Presentation of Financial Results

for the Third Quarter of Fiscal Year 2017, which ending March 31, 2018

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Responsible for Corporate Finance & Accounting Department Head of Business Strategy Department

30 January, 2018

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Results for 3Q FY2017

and

Forecasts for FY2017

		FY2016			FY2017	
Forex Rate	3Q	4Q	2H	3Q	4Q	2H
Assumption	¥101/US\$ ¥113/€	¥117/US\$ ¥113/€	¥109/US\$ ¥113/€	¥110/US\$ ¥130/€	¥113/US\$ ¥133/€	¥112/US\$ ¥132/€
Results (Avg. rate for each term)	¥109/US\$ ¥118/€	¥114/US\$ ¥121/€	¥111/US\$ ¥119/€	¥113/US\$ ¥133/€	-	-

Overview of 3Q FY2017 Results

- Substantial increase in net sales also on the back of contributions from newly consolidated companies (newly consolidated subsidiaries (YoY): +9.9 bil. yen)
- Secured an increase at each level of profit; extraordinary loss attributable to structural reform measures implemented during the previous fiscal year eliminated during this fiscal year; as a result, the bottom line increased substantially.
- Operating income and the bottom line reported record high earnings

(Billions of yen)	First 9 months of FY2016	First 9 months of FY2017	Difference
Net Sales	766.2	791.6	+25.4
Operating Income	61.5	62.4	+0.9
Ordinary Income	63.7	64.3	+0.6
Net Income Attributable to Owners of the Parent	39.9	44.3	+4.4

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3Q FY2017 Results: Net Sales and Operating Income by Divisional Company

■ Steady increase in profit at the HPP and UIEP companies (record high earnings in 3Q and 1Q-3Q); secured an increase in Group-wide profit up to the 3Q on a cumulative basis, despite a downturn in earnings in the Housing Company due to delays in construction as a result of poor weather conditions

		Y2016 -Dec.)		Y2017 -Dec.)	Diffe	rence	of FY	months /2016 -Dec.)	of FY	months '2017 -Dec.)	Diffe	rence
(Billions of yen)	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income						
HPP*	90.1	14.1	100.1	15.1	+10.0	+1.0	266.8	41.6	285.6	43.9	+18.8	+2.3
Housing*	103.5	2.4	101.3	0	-2.2	-2.5	341.2	19.6	345.7	17.8	+4.5	-1.8
UIEP*	58.7	3.5	59.8	4.1	+1.1	+0.6	170.7	6.7	171.8	8.9	+1.1	+2.2
Others	0.6	-2.0	1.3	-2.3	+0.7	-0.3	1.9	-5.8	4.1	-7.1	+2.1	-1.3
Eliminations or Unallocatable Accounts	-4.5	-0.2	-5.1	-0.5	-0.5	-0.3	-14.4	-0.6	-15.6	-1.1	-1.2	-0.5
Total	248.4	17.9	257.5	16.4	+9.1	-1.4	766.2	61.5	791.6	62.4	+25.4	+0.9

'HPP: High Performance Plastics Company, Housing: Housing Company, UIEP: Urban Infrastructure & Environmental Products Company



FY2017 Earnings Forecasts

- Plans for a substantial increase in net sales also on the back of contributions from newly consolidated companies (newly consolidated subsidiaries (YoY): +18.1 bil. yen)
- Plans for record high profits at each of the operating income, ordinary income and bottom line levels

(Billions of yen)	FY2016	FY2017 (Forecasts)	Difference	FY2017 Plan (Oct. 2017)	Difference
Net Sales	1,065.8	1,114.0	+48.2	1,114.0	0
Operating Income	96.5	102.0	+5.5	102.0	0
Ordinary Income	91.5	101.0	+9.5	101.0	0
Net Income Attributable to Owners of the Parent	60.9	67.0	+6.1	67.0	0

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FY2017 Forecasts: Net Sales and Operating Income by Divisional Company

