



# Key Information Document

## CFD on an ETF (Other Markets)

### Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

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XNT acts as the manufacturer of this product and does not provide investment services to retail clients directly. The product may be made available to retail investors in the European Union through investment firms authorised in the EU acting as distributors. This document has been prepared for retail investors who may be offered the product through such a distributor. If you received this product through a distributor or adviser, please contact them in the first instance with any questions about your account; any charges of the distributor are not included in the cost figures shown in this document.

**Competent authority: Malta Financial Services Authority (MFSA). This document was created on 01 March 2026.**

**You are about to purchase a product that is not simple and may be difficult to understand.**

### What is this product?

**Type:** A CFD on an ETF is a leveraged contract entered into with XNT on a bilateral, over-the-counter basis. It allows an investor to speculate on rising or falling prices of an underlying exchange-traded fund listed on a trading venue outside the European Union and the United States (for example the London Stock Exchange or other third-country markets), without buying or selling units of the fund itself. The underlying ETF is organised under the law of its home jurisdiction; it may or may not be a UCITS fund, and in either case any protections applicable to the fund or its investors do not extend to the CFD, which is a separate bilateral contract with XNT. An investor may buy ('go long') the CFD to benefit from a rising ETF price, or sell ('go short') to benefit from a falling ETF price. At close-out, one party pays the other the difference between the closing value and the opening value of the contract. Positions are adjusted for fund distributions. The leverage embedded in the CFD magnifies both profits and losses.

**Objectives:** The objective of the CFD is to allow an investor to gain leveraged exposure to the movement in the value of the underlying exchange-traded fund (ETF) listed on a market outside the EU and the US (whether up or down), without buying or selling the underlying instrument. The exposure is leveraged because the CFD only requires a small proportion of the notional value of the contract to be put down as initial margin. XNT applies the leverage limits, margin close-out rule, negative balance protection and risk-warning requirements introduced by the ESMA product intervention measures and adopted by the MFSA for retail clients. For this product class the initial margin requirement for retail clients is 20% of the notional value of the position (maximum leverage 5:1).

As an example, if an investor buys a CFD on ISF (iShares Core FTSE 100 UCITS ETF, LSE, ISIN IE0005042456) covering 1,000 units (price equivalent to 950 pence) at a price of GBP 9.50 (rounded market price level as at 1 March 2026, used for illustration), the notional value of the position is GBP 9,500.00 and the initial margin required is GBP 1,900.00. For each 1% change in the price of the underlying, the value of the position changes by GBP 95.00, i.e. 5.0% of the initial margin. Additional funds may need to be deposited if the price moves against the position; failure to maintain the required margin may result in the position being closed automatically.

The CFD has no fixed maturity date and no recommended holding period; it is generally used for intraday or short-term trading. The position remains open until you close it, or until it is closed by XNT in accordance with the margin close-out rule or the Terms of Business. It is at the discretion of each investor to determine the appropriate holding period based on their individual trading strategy and objectives.

**Intended retail investor:** CFDs are intended for investors who have knowledge of, or experience with, leveraged products; who understand how CFD prices are derived, the key concepts of margin and leverage, and the risk/reward profile of the product compared with traditional dealing in the underlying exchange-traded fund (ETF) listed on a market outside the EU and the US; who have appropriate financial means and the ability to bear a loss of the entire amount invested; and who pursue short-term, typically speculative, trading objectives.



## What are the risks and what could I get in return?

| Risk Indicator |   |   |               |   |   |   |
|----------------|---|---|---------------|---|---|---|
| ← Lower risk   |   |   | Higher risk → |   |   |   |
| 1              | 2 | 3 | 4             | 5 | 6 | 7 |

The risk indicator assumes that you may not be able to buy or sell your CFD at the price you wanted to due to volatility of the market, or you may have to buy or sell your CFD at a price that significantly impacts how much you get back.

We have classified this product as 7 out of 7, which is the highest risk class. The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. CFDs are leveraged products that, due to underlying market movement, can generate losses rapidly. It is possible to lose the entire amount invested in a given position, and you may be required to deposit additional funds to maintain your positions.

Negative balance protection applies to retail client accounts: your aggregate losses are limited to the total funds on your trading account, and you cannot lose more than this amount. If the total margin posted on your account falls to 50% of the minimum required margin for your open CFD positions, XNT is required to close one or more of those positions. Market conditions may mean that positions are closed at a less favourable price, which could significantly impact how much you get back. There is no capital protection against market risk, credit risk or liquidity risk.

Be aware of currency risk: where you trade a CFD denominated in a currency other than the base currency of your account, your final return also depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above. The CFD can only be traded during the trading hours of the relevant local market (for the representative instrument, the London Stock Exchange), and liquidity and spreads on some third-country venues can be materially worse than on major EU or US markets. Returns are exposed to exchange-rate movements between the local currency (for example GBP) and the base currency of your account. Note that UK-listed ETF prices are commonly quoted in pence sterling (GBX); all figures in this document are expressed in pounds sterling (GBP). ETF prices may deviate from the net asset value of the fund in stressed markets.

