

1 **Licence for Destruction: Tumor-specific Cytokine Targeting**

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16 tumor microenvironment, cytokines, tumor-associated macrophages

1 **Abstract**

2 Stroma is an integral part of solid tumors and plays a key role in growth promotion and
3 immune suppression. Most current therapies focus on destroying tumors and/or abnormal
4 vasculature. However, evidence is emerging that anti-cancer efficacy improves with vessel
5 normalization rather than destruction. Specific targeting of cytokines into tumors provides
6 proof-of-concept that tumor stroma is dynamic and can be remodeled to increase drug access
7 and alleviate immune suppression. Changing the inflammatory milieu “opens” tumors for
8 therapy and thus provides the license for destruction. This involves re-programming of
9 paracrine signaling networks between multiple stromal components to break the vicious cycle
10 of angiogenesis and immune suppression. With active immunotherapy rapidly moving into
11 the clinic, local cytokine delivery emerges as an attractive adjuvant.

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1 **Glossary:**

2 **Cancer immunotherapy:** cancer immunotherapy uses the immune system to reject tumors.
3 Only recently, active immunotherapy has become available for cancer patients with the
4 clinical approval of two agents: sipuleucel-T (Provenge, Dendreon) an autologous, dendritic
5 cell vaccine for advanced prostate cancer, and Ipilimumab (Yervoy, Bristol-Myers Squibb) a
6 monoclonal antibody to cytotoxic T-lymphocyte-associated antigen-4 (CTLA-4), for
7 metastatic melanoma.

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9 **CD40:** CD40 is a costimulatory molecule expressed on antigen presenting cells and in tumor
10 stroma. CD40 agonists activate T cells and modulate tumor stroma. Anti-tumor effects of
11 agonistic CD40 antibodies are currently assessed in clinical trials.

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13 **CpG-ODN:** CpG-ODN is a synthetic reagent which consists of immunostimulatory
14 oligodeoxynucleotides (ODN) with cytosine-guanine-rich (CpG) motifs and a
15 phosphothioate-stabilized backbone. It mimics bacterial DNA and is a potent immune
16 adjuvant. Through its interaction with Toll-like receptor-9 (TLR-9), CpG-ODN activates B
17 cells and plasmacytoid dendritic cells (DC) in humans and a broader spectrum of DCs, B
18 cells, and macrophages in mice.

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20 **Hypoxia:** tumor hypoxia or low oxygen concentration is a consequence of vascular
21 abnormalities and low oxygen supply in rapidly growing tumors which outgrow their blood
22 supply. Anti-cancer drugs are often unable to penetrate into hypoxic areas.

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24 **Interstitial fluid pressure (IFP):** IFP is regulated by stromal cells and extracellular matrix.
25 Solid tumors have a raised IFP due to increased vessel permeability, lymphatic vessel
26 abnormalities and interstitial fibrosis. Increased IFP in tumors reduces perfusion and drug
27 penetration.

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29 **Pericytes:** specialized mesenchymal cells which line and stabilize endothelial cells of small
30 capillaries. Pericytes are part of the abnormal vascular bed in tumors and often loosely
31 attached to tumor endothelial cells, reduced in numbers or less mature. Pericyte coverage is
32 an important parameter for the assessment of tumor vessel remodeling/normalization.

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1 **Phage display libraries:** phage display libraries are bacteriophage particles with randomly
2 displayed peptides or antibody fragments of different binding specificities. Each
3 peptide/antibody fragment recognizes different target molecules. Libraries can be injected
4 intravenously to specifically screen for binding activities in a particular tissue or tumor.
5 Phages that bind to target molecules in the tumor of interest are enriched after multiple
6 rounds of biopanning. Subsequently, binding moieties are analysed and can be developed into
7 targeting vehicles.

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9 **Regulator of G protein Signaling-5 (RGS5):** RGS5 is a member of the regulator of G
10 protein signaling family which is abundantly expressed in vascular smooth muscle cells and
11 modulates vascular homeostasis by controlling G protein-coupled receptor signaling. RGS5 is
12 specifically upregulated in tumor pericytes. Removing RGS5 from the tumor
13 microenvironment in murine pancreatic tumors leads to normalization of the tumor
14 vasculature and improved response to immunotherapy.

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16 **Tumor-associated macrophages (TAM):** innate immune cells which are found in the
17 majority of solid tumors. TAMs represent M2 activated macrophages which promote tumor
18 growth by secreting factors that stimulate breakdown of extracellular matrix and vessel
19 growth, and inhibit anti-cancer immunity. In contrast, M1 macrophages support anti-tumor
20 immunity.

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1 **Microenvironmental therapy**

2 Tumor cells are embedded in stroma which is composed of blood vessels, immune cells, and
3 connective tissue including fibroblasts and extracellular matrix. Stroma is crucially involved
4 in tumor growth, invasion and metastasis [1-2]. The tumor microenvironment also impedes
5 drug delivery and thus reduces the efficacy of conventional anti-tumor therapies such as
6 chemo- and radiation therapy [3-4]; similar mechanisms contribute to a general lack of
7 cytotoxic T cell function and anti-tumor immunity [5-6].