- Plans to achieve increases in net sales and profit at all three divisional companies; increases driven by the HPP and UIEP companies (plans for record high profits at these two companies)
- Housing Company forecasts for the full fiscal year revised downward owing mainly to delays in construction as a result of poor weather conditions in the 3Q. Group-wide forecasts project to come in line with plans
- Ramp up research and development investments Group-wide

	FY2	016	FY2 (Fored	017 casts)	Differ	rence	FY201 (Oct. :	7 Plan 2017)	Differ	rence
(Billions of yen)	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income
HPP	357.5	54.5	388.0	59.0	+30.5	+4.5	388.0	59.0	0	0
Housing	485.0	37.5	497.5	38.0	+12.5	+0.5	500.0	39.0	-2.5	-1.0
UIEP	240.3	12.8	241.0	15.0	+0.7	+2.2	241.0	15.0	0	0
Others	2.7	-7.6	6.0	-9.0	+3.3	-1.4	6.0	-9.5	0	+0.5
Eliminations or Unallocatable Accounts	-19.8	-0.8	-18.5	-1.0	+1.3	-0.2	-21.0	-1.5	+2.5	+0.5
Total	1,065.8	96.5	1,114.0	102.0	+48.2	+5.5	1,114.0	102.0	0	0

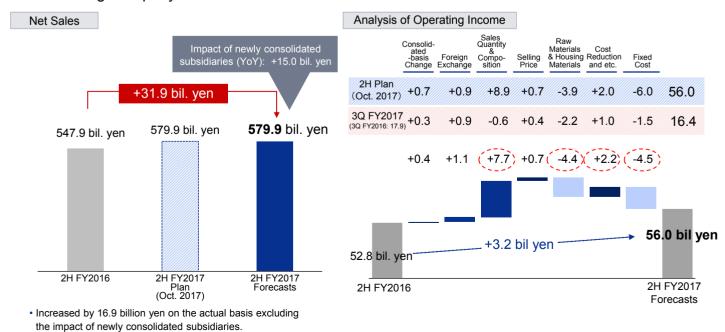
	2H F\	/2016	2H F\ Fore	/2017 casts	Differ	rence	Pl	Y2017 lan 2017)	Differ	rence
(Billions of yen)	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income	Net Sales	Operating Income
HPP	180.8	27.0	202.5	30.2	+21.7	+3.2	202.5	30.2	0	0
Housing	247.3	20.4	253.1	20.2	+5.8	-0.2	255.6	21.2	-2.5	-1.0
UIEP	128.3	9.6	128.9	10.2	+0.6	+0.5	128.9	10.2	0	0
Others	1.4	-3.8	3.3	-4.2	+1.8	-0.4	3.3	-4.7	0	+0.5
Eliminations or Unallocatable Accounts	-9.9	-0.5	-7.9	-0.4	+2.0	+0.1	-10.4	-0.9	+2.5	+0.5
Total	547.9	52.8	579.9	56.0	+31.9	+3.2	579.9	56.0	0	0

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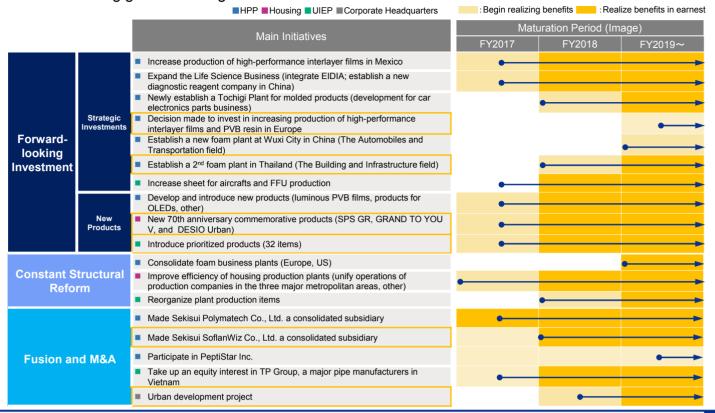
2H FY2017 Forecasts: Analysis of Net Sales and Operating Income

- In 2H, plans for a substantial increase in sales volume and improvement in the product mix mainly in the HPP Company
- Compared to the plan, the quantity decreased and we could not improve the product mix. In addition, the raw materials were also high, but we hedged by cost reduction and fixed cost restraint
- In 4Q, plans for an increase in sales volume and improvement in the product mix mainly in the HPP and Housing Company



