



Extraordinary Together

October 21, 2024

The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai 400 001
BSE Scrip Code Equity: 505537

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051
NSE Symbol: ZEEL EQ

Dear Sirs,

Sub: Submission of Newspaper advertisement under Regulation 30 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 47(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of newspaper advertisement published on Saturday, October 19, 2024, in Business Standard and Navshakti with respect to unaudited financial results for the quarter and half year ended September 30, 2024.

The above is for your information and records.

Thanking you,

Yours faithfully,
For Zee Entertainment Enterprises Limited

Ashish Agarwal
Company Secretary
FCS6669

Encl – As above

Zee Entertainment Enterprises Limited

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Axis Bank shares rally over 5% after Q2 results

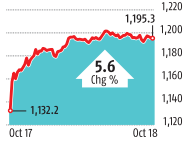
Brokerages cut earnings estimates, see limited downside in stock

NIKHITA VASHISHT
New Delhi, 18 October

Axis Bank shares rallied as much as 6.3 per cent intraday on Friday though it reported subdued results for the September quarter of 2024-25 (Q2FY25). The stock hit an intraday high of ₹1,203.7 per share on the BSE, before settling 5.6 per cent higher at ₹1,195.7 apiece, as analysts see limited upside downside in the stock from current levels. By comparison, the benchmark BSE Sensex closed 0.27 per cent higher. Brokerages, however, have cut their earnings forecast by up to 5 per cent over FY25-27 to factor in Q2 results.



GOOD TIDINGS



Source: Bloomberg
Compiled by BS Research Bureau

Q2 hits and misses
Axis Bank reported a mixed set of earnings in Q2FY25, according to analysts. Net profit, which beat estimates, was aided by a one-time tax provision reversal (of ₹550 crore) and stood at ₹6,918 crore compared to ₹5,864 crore in Q2FY24.

The lender's pace of loan growth slowed to 11 per cent year-on-year (Y-o-Y) in Q2FY25, compared to 14 per cent Y-o-Y growth in Q1. Quarter-on-quarter (Q-o-Q), loans were up by barely 2 per cent. Retail loans were up 2 per cent Q-o-Q, small and medium enterprises (SME) loans rose 6 per cent and corporate loans were flat.

On the liabilities side, deposits rose 13.7 per cent Y-o-Y and 2.3 per cent Q-o-Q. Given this, Axis Bank's current account-savings account (CASA) mix moderated 100 basis points (bps) Q-o-Q to 41 per cent.

Axis Bank believes FY25 credit growth will be anchored by deposit growth/loan-deposit ratio, which still remains a challenge. However, medium-long term credit growth will be 300-400 bps higher than the system. Thus, we cut our FY25 credit growth estimates to 12 per cent from the earlier 14 per cent and slash our earnings estimates by 1-4 per cent over FY25-27," said Emkay Global in a report. The brokerage retained its 'buy' rating and an unchanged tar-

get price of ₹1,400 for Axis Bank's stock. Operationally, Axis Bank's core net interest income (NII) — excluding one-off interest of ₹220 crore on tax refunds reported in Q1FY25 — grew 2 per cent Q-o-Q. Core net interest margin (NIM) stayed flat Q-o-Q at 3.99 per cent.

Asset quality relief

Axis Bank improved its gross non-performing asset (GNPA) ratio, which stood at 1.54 per cent and was down 10 bps Q-o-Q due to higher write-offs. NII was flat at 0.34 per cent. Total recoveries improved from ₹1,500 crore to ₹2,000 crore Q-o-Q. The bank's management said Q2FY25 had elevated stress in the unsecured loans segment and expects improvement in the second half of FY25. Besides the existing contingent provision of ₹5,000 crore, the bank made further such provision of ₹520 crore. Total provisions stood at ₹2,204 crore in Q2FY25,

compared to ₹815 crore in Q2FY24 and ₹2,039 crore in Q1FY25. Nuvama Institutional Equities maintained its 'buy' rating on the stock on improved asset quality but cut its share price target to ₹1,385 (2x book value FY26 estimated) from ₹1,430 earlier. "We trim NII estimates by 1.2 per cent for FY25 and 2.7 per cent for FY26. Net profit estimate also stands reduced by 2.1 per cent and 2.7 per cent for the respective years," it said.

Key monitorables
Analysts will monitor Axis Bank's near-term growth amid elevated loan-deposit ratio and any stress due to unsecured loans that lead to slower-than-expected growth/higher NPAs.