8 Tumors create their own microenvironments which are diverse and tumor type- and stage-
9 dependent; however, tumors also share common stromal features and signaling themes. In
10 particular, intricate relationships between inflammatory factors, macrophages and blood
11 vessels exist in most solid tumors which modulate growth, therapeutic response and
12 ultimately relapse [7-9]. Disruption of these relationships and remodeling of stroma opens
13 tumors for cytotoxic drugs or immune destruction and thus creates new and exciting
14 opportunities for anti-cancer therapy. As new stromal markers and functional relationships
15 are discovered, potential therapeutic strategies include local delivery of drugs/toxins into the
16 tumor microenvironment via peptides or antibodies. In vivo screening of phage-display
17 libraries of peptides or antibodies have identified unique targets for stroma-specific
18 molecules in situ, resulting in successful development of targeted delivery of diagnostic or
19 bioactive fusion compounds [10-12]. These compounds may have efficacy on their own, but
20 in the right context, can also enhance other anti-cancer drugs and, importantly, anti-tumor
21 immunity. Here, we discuss the latest aspects of “microenvironmental therapy” which
22 exploits the conventional concept of peptide or antibody-mediated targeting in the context of
23 tumor stroma modulation and vascular normalization for improved combination therapies.

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26 **Targeting tumor vasculature**

27 The majority of peptides or antibodies with high stromal affinity identified by in vivo
28 perfusion methods bind to the angiogenic vasculature in solid tumors [10 , 11] (Box 1). This
29 is not surprising since tumor blood vessels are morphologically and functionally different
30 from normal blood vessels [13]. Moreover, intravenous injection and blood circulation
31 facilitate binding of ligands on the luminal side of endothelial cells. Such peptides which
32 generically home to angiogenic vessels have the RGD (Arg-Gly-Asp) or NGR (Asn-Gly-Arg)
33 motifs which bind to $\alpha_v\beta_3/\alpha_v\beta_5$ integrins and the metalloprotease aminopeptidase N (CD13),

1 respectively [14-15]. Most prominent vessel-targeting antibody fragments (single-chain
2 variable fragments, scFv) are directed against specific splice variants of fibronectin (L19, F8)
3 and tenascin C (G11, F16), both part of the extracellular matrix (ECM) surrounding tumor
4 neovasculature [16-19]. Thus, these targeting reagents commonly recognize molecules
5 actively involved in cell-cell/cell-matrix interactions and angiogenic vessel remodeling, and
6 are frequently overexpressed in the tumor vasculature. Importantly, the value of these
7 peptides/antibodies is in their potential to deliver therapeutic payloads into precise tumor
8 stromal compartments.

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10 **Therapeutic tumor targeting**

11 Peptide or antibody fusion compounds when used as carrier molecules provide a unique
12 opportunity to improve anti-cancer therapy whilst reducing harmful side effects. An
13 impressive spectrum of fusion compounds for delivery of toxic agents, radionuclides, pro-
14 coagulation factors and cytokines have been tested in preclinical tumor models and some
15 clinical trials are underway (Table 1). For instance, application of the NGR motif fused with
16 pro-apoptotic factors such as tumor necrosis factor (TNF)-related apoptosis-inducing ligand
17 (TRAIL) [20] or the D-amino acid peptide $D[KLAKLAK]_2$ [21] induces tumor endothelial
18 cell apoptosis. Vessel-targeted truncated tissue factor (tTF) causes thrombosis and vessel
19 collapse in animal models and some reduction in tumor perfusion in a clinical case [22].
20 Chemotherapeutic drugs have also been directly conjugated to targeting moieties or used in
21 various combination therapies [23-24]. Indeed, most targeting efforts to date have been
22 directed to improve cytotoxic drug delivery into tumors and enhance drug penetration into
23 parenchyma to amplify anti-tumor cytotoxicity (Box 2).

24 Inflammatory factors such as cytokines represent attractive compounds for specific, high dose
25 delivery into tumors. Anti-tumor effects of cytokines have been well documented over the
26 last decades. In particular high-dose $TNF\alpha$ disrupts angiogenic vessels and is currently used
27 in isolated limb perfusion to treat locally advanced melanoma and soft tissue sarcoma [25-
28 26]. However, the clinical application of cytokines has been restricted to local treatment due
29 to high toxicity. Precise targeting of tumor vessels is therefore a promising strategy and has
30 been employed for various peptide/antibody-cytokine chimeric compounds which include
31 interleukin (IL) 2, IL12, interferon γ (IFN γ) and $TNF\alpha$ (Table 1). Most cytokines are not
32 cytotoxic for cancer cells, but exert direct anti-vascular effects at high doses and also
33 modulate the host's immune system. Thus, tumor rejection in preclinical models requires
34 immune-competency, frequently leads to tumor infiltration by adaptive and innate immune

1 cells, and may also induce immunological memory [27-28]. Interestingly, efficacy of targeted
2 cytokine therapy can be enhanced when combined with conventional chemotherapy possibly
3 by promoting intratumoral accumulation of cytotoxic drugs and/or tumor antigen presentation
4 [29-31]. Selected compounds are currently being evaluated in clinical trials with encouraging
5 results especially in combination with chemotherapy (Table 1). Given the clinical application
6 of TNF α in isolated limb perfusion, TNF α is one of the best-studied cytokines which has also
7 been conjugated to ligands such as NGR, RGD and L19, and successfully used as a ligand-
8 directed vascular targeting agent (Table 1). Anti-cancer effects of vessel-targeted TNF α were
9 attributed to increased tumor vessel leakage and enhanced drug uptake [29-30, 32]. Whilst
10 these mechanisms are difficult to demonstrate in the clinic [33], low dose NGR-TNF α is
11 currently the only peptide compound with vessel-targeting capability which shows promising
12 effects in early clinical trials when combined with chemotherapy [34-35].