Progress of major measures of Medium-term Management Plan "SHIFT 2019 -Fusion-"

Forward-looking investments and structural reforms progressing steadily. "Fusion" initiatives aimed at accelerating growth moving forward



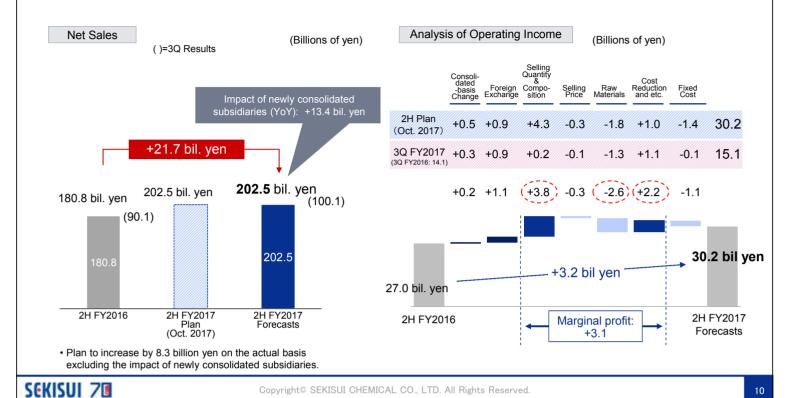
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2H FY2017 Forecasts: Analysis of Net Sales and Operating Income

HPP Company

■ Plans to increase sales volumes and improve the product mix; offset the greater than expected high level of raw material costs through efforts to fixed costs control and costs reduction; projected to achieve 2H operating income plans



Four Strategic Fields

Company

■ Failure to achieve plans in the Electronics field owing mainly to the deterioration in market conditions offset by a recovery in the Automobiles and Transportation field

Trends of Sales and 2H Overview in the Four Strategic Fields

Electronics

- Slowdown in the demand for smartphones in China; 4Q demand projected to come in at around the level recorded in the 3Q
- · Firm demand for large-scale LCDs; steady progress in development efforts in each of the OLED as well as packaging/semiconductor fields



Building and Infrastructure

- CPVC: conditions in the Middle East are exhibiting a recovery trend; the Americas steadily expanding
- Fire-resistant materials: steady expansion in the non-combustible urethane business; Made Sekisui SoflanWiz Co., Ltd. a consolidated subsidiary
- · Decision made to increase production of polyolefin film for construction use in Thailand



*The increase owing to M&A is marked in red

Automobiles and Transportation

- Stagnant conditions in North America; stable market conditions in other areas
- Steady progress in expanding sales of high-performance products globally; start-up of a new interlayer film production line in Mexico in line with plans; decision made to invest in increasing production capacity in Europe
- In the process of reinforcing activities in the heat release materials field (promoting synergies with Sekisui Polymatech Co., Ltd.)



Life Science

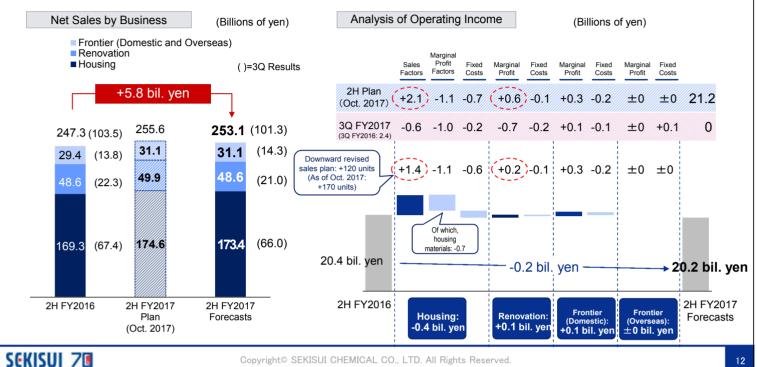
- · Firm diagnostics business in Japan; business expanding in China
- Integration synergies with EIDIA Co., Ltd. materializing steadily from a sales and other perspectives