They will also track senior management attrition and if the bank's managing director gets an extension (term expires in December 2024).

"We had downgraded the stock in January 2024. We now believe that while the current valuation looks comforting after a significant underperformance, the watchlist stance on several key metrics will limit near-term stock performance," said Motilal Oswal Financial Services, which gave the stock a 'neutral' rating and a target price of ₹1,225.

ICICI Securities cut Axis Bank's FY25 and FY26 profit after tax estimates by around 2 per cent and 5 per cent, citing lower loan growth estimates and higher credit costs. It maintained a 'buy' rating with a lower target price of ₹1,350 (₹1,430 earlier).



Limit small and medium Reit exposure at 5% till they develop track record

SANJAY KUMAR SINGH & KARTHIK JEROME

Two partners, Propertyshare and Rudrabhishek Enterprises, have received licences from the Securities and Exchange Board of India (Sebi) to launch small and medium real estate investment trusts (SM REITs). The first SM REIT could debut as early as November.

SM REITs can invest in rent-yielding commercial and residential properties. Investors receive quarterly rental income and capital appreciation when the property is sold after 4-6 years. Their units will be listed on stock exchanges, allowing investors an exit avenue.

Option to choose property

Each SM REIT can offer multiple schemes. "Investors can check out the property and invest if they like it. Such a choice is not available in a REIT, where the investment team chooses multiple properties," says Kunal Motkan, director, Propertyshare Investment Trust.

"SM REITs offer a broader investment base by investing

in commercial and residential properties, reducing concentration risk," says Shobhit Agarwal, managing director and chief executive officer, Anarock Capital.

Promoters must invest 5 per cent of the capital, aligning their interests with those of investors.

Commercial assets typically offer rental yields of 8 per cent and above. They could also offer annualised capital gains of 5-6 per cent on sale.

SM REIT VS REIT

REITs: Minimum asset value ₹ 500 crore; SM REITs: ₹50-500 crore

- REITs can hold leased, under-construction properties, and some land; SM REITs can hold only completed, leased assets
- REITs have sponsors/developers who can put their own asset in a Trust and sell shares to investors via an IPO; SM REIT only acts as investment manager and can't do related party transactions

Re-leasing and other risks

Re-leasing risk is a key concern. "At the time of investment, the building must be leased. But there is a chance the tenant may vacate once the lock-in period, typically three years, ends. The investment manager may struggle to find a new tenant," says Motkan.

Fluctuations in property values may impact the REIT's share price. "SM REITs are a relatively new asset class, and their long-term performance is yet to be seen," says Agarwal.

How are payouts taxed?
An SM REIT's quarterly payout will consist of 20 per cent interest and 80 per cent return of capital. "The interest is taxed at the marginal tax rate, while there is no tax on return of capital," says Motkan.

Selling units after one year results in long-term capital gains that are taxed at 12.5 per cent, while short-term capital gains (on units sold within a year) are taxed at 20 per cent.

Who should invest?

SM REITs are for investors looking to diversify. "Investors with a long-term investment horizon and the risk appetite for fluctuations in property values may find SM REITs a viable option," says Agarwal.

Many investors are familiar with fractional ownership platforms. "They might now see them in a better light, now that they will become regulated entities," says Vishal Dhawan, chief financial planner, Plan Ahead Wealth Advisors. According to him, SM REITs are suited for investors who cannot conduct due diligence on a property themselves.

Key checks

When considering an SM REIT, evaluate the property's location, building and tenant quality, and rental rates. If the rent is above market rate, the tenant may vacate it. High supply in future also increases the risk of tenant turnover. Check for upcoming infrastructure projects that could drive rental growth.

Assess the investment team's experience. Agarwal recommends monitoring the REIT's performance and also the broader commercial and residential rental market.

Most retail investors should stick to mainboard REITs for now. "Wait until this new product develops a track record and one has an idea of its liquidity," says Dhawan. Those who invest should limit exposure to five per cent of net worth (excluding primary residence) and enter with a minimum 10-year horizon.

How to improve your credit payment history?

A good credit history allows users to enjoy lower interest rates, higher credit limits and loan amounts. To improve your credit payment history, take these steps:

Pay bills on time: Ensure you pay all your credit card bills, loan EMIs, and utility bills before the due date.
Set up automatic payments: Use auto-debit facilities for regular payments to avoid missing due dates.
Maintain credit utilisation below 30 per cent: Keep your card balance below the limit,

ideally under 30 per cent of your total available credit.
Don't apply for multiple loans or credit cards: Too many credit inquiries in a short period can affect your score.
Keep old accounts active: Maintain long-standing credit accounts as they contribute positively to your credit history.