13 Notably, most selective vascular targeting approaches induce vessel death. Destroying tumor
14 vasculature to restrict blood supply has been validated clinically leading to the approval of
15 several drugs which block vascular endothelial growth factor (VEGF) signaling pathways.
16 When used in combination with chemotherapy, disease stabilization and overall survival
17 benefits are observed for some tumor types. However, whilst destruction of tumor vessels is a
18 logical anti-cancer approach, the optimism of three decades has been tempered by merely
19 transient anti-tumor effects and disappointing long term responses [36]. Conceivably the
20 major value of anti-vascular therapies will only occur by further improving vascular targeting
21 strategies and in combination with synergistic treatment modalities such as chemo- and
22 immunotherapy. Interestingly, it may well be that restoration of tumor vessel function, so
23 called normalization, rather than destruction may be an alternative and more sustained
24 approach to enhance anti-tumor effects of vessel targeting strategies; this requires further
25 investigation to explore its full therapeutic potential.

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28 **Tumor targeting of immune modulatory cytokines re-visited**

29 Earlier studies using NGR-TNF α in conjunction with cytotoxic drugs for anti-cancer therapy
30 were based on the assumption that cytokines such as TNF α damage the tumor vasculature,
31 increase vessel leakiness and thus drug and immune cell penetration [32, 37-38]. However,
32 this is difficult to reconcile with the exceedingly low therapeutically effective doses of NGR-
33 TNF α (nanograms (ng) or picograms in mice [38] and 0.8 microgram (μ g)/m² in humans [39-
34 40]). Also, increased vessel leakiness for plasma molecules does not necessarily enhance

1 drug perfusion deep into solid tumors. Instead, leaky tumor vessels create a hypoxic
2 environment with increased interstitial fluid pressure (IFP) [3]. High IFP in turn acts as a
3 barrier for effective drug delivery and may also prevent infiltration of immune effector cells.
4 This raises the question what other vascular changes may render tumors permissive for drug
5 or immune cell uptake. Cytokines including TNF α activate vessels which play a crucial role
6 for leukocyte trafficking into sites of inflammation and conceivably into tumor vascular beds.
7 Interestingly, TNF α has also been shown to reduce IFP, and low dose systemic injection
8 facilitates uptake of circulating liposomes indicative of improved blood flow, tumor perfusion
9 and vessel function [41-42]. Indeed, recent studies have re-visited intratumoral cytokine
10 effects and provide new insights how tumor-targeted cytokines may be exploited to activate
11 and/or remodel the tumor vasculature for improved therapy [43-45].

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13 *Vascular activation and anti-tumor immunity*

14 Despite the presence of inflammatory cytokines in solid tumors, transmigration through
15 endothelial barriers and tumor homing of effector T cells seems to be a rate limiting step for
16 tumor cell lysis [46]. However, a common underlying theme of successful immune therapy is
17 the activation of tumor blood vessels [47]. Indeed, experimental induction of vascular
18 adhesion molecules such as E-/P-selectins, vascular cell adhesion molecule (VCAM) and
19 intercellular adhesion molecule (ICAM) in tumor vascular beds enhances T cell
20 transmigration and tumor rejection [48-53]. For instance, in ovarian cancer, expression of
21 endothelin B receptor (ETBR) on tumor vessels is inversely correlated with tumor infiltrating
22 lymphocytes and patient survival. Inhibition of ETBR increases ICAM-1 expression on
23 endothelia and concomitantly T cell influx [49]. Similarly, inert tumor vessels in several
24 tumor models are rendered susceptible for T cell penetration and immune-mediated tumor
25 killing by IL-6-dependent induction of inflammatory adhesion molecules such as E/P-selectin
26 and ICAM-1 [53]. Thus, anergic tumor blood vessels can be activated to permit immune cell
27 invasion and tumor cell killing. Intriguingly, low dose TNF α when targeted to tumor vessels
28 in a mouse model of pancreatic endocrine tumors activates the vasculature resulting in high
29 expression of adhesion molecules. This enables effector cell trafficking into tumor
30 parenchyma, but more importantly, shows strong therapeutic effects when combined with
31 anti-tumor vaccination or adoptive T cell transfers [45]. Thus, vascular activation induced by
32 changing the intratumoral cytokine profile can act as a strong adjuvant to immunotherapy
33 (Table 2). Moreover, synergistic efficacy of a triple therapy combining low dose NGR-TNF α

1 with anti-tumor vaccination and chemotherapy is observed in a mouse model of
2 subcutaneously growing melanoma [54]. These studies demonstrate that a combination of
3 cytokine targeting with immunotherapy is a highly effective approach; in combination with
4 chemotherapy, induction of immunogenic cancer cell death may further enhance activation of
5 anti-tumor immunity [55]. This warrants further investigation in particular in light of
6 increasing clinical applications of anti-cancer immune therapy [56].