2H FY2017 Forecasts: Analysis of Net Sales and Operating Income

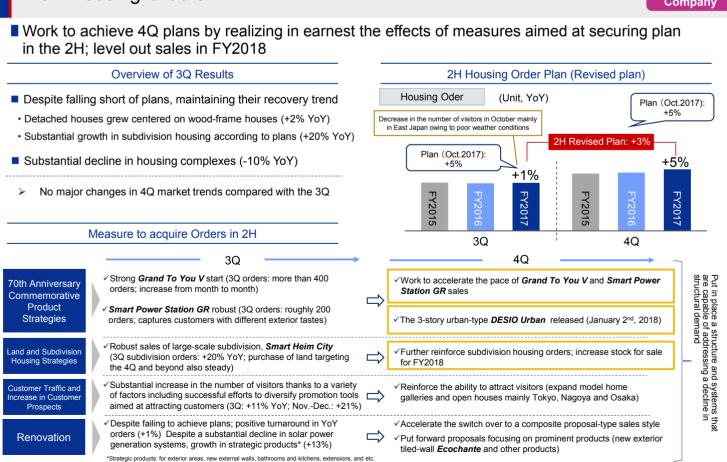
Housing Company

- 2H operating income plans revised downward due to delays in construction as a result of poor weather conditions in the 3Q
 - Delays in construction in each of the Housing and Renovation business as a result of poor weather conditions from September to October
 - · Housing Business: plans for an increase in the number of houses sold mainly in the 4Q; period-end construction structure and system put in place
 - Renovation Business: plans for an improvement in the gross profit margin in the 4Q owing mainly to a higher share of strategic products in 3Q orders



New Housing Orders

Housing Company



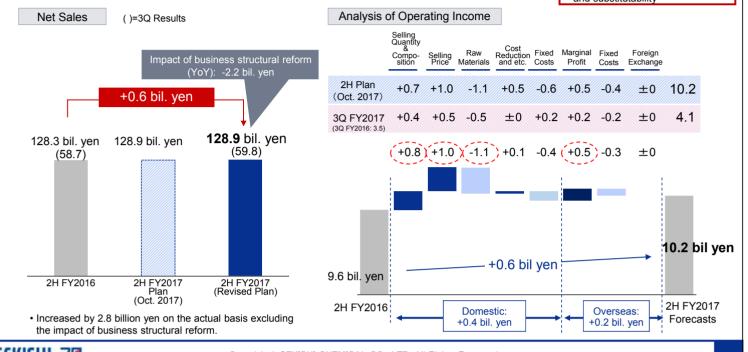
2H FY2017 Forecasts: Analysis of Net Sales and Operating Income

UIEP Company

Steady progress in each measures; projected to achieve 2H plans

- Growth strategy: expand sales of prioritized products* against the backdrop of such conditions as Tokyo
 metropolitan area infrastructure-related demand
- Platform Efficiency: continue with efforts aimed at securing a spread between selling prices and raw material costs; promote the optimization of production capacity
- Overseas Strategy: recovery in demand for aircraft sheets from the 4Q; progress in investments aimed at increasing production (sheets, FFU)

 Prioritized products:
 High-value-added products with the potential for market growth and substitutability



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UIEP Company

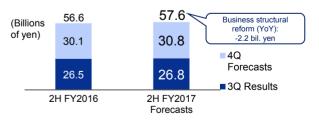
Three Strategic Fields and Prioritized Products

- Progress essentially in line with plans in each of the Three Strategic Fields
- Steady progress in strategic investments as well as the introduction of new products; progress also in improving the product mix

Sales Trends and 2H Progress in the Three Strategic Fields

Piping and Infrastructure

- Increase in the number of pipeline rehabilitation orders that employ the SPR method received from local governments in Japan
- Completed equity investment in the TP Group; work to develop the Group's ASEAN business in earnest from the next fiscal period



Building and Living Environment

- Progress in introducing new products (designer rain gutters, etc.)
- Expand the capacity of prioritized product supply (functional flooring, etc.)