### Performance scenarios

The scenarios shown illustrate how your investment could perform; they are not an exact indicator and are not based on a guaranteed outcome. What you get will vary depending on how the market performs and how long you hold the CFD. The stress scenario shows what you might get back in extreme market circumstances and does not take into account the situation where we are not able to pay you. The following assumptions have been used (position assumed to be opened and closed within the same day; figures are net of opening and closing commissions, before any rollover fees and currency conversion):

|   |   |
|---|---|
| Underlying instrument   | ISF (iShares Core FTSE 100 UCITS ETF, LSE, ISIN IE0005042456) |
| Opening price (rounded level as at 1 March 2026)                                | GBP 9.50  |
| Contract size   | 1,000 units (price equivalent to 950 pence)                   |
| Notional value of the trade   | GBP 9,500.00  |
| Initial margin requirement (20%)  | GBP 1,900.00  |
| Commission per trade (charged on both opening and closing; opening trade shown) | GBP 4.75  |

| Performance scenario | Price change | Profit/loss – LONG position | Profit/loss – SHORT position |
|----------------------|--------------|-----------------------------|------------------------------|
| Stress               | ±15%         | –GBP 1,433.79 (at –15%)     | –GBP 1,435.21 (at +15%)      |
| Unfavourable         | ±7.5%        | –GBP 721.64 (at –7.5%)      | –GBP 722.36 (at +7.5%)       |
| Moderate             | ±1.5%        | +GBP 132.93 (at +1.5%)      | +GBP 133.07 (at –1.5%)       |
| Favourable           | ±7.5%        | +GBP 702.64 (at +7.5%)      | +GBP 703.36 (at –7.5%)       |



The figures shown include the costs of the product itself (trading commissions) but exclude rollover fees for positions held overnight and any currency conversion costs. If you have been sold this product by someone else, or have a third party advising you, these figures do not include any cost you pay to them. The figures do not take into account your personal tax situation, which may also affect how much you get back.

### What happens if XNT LTD. is unable to pay out?

If XNT is unable to meet its financial obligations to you, you may lose the value of your investment. Client money and client assets are segregated from XNT's own assets in accordance with MFSA rules. In addition, XNT participates in the Investor Compensation Scheme established in Malta under the Investor Compensation Scheme Regulations. Where a claim is eligible, compensation is limited to 90% of your net eligible loss, up to a maximum of EUR 20,000 per investor. The deposit of cash and the purchase of CFDs remain exposed to market risk, which is not covered by the Scheme. See [compensationschemes.org.mt](http://compensationschemes.org.mt) for further information.

### What are the costs?

Trading this CFD incurs the following costs. Commissions and rollover rates differ from instrument to instrument and may change over time: you must always consult your Client's Area for the commission and rollover rate applicable to the specific instrument before trading. The figures below apply to the representative instrument used in this document.

| Cost category            | Cost item                     | Description   |
|--------------------------|-------------------------------|---|
| One-off entry/exit costs | Commission                    | A commission is charged on each trade when you open and when you close a position. For the representative instrument: 0.05% of the trade value, minimum GBP 1.00 per trade (UK market). Charged in your statement under the operation type COMMISSION.  |
|                          | Currency conversion           | Any cash, realised profit and loss, adjustments, fees and charges denominated in a currency other than the base currency of your account are converted to the base currency at the prevailing rate with an auto-conversion spread starting from 2 pips; no additional conversion fee is charged.  |
| Ongoing costs            | Rollover (daily holding cost) | A rollover fee is charged for every night a position is held open, calculated daily on the notional value of the position on an Actual/360 basis and shown in your statement under the operation type ROLLOVER. The longer you hold a position, the more it costs. For the representative instrument the current annualised rates are: long positions 7.00% p.a.; short positions 9.00% p.a. (ISF (LSE)). |
| Incidental costs         | Account-level fees            | Certain account-level fees may apply irrespective of this product. These are described in the Commissions/Terms section of the website and in your Client's Area.   |

### How long should I hold it and can I take money out early?

CFDs are intended for short-term trading, in many cases intraday, and are generally not suitable for long-term investment. There is no recommended holding period, no cancellation period and no cancellation fee. You can open and close a CFD on an exchange-traded fund (ETF) listed on a market outside the EU and the US at any time during the trading hours of the relevant market. Holding a position overnight incurs rollover fees, which over longer periods can materially erode returns.

### How can I complain?

If you wish to make a complaint, you should first address it to the local distributor with which you have a trading agreement, in accordance with that distributor's complaints procedure. If your complaint concerns XNT as the manufacturer of this product, or has not been resolved by your distributor, contact XNT's client services team on +356 2015 0000 or submit your complaint in writing by e-mail to [complaints@xnt.mt](mailto:complaints@xnt.mt). XNT will acknowledge and investigate your complaint in accordance with its Complaints Handling Procedure, available in the Document Centre at [xnt.mt](http://xnt.mt). If you are not satisfied with XNT's final response, you may refer the matter to the Office of the Arbitrator for Financial Services in Malta ([financialarbitrator.org.mt](http://financialarbitrator.org.mt)).

### Other relevant information

As this product is made available to you through a distributor, your contractual relationship is with that distributor and not with XNT directly. You should therefore consult the agreements and Terms of Business of your local distributor, which govern your account and your trading in this product. If there is a time lag between order placement and execution, your order may not be executed at the price you expected.