

Method for obtaining human umbilical cord mesenchymal stem cells and their conditioned medium for the treatment of skin lesions, in which mesenchymal stem cells are obtained using the explant method. When culturing mesenchymal stem cells, alpha-interferon is added to culture medium to a final concentration of 100 U/mL one day prior to cell preconditioning. After 24 hours of cultivation in its presence, medium is replaced with serum-free medium, and mesenchymal stem cells are preconditioned with dithiothreitol at a concentration of 100 μ M for 12 hours.