Advanced Materials

- Sheet Business: despite the incidence of gaps in the delivery periods of aircraft sheets, progress in cultivating other fields
- FFU Business: progress essentially in line with plans against the backdrop of growing overseas demand



Prioritized Product Sales

- Steady growth; plans to secure an increase of 1.4 billion yen in the 2H
- Progress in the introduction of new products essentially in line with plans (plans to introduce 14 items in the 2H)



Results for 3Q FY2017

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Consolidated Companies

Number of Consolidated Companies

	Mar. 31, 2017	Dec. 31, 2017	Difference
Consolidated Subsidiaries	143	152	Increased: 17 Subsidiaries*1 Decreased: 8 Subsidiaries*2
Affiliates (Equity Method)	8	8	Increased: 0 Subsidiaries Decreased: 0 Subsidiaries

^{*1:} ENAX,INCwith Sekisui Polymatech Co., Ltd., Sekisui SoflanWiz Co., Ltd., and etc.

Influence of Change in the Number of Consolidated Companies

	First 9 months of FY2017	Difference
Net Sales	+2.4 bil. yen	 Sekisui Film*³ Nippon No-Dig Technology*⁴ SEKISUI KNT(HEBEI) ENVIRONMENTAL
Operating Income	+0.7 bil. yen	TECHNOLOGY* ⁴ • Polymatech Japan Co., Ltd. * ⁵ and etc.

^{*3:} Removed from consolidation from 2Q FY2016

^{*2:} Includes the integration of three Sekisui Heim Real Estate companies into a single company and four Sekisui Heim Industry companies into a separate single company.

^{*1:} Removed from consolidation from 4Q FY2016

^{*5:} Newly Consolidated from 2Q FY2017

Summary of Profit and Loss

(Billions of yen)		First 9 months of FY2016	First 9 months of FY2017	Difference	
Net Sales		766.2	791.6	+25.4	
Gross Profit		253.9	258.2	+4.3	
Gross Profit Rate		33.1%	32.6%	-0.5%	
Selling, Gen. and Adm	nin. Expenses	192.4	195.8	+3.4	
Operating Income		61.5	62.4	+0.9	
Equity in Earnings of A	Affiliates	1.7	1.3	-0.4	
Other Non-operating I	ncome and Expenses	0.5	0.6	0	
Ordinary Income		63.7	64.3	+0.6	Gain on sales of
Extraordinary Income		6.9	2.5	-4.4	investments in
Extraordinary Loss		11.0	1.2	-9.9	securities (FY2016)
Income before Income	e Taxes	59.6	65.6	+6.0	•
Corporate Income Tax	κ, etc.	18.2	18.5	+0.3	Loss on
Net Income Attributable	Net Income Attributable to Non-controlling Interests		2.8	+1.4	devaluation of investments in
Net Income Attributab	le to Owners of the Parent	39.9	44.3	+4.4	securities and
Foreign Exchange	1US\$	107 yen	112 yen		impact of business
(Avg. rate)	1€	118 yen	129 yen		structural reform (FY2016)

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Balance Sheets (Assets)

(Billions of yen)	Mar. 31, 2017	Dec. 31, 2017	Difference	
Cash and Deposits	109.9	95.6	-14.3	Increase of land for sale and
Account Receivable on Sales	164.1	177.1	+13.0	work in progress of housing
Inventories	153.6	185.8	+32.3	Capital investment and M&A
Other Current Assets	38.6	51.9	+13.3	Purchases and
Tangible Non-Current Assets	261.8	277.9	+16.1	investment in securities, at fair value, and etc.
Intangible Non-Current Assets	39.6	53.1	+13.5	Influence of
Investments in Securities	156.9	180.4	+23.4	Change of Consolidated Companies
Investments & Other Assets	19.3	18.4	-0.8	+27.4 bil. yen
Total Assets	943.6	1,040.2	+96.6	Foreign exchange +13.3 bil. yen
				Actual basis; +55.9 bil. yen

Balance Sheets (Liabilities & Net Assets)