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8 *Vascular normalization and anti-tumor immunity*

9 Recently, a new concept has emerged where vessel stabilization and reduced vascular
10 permeability, a phenomenon described as vessel normalization [57], improves anti-cancer
11 therapies; remarkably, this includes chemo- and radiation therapies, delivery of nanoparticles
12 and immunotherapy [50, 58-63]. Proof-of-principle that vessel remodeling per se, even in the
13 absence of inflamed vascular endothelium, dramatically improves the outcome of
14 immunotherapy comes from genetic deletion of the regulator of G protein signaling (RGS) 5.
15 This gene is highly upregulated in angiogenic vessels; loss of RGS5 causes pericyte
16 maturation, vascular normalization and importantly, activated T effector cell influx in
17 quantities sufficient for tumor rejection in a mouse model of pancreatic endocrine cancer
18 [50]. Subsequently, it has been demonstrated that blockade of VEGF/VEGFR pathways for
19 instance in B16 melanoma and orthotopic breast cancer models temporarily normalizes
20 vessels and improves active immunotherapy, in particular with low dose angiostatic treatment
21 [60, 63]. It is conceivable that improved tumor blood flow concomitant with reduced hypoxia
22 and IFP enhances delivery of therapeutics including tumor-specific T cells.

23 In preclinical models, evidence for enhanced therapeutic efficacy with vessel modulation and
24 normalization rather than destruction is compelling. Ongoing clinical studies show promising
25 synergy between angiostatic treatment and chemotherapy. Whether this is the result of vessel
26 destruction and increased leakiness or vessel remodeling and improved perfusion is still
27 unclear. So far, only a limited number of clinical studies have been conducted which assess
28 tumor perfusion/vessel permeability in the context of classical anti-angiogenesis therapy [64].
29 Currently, NGR-TNF α is the only targeting compound where imaging of vascular changes
30 was incorporated in a clinical trial. In a patient cohort undergoing a phase I dose escalation
31 study, dynamic contrast enhanced (DCE)-MRI was used to analyse early effects (2 h) of
32 NGR-TNF α on vessel permeability [33]. Overall, DCE-MRI failed to predict the optimal
33 treatment dose. However, interesting observations include heterogeneity in vascular response

1 depending on tumor size, e.g., small nodules are more responsive. Also observed are reduced
2 leakiness of vessels in liver metastases after treatment, which may be indicative of vascular
3 normalization, and off-target effects on normal liver tissue despite a tumor-specific vascular
4 targeting approach. Since animal studies document the dynamic nature of drug-induced
5 vessel remodeling (Figure 1) imaging of acute, disease stabilizing and relapse phases for
6 different human tumors is warranted in particular in anticipation of immune combination
7 therapies.

10 **Vessel modulation is context-dependent**

11 Changes in tumor vessels, be it death, activation or normalization, are not mutually exclusive.
12 Instead, modulation of the tumor vasculature is a dynamic process which can induce several
13 phenotypes simultaneously or consecutively (Figure 1). Moreover, the actual vascular effects
14 of peptide targeted inflammatory mediators vary significantly depending on compound, dose,
15 and treatment duration. This is exemplified in a series of studies which used a prototypic
16 mouse model of pancreatic endocrine cancer and the RGR peptide to correlate vascular
17 effects with anti-tumor immunity (Figure 1). In this model, even fully activated anti-tumor
18 effector cells fail to penetrate highly angiogenic tumors as is often observed in human
19 cancers. Interestingly, vascular targeting of μg quantities of $\text{IFN}\gamma$ destroys the tumor
20 vasculature resulting in some therapeutic efficacy reminiscent of anti-angiogenic therapy;
21 intratumoral $\text{IFN}\gamma$ fails, however, to improve T cell extravasation and anti-tumor immune
22 responses [45]. Even though $\text{IFN}\gamma$ has potentially strong immune-enhancing properties, it
23 predominantly affects angiogenesis in the tumor microenvironment. This is consistent with
24 other models where $\text{IFN}\gamma$ specifically destroys stroma during immune-mediated tumor
25 rejection [65]. Thus, cytokines with strong anti-vascular effects do not necessarily enhance
26 leukocyte influx and tumor immunity. Similarly, no synergy is observed between vascular
27 disruption agents which cause hemorrhagic tumor necrosis and active anti-cancer immune
28 therapy [66]. In contrast, agonistic CD40 antibodies when conjugated with RGR peptide
29 specifically activate CD40-positive tumor vessels to express VCAM, ICAM and E-selectin.
30 Activation of endothelia alone has no anti-tumor efficacy. However, when combined with
31 adoptive transfers of anti-tumor T cells, these effector cells efficiently enter otherwise
32 inaccessible tumors. Survival was further enhanced by using an IL2-RGR fusion protein
33 which increases effector cell activity once they reach the tumor site [43]. Effective vessel
34 activation is also achieved by vascular targeting of RGR-coated liposomes containing toll-

1 like receptor (TLR) 9 ligands (e.g., oligodeoxynucleotides with CpG motifs, CpG-ODNs).
2 Remarkably, CpG-ODN not only inflames vessel walls but also primes anti-tumor
3 cytotoxicity, most likely due to uptake by intratumoral macrophages and efficient antigen
4 presentation. Again, spontaneous anti-tumor immunity is further enhanced with adoptively
5 transferred anti-tumor T cells [44]. As discussed above, low dose RGR-TNF α therapy (ng
6 and μ g quantities) induces strong expression of inflammatory adhesion molecules on tumor
7 vessels. Simultaneously, vessels are stabilized with reduced permeability and increased
8 perfusion. This stage also permits influx of adoptively transferred, pre-activated effector
9 cells. However, continuous, low dose RGR-TNF α kills vessels and stroma and ultimately
10 limits effector cell penetration [45]. Stromal destruction as a consequence of prolonged
11 treatment is observed in most preclinical models and demonstrates the unsustainable nature of
12 current treatment modalities [43-44, 57]. Thus, the challenge ahead is to develop targeting
13 strategies which modulate rather than destroy stroma for improved anti-tumor immunity.

