

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

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): December 12, 2023**

**Stoke Therapeutics, Inc.**

(Exact name of Registrant as Specified in Its Charter)

**Delaware**  
(State or Other Jurisdiction  
of Incorporation)

**001-38938**  
(Commission  
File Number)

**47-1144582**  
(IRS Employer  
Identification No.)

**45 Wiggins Ave**  
**Bedford, Massachusetts**  
(Address of Principal Executive Offices)

**01730**  
(Zip Code)

**Registrant's Telephone Number, Including Area Code: (781) 430-8200**

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$0.0001 par value per share	STOK	Nasdaq Global Select Market

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Emerging growth company

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

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**Item 1.01 Entry into a Material Definitive Agreement.**

On December 12, 2023, Stoke Therapeutics, Inc. (the “*Company*”) entered into a first amendment (the “*First Amendment*”) to its corporate headquarters and laboratory lease agreement with Xenon Property, LLC, as successor-in-interest to ARE-MA Region No. 24, LLC, located at 45-47 Wiggins Avenue, Bedford, Massachusetts (the “*Lease*”), in order to extend the term of the Lease for a period of two years (the “*Lease Extension Period*”). Pursuant to the First Amendment, the Lease will expire on December 31, 2026, and includes the option to further extend the Lease for an additional five years at 95% of the then-prevailing market rate. The aggregate estimated base rent payments due over the Lease Extension Period is approximately \$5.05 million.

The foregoing description of the First Amendment to the Lease is qualified in its entirety by reference to the First Amendment of the Lease, a copy of which will be filed as an exhibit to the Company’s Annual Report on Form 10-K for the year ended December 31, 2023.

**Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of Registrant.**

The information set forth above in Item 1.01 of this Current Report on Form 8-K regarding the First Amendment is incorporated into this Item 2.03 by reference.

**SIGNATURES**

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

**STOKE THERAPEUTICS, INC.**

Date: December 14, 2023

By: /s/ Stephen J. Tulipano

**Stephen J. Tulipano**  
**Chief Financial Officer**