(Billions of yen)	Mar. 31, 2017	Dec. 31, 2017	Difference	Net income 44.3 bil. yen
Non-Interest-Bearing Liabilities	329.4	345.2	+15.8	Dividends paid
Interest-Bearing Liabilities	43.7	83.8	+40.1	-18.1 bil. yen
Total Liabilities	373.1	429.0	+55.9	Retirement of treasury stock
Capital Stock etc.	209.2	209.2	0	-12.9 bil. yen
Retained Earning	341.0	355.0	+14.0	Purchases
Treasury Stock	-41.0	-40.0	+1.0	of treasury stock
Unrealized Holding Gain on Securities	39.5	51.8	+12.3	-13.3 bil. yen Retirement
Non-controlling Interests	20.8	25.6	+4.8	of treasury stock
Other Net Assets	1.1	9.7	+8.6	+12.9 bil. yen
Total Net Assets	570.5	611.3	+40.7	Translation
Total Liabilities, Net Assets	943.6	1,040.2	+96.6	adjustments +9.9 bil. yen

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Consolidated Cash Flows

(Billions of yen)	First 9 months of FY2016	First 9 months of FY2017	
Operating Activities Cash Flows	59.0	39.0	Working Capital and Increase in
Investing Activities Cash Flows	-14.8	-43.3 •	corporate tax payment, and etc.
Financing Activities Cash Flows	-37.6	5.6	Purchases of
Net Increase in Cash and Cash Equivalents	6.2	3.7	investments in securities and etc.
Cash and Cash Equivalents at the End of Term	73.3	94.2	
Free Cash Flow =Operating Activities Cash Flows+Investing Activities Cash Flows -Dividends Paid	28.2	-23.2	

Depreciation and Capital Expenditures

(Billions of yen)	First 9 months of FY2016	First 9 months of FY2017	Difference	FY2016	FY2017 Forecasts	Difference
Depreciation	25.7	26.8	+1.1	34.8	37.0	+2.2
Capital Expenditures	30.2	37.0	+6.8	43.9	56.0	+12.1

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FY2017 Forecasts

(Billions of yen)	FY2016	FY2017 Forecasts	Difference	FY2017 Plan (Oct. 2017)
Net Sales	1,065.8	1,114.0	+48.2	1,114.0
Operating Income	96.5	102.0	+5.5	102.0
Ordinary Income	91.5	101.0	+9.5	101.0
Net Income Attributable to Owners of the Parent	60.9	67.0	+6.1	67.0
Dividend per Share (Yen)	35*	38 [*]	+3	38 [*]

^{*}Including 70th anniversary commemorative dividend of 1 yen per share.

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This slide presentation may contain forward-looking statements.

Such forward-looking statements are based on current expectations and beliefs and are subject to a number of factors and uncertainties that could cause actual results to differ materially from those expressed or implied by such statements due to changes in global economic, business, competitive market and regulatory factors.

*For charts and graphs in this presentation material denominated in billions of yen, numbers below a billion are rounded up or down to the nearest hundred million.