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16 **Immune-amplification in the tumor environment**

17 Vessel targeting strategies naturally focus on direct changes in the tumor vascular bed.
18 However, recent evidence demonstrates an intricate network of paracrine signals between
19 vessels and other stromal cells, most notably macrophages, which indirectly shapes the
20 vascular phenotype, and the tumor immune milieu. Tumor-associated macrophages (TAMs)
21 display a high degree of plasticity and have been implicated in vascular remodeling. TAMs
22 normally exhibit an M2 phenotype and, without intervention, foster angiogenesis, tumor
23 growth and immune evasion [9]. However, TAMs can be re-educated to reverse the tumor
24 promoting program [45, 67-69]. For instance, genetic deletion of VEGF specifically in
25 myeloid cells results in vascular normalization in a transgenic mouse model of breast cancer
26 which in turn increases susceptibility to chemotherapy [67]. Experimental tumors with forced
27 expression of histidine-rich glycoprotein harbor M1-type macrophages which produce less
28 placental growth factor (PlGF) and display a normalized vasculature; re-programming of
29 TAMs improves chemotherapy response and also anti-tumor immunity [69]. Moreover,
30 IFN α^{high} myeloid cells which specifically home to tumor vessels in an orthotopic glioma
31 model stimulate TAMs to secrete proinflammatory cytokines such as IL-1 and TNF α
32 concomitant with vascular normalization [68].

33 Intriguingly, TAMs also play a crucial role in therapeutic efficacy of low dose TNF α
34 targeting. Besides vessel remodeling, intratumoral RGR-TNF α elicits profound stromal

1 activation which also includes TAMs. TAMs change their expression profile after TNF α
2 treatment and are polarized to secrete M1-like inflammatory factors, e.g., monocyte
3 chemottractant protein (MCP)-1, inducible nitric oxide synthase (iNOS), and angiopoietin
4 (Ang)2. This in turn has dual effects on the tumor environment: first, M1-like TAMs act as a
5 strong adjuvant to CD8⁺ T cell effector function, and second, Ang2 in conjunction with
6 TNF α upregulates the expression of endothelial adhesion molecules which in turn facilitated
7 leukocyte transmigration [45] (Figure 2). This immune amplification cascade which triggers
8 profound changes in the tumor micromilieu explains some of the remarkable effects of low
9 dose intratumoral TNF α . It also provides proof-of-concept that although vascular targeting
10 has obvious limitations, such as non-specific uptake, heterogeneous binding to tumor vessels
11 and insufficient payload delivery, cytokine targeting is a viable and promising approach for
12 further exploration.

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15 **Concluding remarks and future perspective**

16 Over the past decade tumor targeting has been explored and refined concomitant with
17 increasing knowledge about tumors and their microenvironments. Whilst the idea of fighting
18 tumors from the inside is compelling, it is transpiring that therapeutic use of tumor targeting
19 will depend on strategies to maximize intratumoral effects. This includes optimized
20 bioengineering for improved ligand-receptor interactions, use of targeting moieties which
21 allow deeper and more homogeneous access into the tumor parenchyma, and simultaneous or
22 sequential targeting of multiple stromal components. Discovery of new ligands which bind to
23 non-vascular stromal targets such as cancer-associated macrophages and fibroblasts [70-71]
24 will facilitate this process. Multi-targeting strategies could then be explored to eliminate or
25 remodel stromal cells in primary tumors and also metastatic lesions [72].

26 Ultimately, however, stromal targeting requires further refinement to enhance other anti-
27 cancer modalities. Vascular destruction without complete eradication of cancer cells will at
28 best delay tumor growth but may also induce resistance, relapse and increased invasiveness
29 as witnessed with anti-angiogenesis drugs. New approaches which exploit the dynamic nature
30 of tumor stroma to re-program rather than destroy vessels may provide longer lasting anti-
31 tumor effects, in particular, if stromal remodeling is combined with strategies to eliminate
32 cancer cells such as cytotoxic, radiation, molecular targeted and immune therapies.

33 Exciting new developments demonstrate that immune signaling cascades can be activated to
34 amplify anti-tumor activity by re-education of tumor-resident cells and recruitment of

1 immune cells into tumors which promote rejection [44]. In this context it is remarkable that
2 minute amounts of selected inflammatory factors when delivered into tumors can have
3 profound effects on both tumor perfusion and anti-tumor immunity [45]. This is consistent
4 with an active immune-suppressive role of stroma and the observation that soluble factors in
5 untreated tumors simultaneously promote angiogenesis and immunosuppression. Overall, this
6 encourages further development of combination therapies which first create an angiostatic
7 and immunostimulatory environment followed by cell lysis for complete tumor destruction.

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11 Foundation Royal Perth Hospital, and the National Health and Medical Research Council.

