12-Dec-12	187.20	223.00	
14-Jan-13	194.60	227.00	
22-Apr-13	225.10	270.00	
10-Oct-13	234.60	280.00	
20-Jan-14	250.00	320.00	
03-Feb-14	248.20	300.00	

* Asterisk signifies initiation or assumption of coverage.



3-Year Price and Rating History for Xencor, Inc (XNCR.OQ)

XNCR.OQ	Closing Price	Target Price	
Date	(US\$)	(US\$)	Rating
03-Dec-13	8.34		R
03-Jan-14	9.15	14.00	O *

* Asterisk signifies initiation or assumption of coverage.



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Price Target: (12 months) for Xencor, Inc (XNCR.OQ)

Method: Our \$14 target for XNCR is derived using a probability-adjusted DCF (discounted cash flow), including \$9 for XmAb7195 (40% POS), \$3 for XmAb5871 (25% POS), and \$1 each for MOR208 and the technology licensees. We use a 12% discount rate and model through the products' entire lifecycle.

Risk: Risks to our \$14 target price for Xencor, Inc include: 1) unexpected negative result for proprietary or partnered clinical programs, 2) financing risk from expected future equity raises, 3) competition in the CD19 and asthma programs, and 4) significant delay in one or more clinical programs that pushes potential approval timeline(s) out.

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