Avoid defaulting on payments: If you are facing financial difficulties, communicate with your lenders to explore options like loan restructuring.
Careful with co-signing: Avoid co-signing loans for others unless absolutely necessary, as their payment behaviour can affect your credit score.

Read full report here: mybs.in/2AZ23dr

COMPILED BY AYUSH MISHRA

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Tel:-91-22-7106 1234 Fax:-91-22-2300 2107 Website: www.zee.com											
Financial Results for the quarter and half year ended 30 September 2024											
Sr. No.	Particulars	Standalone					Consolidated				
		Quarter ended on 30/09/2024 Unaudited	Quarter ended on 30/09/2023 Unaudited	Half year ended on 30/09/2024 Unaudited	Half year ended on 30/09/2023 Unaudited	Year ended on 31/03/2024 Audited	Quarter ended on 30/09/2024 Unaudited	Quarter ended on 30/09/2023 Unaudited	Half year ended on 30/09/2024 Unaudited	Half year ended on 30/09/2023 Unaudited	Year ended on 31/03/2024 Audited
1	Total income from operations from continuing operations*	18,710	22,994	38,717	41,317	80,750	20,007	24,378	41,312	44,216	86,372
2	Profit for the period/year from continuing operations (before Tax, Exceptional and/or Extraordinary items)	3,717	3,345	5,712	4,198	7,443	2,755	3,040	4,840	3,754	6,595
3	Profit for the period/year before tax from continuing operations (after Exceptional and/or Extraordinary items)	3,826	2,147	5,460	1,949	4,314	2,864	1,842	4,663	1,850	3,811
4	Profit/(loss) for the period/year before tax from discontinuing operations	-	-	-	-	-	(1)	2	(77)	(583)	(591)
5	Profit for the period/year after Tax from continuing operations (after Exceptional and/or Extraordinary items)	3,073	1,552	4,198	1,411	3,015	2,095	1,299	3,352	1,337	1,992
6	Profit/(loss) for the period/year after tax from discontinuing operations	-	-	-	-	-	(1)	(69)	(77)	(642)	(578)
7	Profit for the period/year (5 + 6)	3,073	1,552	4,198	1,411	3,015	2,094	1,230	3,275	695	1,414
8	Total Comprehensive Income for the period/year [Comprising Profit for the period/year (after tax) and Other Comprehensive Income (after tax)]	3,025	1,564	4,241	1,295	2,950	2,218	1,355	3,483	682	1,509
9	Equity Share Capital	961	961	961	961	961	961	961	961	961	961
10	Other equity (excluding revaluation reserves)	-	-	-	-	99,102	-	-	-	-	107,767
11	Networth	-	-	-	-	100,063	-	-	-	-	108,727
12	Earnings per Share (of Rs. 1/- each) (for continuing operations)										
	Basic (Rs.) (Not Annualised)	3.20	1.62	4.37	1.47	3.14	2.18	1.35	3.49	1.39	2.07
	Diluted (Rs.) (Not Annualised)	3.20	1.62	4.37	1.47	3.14	2.18	1.35	3.49	1.39	2.07
13	Earnings per Share (of Rs. 1/- each) (for discontinuing operations)										
	Basic (Rs.) (Not Annualised)	-	-	-	-	-	(0.00)	(0.07)	(0.08)	(0.67)	(0.60)
	Diluted (Rs.) (Not Annualised)	-	-	-	-	-	(0.00)	(0.07)	(0.08)	(0.67)	(0.60)
14	Earnings per Share (of Rs. 1/- each) (for total operations)										
	Basic (Rs.) (Not Annualised)	3.20	1.62	4.37	1.47	3.14	2.18	1.28	3.41	0.72	1.47
	Diluted (Rs.) (Not Annualised)	3.20	1.62	4.37	1.47	3.14	2.18	1.28	3.41	0.72	1.47

*Excludes other income

Notes:

- The above is an extract of the detailed format of Financial Results filed by the Company with the Stock Exchanges under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on the Stock Exchange websites. (www.bseindia.com and www.nseindia.com) and also on Company's website at www.zee.com.
- This financial statement has been prepared in accordance with Indian Accounting Standards (Ind AS), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI).

Place: Mumbai
Date: 18 October 2024

For and on behalf of the Board
Punit Goenka
Managing Director & CEO