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1. Main data in Housing business			FY2	2017			FY2	E)/0045		
		1H	3Q	2H (plan)	Annual (plan)	1H	3Q	2H	Annual	FY2015 Annual
	Net Sales (Billions of yen)	244.4	3Q 101.3	253.1	497.5	237.7	3Q 103.5	247.3	485.0	473.4
Q		167.3	66.0	173.4	340.7	161.4	67.4	169.3	330.7	318.5
CONSOLIDATED	Housing									
SO	Renovation	47.4	21.0	48.6	96.0	48.3	22.3	48.6	96.9	100.4
	Frontier (Domestic)	28.7	13.9	30.2	58.9	27.2	13.3	28.3	55.5	51.8
Ă	Real estate	23.9	11.7	25.2	49.1	22.7	11.2	23.6	46.3	42.8
Œ	Residential Services	4.7	2.2	5.1	9.8	4.4	2.1	4.7	9.2	9.0
	Overseas	1.0	0.4	0.9	1.9	0.8	0.4	1.0	1.9	2.7
	Number of houses sold (Housing units)	6,850	2,380	7,140	13,990	6,620	2,470	7,000	13,620	13,380
	Detached houses	4,920	1,950	5,050	9,970	4,740	2,030	4,820	9,560	9,410
	Heim	4,180	1,590	4,070	8,250	3,790	1,630	3,980	7,770	7,460
	Two-U	740	360	980	1,720	950	400	840	1,790	1,950
	Apartments (housing complex)	1,930	430	2,090	4,020	1,880	440	2,180	4,060	3,970
9	2. Main data			'						
OTHER	Prices <sales detached="" houses="" subsidiaries:="">/ Unit (Millions of yen)</sales>	31.0	31.2	-	-	30.4	31.0	30.8	30.6	30.3
တိ	Prices <sales detached="" houses="" subsidiaries:="">/ Tsubo (3.3 Square meter)(Thousands of yen)</sales>	832	838	-	-	818	828	826	822	806
	Floor space (Square meter)	123.0	122.8	-	-	122.7	123.5	123.0	122.9	124.1
	Exhibition places (Units)	416	419	-	419	412	416	-	414	413
	Sales staff (Number of person)	2,495	2,432	-	2,375	2,522	2,431	-	2,370	2,395
	Rebuilding ratio (%)*	28%	28%	30%	29%	30%	30%	30%	30%	27%
	Referral sales ratio (%)*	32%	33%	32%	32%	37%	35%	34%	35%	38%
* R	ebuilding ratio and Referral sales ratio are	based on time	of orders-recei	ved.						

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Housing Company Results and Plan

2. Housing orders FY2017					FY2016				FY2015		
(Millions of yen)	1H	3Q	2H (plan)	Annual (plan)	1H	3Q	2H	Annual	1H	2H	Annual
Year-start Backlog	206,000	207,800	207,800	-	205,500	207,500	207,500	-	204,300	205,500	-
Growth Rate	±0%	±0%	±0%	-	+1%	+1%	+1%	-	-12%	-8%	-
New Orders	202,957	92,818	209,217	412,174	202,457	93,917	207,529	409,987	199,914	204,391	404,304
Growth Rate	±0%	-1%	+1%	+1%	+1%	-4%	+2%	+1%	-5%	+5%	±0%
Sales of Housing/Renovation	201,157	80,618	207,517	408,674	200,457	85,217	209,029	409,487	198,714	204,391	403,104
Growth Rate	±0%	-5%	-1%	±0%	+1%	±0%	+2%	+2%	-9%	-4%	-7%
Balance at the end	207,800	220,000	209,500	-	207,500	216,200	206,000	-	205,500	205,500	-
Growth Rate	±0%	+2%	+2%	-	+1%	-1%	±0%	-	-8%	+1%	-

3. Housing starts			FY2	2017			FY2015			
	(Units)	1H	3Q	2H (plan)	Annual (plan)	1H	3Q	2H	Annual	Annual
	Housing starts*	496,840	239,500	453,000	950,000	500,151	250,696	473,986	974,137	920,537
	Privately-owned houses* (included in above) =A	148,266	72,500	142,000	290,000	152,836	75,929	138,947	291,783	284,441
	Sales by our company	6,850	2,380	7,140	13,990	6,620	2,470	7,000	13,620	13,380
	Detached house sales by our company=B	4,920	1,950	5,050	9,970	4,740	2,030	4,820	9,560	9,410
	Our share in Detached houses=B/A	3.3%	2.7%	3.6%	3.4%	3.1%	2.7%	3.5%	3.3%	3.3%

*"The housing starts" and "Privately-owned houses" after 1H of FY2017 are based on forecasts.

4. The ratio of the houses equipped with		FY2	2017			FY2015			
the high-performance specifications	1H	3Q	2H (plan)	Annual (plan)	1H	3Q	2H	Annual	Annual
Solar power generation systems installed	75%	72%	73%	74%	77%	78%	78%	78%	79%
Tiled exterior walls (Heim type JX)	71%	70%	72%	72%	67%	68%	68%	67%	66%
Storage battery installed	21%	19%	20%	21%	21%	24%	27%	24%	25%
Comfortable Air System	75%	73%	74%	75%	73%	74%	77%	75%	70%