1 **Box 1. Tumor peptide-targeting up to date**

2 Binding activities of peptide-ligands can be based on overexpression and also on cancer-
3 specific cellular localization of their receptors which differs from normal cells. For example,
4 the F3 peptide, a fragment of the human high mobility group protein 2, binds to nucleolin
5 which can be aberrantly exposed on the surface of endothelial and tumor cells during
6 carcinogenesis [73]. Tumor endothelial cells are surrounded by pericytes and a basement
7 membrane, both of which are commonly altered in solid tumors. Collagen IV for instance is
8 modified by matrix metalloproteinases (MMPs) during angiogenic vessel remodeling and a
9 peptide sequence (TLTYTWS) has been identified that specifically binds to collagen IV
10 modified by MMP-2 [74]. Peptide ligands such as CPRECES (receptor: aminopeptidase A
11 (CD249)), CRGRRST (RGR peptide, putative receptor: platelet-derived growth factor
12 receptor (PDGFR) β), CSRNLIDC (pBP peptide, receptor: PDGFR β) or indeed NGR
13 (receptor CD13) with vascular targeting properties may also bind to tumor pericytes [54, 75-
14 78]. As a consequence of leaky tumor blood vessels, blood clotting complexes are located in
15 tumor vessels and surrounding stroma which provide specific docking signals for the
16 pentapeptide CREKA [79]. Besides blood vessels, lymphatic vessels are also an integral part
17 of solid tumors and intimately involved in metastatic spread. Peptides such as LyP-1
18 (CGNKRTRGC) which have been identified as ligands for the molecule p32, when expressed
19 on the cell surface, bind to tumor-associated lymphatics, some p32-positive tumor cells and
20 tumor-associated macrophages [70].

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23 **Box 2. Vascular homing peptides: optimizing cytotoxic anti-tumor effects**

24 One strategy to improve vascular targeting and anti-tumor effects is to use nanoparticles
25 decorated with multiple vascular homing peptides and loaded with cytotoxic drugs for release
26 at the tumor site [11]. Multivalent targeting of cytotoxic nano-carriers can overcome some
27 pharmacological limitations of directly conjugated peptide ligands. However, access into
28 tumors beyond the vasculature remains challenging. Recently, Ruoslahti and colleagues
29 described a series of peptides which specifically bind to tumor stroma and also penetrate into
30 tumor tissue [94-96]. Most remarkable is the capacity of prototypic iRGD peptide
31 (CRGDK/RGPD/EC) to deliver payloads such as doxorubicin into tumors simply by co-
32 administration, thus abolishing the need to produce fusion compounds. This approach results
33 in a 14-fold increase in doxorubicin containing liposomes in tumors as compared to injection
34 of doxorubicin liposomes without iRGD and significantly enhances anti-tumor effects [94].

1 Another recent development elegantly harnesses biological effector cascades to combine
2 traditional chemotherapy with vascular destruction. For instance, rod-shaped gold
3 nanoparticles (nanorods) which passively home into tumors are used to induce coagulation
4 under near-infrared light irradiation. This in turn significantly enhances accumulation of
5 doxorubicin-loaded liposomes conjugated with the peptide substrate for the coagulation
6 factor FXIII in human breast cancer xenotransplants [97]. Specific targeting of coagulated
7 tumor vessels for delivery of cytotoxic drugs may overcome some limitations arising with
8 anti-angiogenic therapy such as decreased tumor perfusion and limited drug access.

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1 **Figure Legend**

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3 **Figure 1: Dynamic vessel remodeling is context dependent.** Solid tumors create a
4 proinflammatory, pro-angiogenic environment which promotes angiogenesis, tumor growth
5 and immune suppression. However, the tumor microenvironment can be modulated by
6 targeted delivery of inflammatory factors with different therapeutic implications. In a mouse
7 model of pancreatic endocrine cancer, targeting of IFN γ specifically to the angiogenic
8 vasculature using the RGR peptide results in vessel death and reduced tumor growth without
9 immune involvement [44]. Tumor-targeted agonistic antibodies against CD40 (RGR- α CD40)
10 or inflammatory agents such as RGR-CpG-ODN predominantly activate tumor vessels which
11 in turn promotes effector cell infiltration and immune-mediated tumor regression [42-43].
12 RGR-TNF α activates and normalizes tumor vessels, and also supports anti-tumor immunity
13 [44]. Vessel activation and normalization are not mutually exclusive. However, most long
14 term treatment with vessel-activating agents leads to stromal destruction which ultimately
15 limits therapeutic efficacy [42-44]. Abbreviations: CD31, vascular marker (also known as
16 platelet endothelial cell adhesion molecule (PECAM-1); CpG-ODN, oligodeoxynucleotides
17 with CpG motifs; IFN γ , interferon γ ; RGR, peptide sequence (CRGRRST) which confers
18 specific binding to angiogenic tumor vessels; TNF α , tumor necrosis factor α ; VCAM,
19 vascular cell adhesion molecule.

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21 **Figure 2: Intratumoral immune amplification.** Local, low dose TNF α acts on multiple
22 stromal cells, including blood vessels and macrophages, to improve tumor perfusion,
23 leukocyte extravasation and anti-tumor immunity. TNF α -stimulated macrophages, which
24 cluster around the vasculature and play an important role in amplifying vessel activation by
25 secreting Ang2. Ang2, in conjunction with TNF α , upregulates the expression of endothelial
26 adhesion molecules such as VCAM. TNF α also skews tumor-resident macrophages to
27 produce M1-like factors which support T cell activity (MCP1, IL6, iNOS). Thus, immune
28 amplification triggered by tumor- targeted TNF α enhances spontaneous anti-tumor immunity
29 and active immunotherapy [45]. Abbreviations: Ang2, angiopoietin 2; IL6, interleukin 6;
30 iNOS, inducible nitric oxide synthase; MCP1, monocyte chemoattractant protein 1, TNF α ,
31 tumor necrosis factor α , VCAM, vascular cell adhesion molecule.

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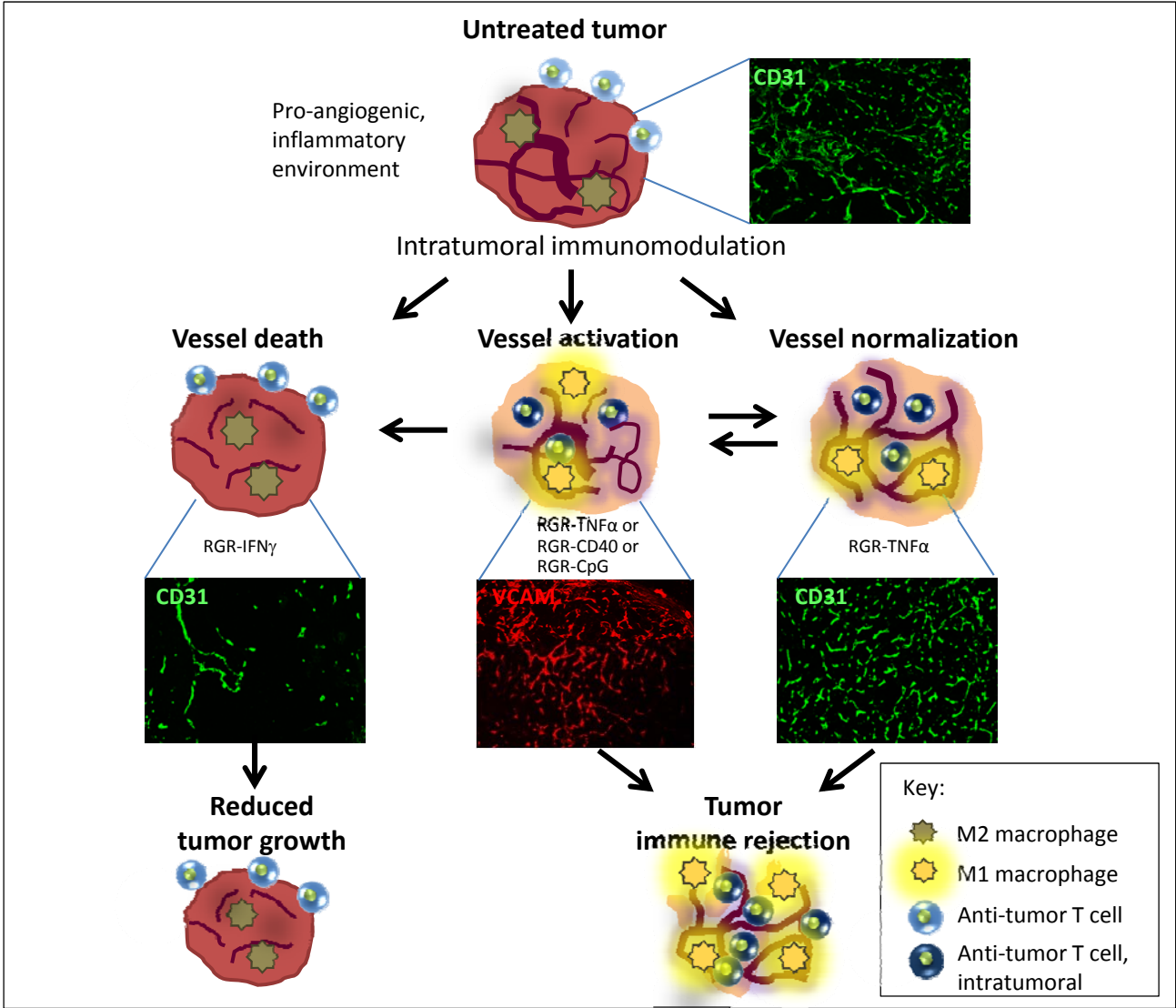
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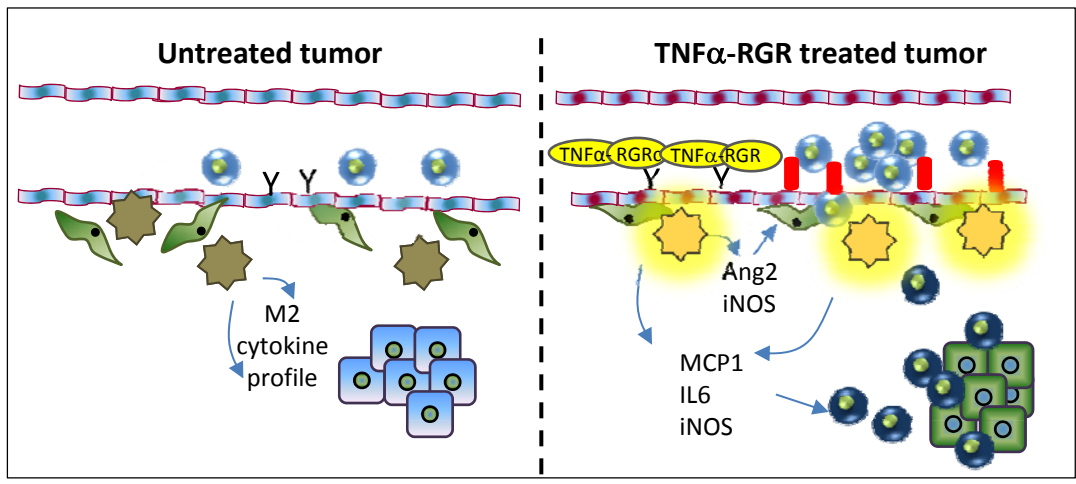
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Key:













	Angiogenic endothelial cell		Activated angiogenic endothelial cell
	M2 macrophage		M1 macrophage
	Anti-tumor T cell		Anti-tumor T cell, intratumoral
	Proliferating tumor cell		T cell-targeted tumor cell
	Pericyte		VCAM
	Peptide-cytokine fusion compound		TNF α or RGR receptor

Table 1: Vessel targeting and anti-tumor cytotoxicity^a

Ligand	Target	Receptor	Active compound (directly conjugated to ligand)	Combination therapy	Tumors	Refs
Preclinical models						
RGD and analogues	TEC	α_v integrins	TNF α	chemotherapy	lymphoma	[80]
			IL12	none	neuroblastoma	[81]
			⁹⁰ Y (β -emitter)	none	ovarian cancer xenograft	[82]
			TRAIL	chemotherapy	colon cancer xenografts	[20]
			(KLAKLAK) ₂	none	breast cancer xenograft	[21]
NGR	TEC/TPC	CD13	TNF α	chemotherapy	melanoma, lymphoma xenografts and transgenic prostate tumor model	[27] [37] [38] [83]
			doxorubicin	none	breast cancer xenograft	[23]
			tTF	none	lung carcinoma, fibrosarcoma, melanoma xenotransplants	[84] [85]
L19 or F8	TEC	ED-B fibronectin	TNF α	chemotherapy	fibrosarcoma, colon carcinoma	[86] [87]
			IL2	chemotherapy	lymphoma, melanoma	[80]
			IL12	chemotherapy	teratocarcinoma, lymphoma, colon carcinoma	[88] [89]
Clinical trials						
NGR	TEC/TPC	CD13	TNF α	none	hepatocellular carcinoma (phase II), colorectal carcinoma (phase II), malignant pleural mesothelioma (phase II)	[40] [90] [39]
			TNF α	capecitabine-oxaliplatin	colorectal carcinoma (phase II)	[91]
			TNF α	doxorubicin	solid tumors (phase Ib), ovarian carcinoma (phase II)	[34-35]
L19	TEC	ED-B fibronectin	TNF α	none	solid tumors (phase I/II)	[92]
			IL2	dacarbazine	metastatic melanoma (phase II)	[93]

^aAbbreviations: CD13, metalloprotease aminopeptidase N; ED-B, extra domain and B splice variant; F8, antibody fragment directed against a specific splice variant of fibronectin; IL2, interleukin 2; IL12, interleukin 12; (KLAKLAK)₂, apoptosis-inducing peptide; L19, antibody fragment directed against a specific splice variant of fibronectin; NGR, peptide containing the NGR motif (Asn-Gly-Arg); RGD, peptide containing the RGD motif (Arg-Gly-Asp); TEC, tumor endothelial cells; TNF α , tumor necrosis factor α ; TPC, tumor pericytes; TRAIL, TNF-related apoptosis-inducing ligand; tTF, truncated tissue factor.

Table 2: Vessel targeting and active immunotherapy^a

Ligand	Target	Receptor	Active compound (directly conjugated to ligand)	Combination therapy	Tumors	Refs
RGR	TEC/TPC	N/A	CD40 agonist antibody and IL2	adoptive T cell transfer	pancreatic neuroendocrine cancer	[43]
			CpG-ODN containing liposomes	adoptive T cell transfer or anti-tumor vaccination	pancreatic neuroendocrine cancer	[44]
			TNF α	adoptive T cell transfer or anti-tumor vaccination	pancreatic neuroendocrine cancer	[45]
NGR	TEC/TPC	CD13	TNF α	anti-tumor vaccination or anti-tumor vaccination/chemotherapy	melanoma	[54]
L19	TEC	anti-ED-B fibronectin	IL2	anti-CTLA-4	teratocarcinoma, colon carcinoma	[98]

Abbreviations: CD13, metalloprotease aminopeptidase N; CD40, TNF receptor superfamily member 5; CpG-ODN, oligodeoxynucleotides with CpG motifs; CTLA4, cytotoxic T-lymphocyte antigen 4; ED-B, extra domain and B splice variant; IL2, interleukin 2; L19, antibody fragment directed against a specific splice variant of fibronectin; NGR, peptide containing the NGR motif (Asn-Gly-Arg); RGR, peptide containing the RGR motif (Arg-Gly-Arg); TEC, tumor endothelial cells; TNF α , tumor necrosis factor α ; TPC, tumor pericytes;