

BESTINVER RENTA FI FUND PROSPECTUS

Set up on 27-07-1995 and registered nº 594 with the CNMV on 16-10-1995

0) BACKGROUND INFORMATION ON MUTUAL FUNDS.

This document contains all the information investors need to make sound judgements on the investments they plan to make. However, this information may be subject to change in the future. Any such changes will be made public in the legally established way and, where appropriate, the unitholder will be granted the relevant right of separation.

The simplified prospectus forms an integral part of the full prospectus which includes the Management Regulations and information in greater detail. Once the contract is signed, the simplified prospectus must be delivered with the most recent half-yearly report. All these documents can be requested free of charge, along with the most recent quarterly and annual reports at the Management Company's registered address. They are also available on the company's website, www.bestinver.es and can be consulted in the CNMV Registries where they are filed.

The fact that the prospectus has passed the CNMV inspection and is included in its register does not imply that the CNMV recommends subscribing units in the mutual fund in question. Nor does it imply any opinion regarding the fund's solvency or the return or quality of the units offered.

The Funds' investments, regardless of their investment policy, are subject to market fluctuations and other risks that are inherent to investments in securities. Unitholders should therefore be aware that the net value of their units can go up as well as down.

Regular reports provide a detailed breakdown of the Funds' portfolio. The closing date for annual financial statements is 31 December.

I) PERSONS WHO ASSUME RESPONSIBILITY FOR THE CONTENT.

FRANCISCO GARCIA PARAMES, with national identity card number: 05256090-S as AUTHORISED SIGNATORY, and ALFONSO GARCIA ARAGONESES, with national identity card number: 2698221-E as AUTHORISED SIGNATORY, both representing BESTINVER GESTION, S.A., S.G.I.I.C. And JOSE IGNACIO REDONDO FERNANDEZ, with national identity card number: 2232850-X, as AUTHORISED SIGNATORY and representing SANTANDER INVESTMENT, S.A., assume responsibility for the content of this Prospectus and declare that, in their view, the data contained herein is true and correct and that no fact has been omitted which could alter its scope.

II) KEY INFORMATION.

Management Company: BESTINVER GESTION S.G.I.I.C., S.A. Group: BESTINVER
Custodian: SANTANDER INVESTMENT, S.A. Group: SANTANDER CENTRAL HISPANO
Sub-custodians:
CITIBANK N.A. (MILAN, LONDON, NEW YORK)
CREDIT SUISSE ZURICH
EUROCLEAR
Other possible sub-custodians appear in section X.II) Auditor: KPMG Auditores, S.L.
Trading companies: BESTINVER, S.V., S.A. and those entities legally approved and with whom a trading agreement has been signed.

III) GENERAL FEATURES.

Euro denominated. Minimum initial investment: €12,000

Minimum balance: €12,000.

Once the condition of unitholder has been acquired, any additional purchase of units shall be for a minimum amount of 3000 Euro.

Those holdings acquired prior to 31 March 2003 shall not apply.

Maximum holding volume per unitholder: N/A.

Unitholders to whom the fund is aimed: Given the fund's investment policy, it is aimed at conservative investors. However, this fund is also open to all kinds of investors, both individuals and legal entities with no restriction placed on their subscription. Minimum recommended investment period: two to three years. Risk profile: MEDIUM LOW.

IV) INVESTMENT POLICY.

a) Purpose of the fund and management objective: Mixed fixed income

90% of the fund's portfolio will be invested in fixed income and a maximum of 10% in equities.

The fixed income component of the Fund will largely be invested in short-term public fixed income, mainly Spanish Treasury bonds and Treasury bills, with specific investments in private fixed income of the Euro zone. The minimum rating of the fixed-income investments shall be at least of BBB (S&P). The average duration of the portfolio will be less than one year.

Investment in equities shall focus on markets of the Euro zone and shall comprise both blue chips and small cap stocks. The Fund assumes a currency risk of 0-5% of its assets.

The Fund's management objective is to obtain satisfactory returns by choosing, in the part invested in fixed income, assets with renowned solvency and an adequate return premium and assets undervalued by the market which offer high upside. The Fund will use 1-year Spanish Treasury bills as its return benchmark for the fixed income component and the MSCI WORLD INDEX for the part invested in equities.

b) Investment selection and distribution policy:

The 1-year Treasury bills are state debt instruments issued by the Spanish State for financing purposes, with a one year maturity. The MSCI World Index is a global index prepared by Morgan Stanley Capital International comprising securities which are traded on the markets of 23 developed countries.

90% of assets will be invested in Fixed Income and the preferred (but not exclusive) destination will be State fixed income assets, mainly Spanish government Bonds and Treasury bills, together with occasional investments in Private Fixed Income instruments with renowned solvency and an adequate return premium in the eurozone. The minimum rating for fixed income investments will be S&P's BBB or Moody's BAA. The average duration of the portfolio will be less than one year. A maximum 10% of assets will be invested in equities, centred mainly on the eurozone markets, using fundamental criteria for selecting stocks from companies with both large and small capitalisations. Investments in non euro-denominated stocks may not exceed 5% of the Fund's assets. Currency risk, therefore, affects between 0% and 5% of assets.

The fund will invest in assets which are admitted to official trading on officially recognised, organised markets which trade regularly and are open to the public.

The Fund may invest more than 35% of its assets in securities issued by a European Union member state, the Autonomous Communities, a local entity, international bodies of which Spain is a member and other States with a recognised solvency rating no less than that of the Kingdom of Spain. The amount invested in Spanish government Bonds and Treasury bills, in particular, is expected to exceed this percentage.

c) Inherent risks in the investments:

The issuers of securities in which the fund invests have an average credit rating which means that counterparty risk is moderate. Investments in fixed income assets are prone to interest rate risk. Nevertheless, this fund invests in short-term assets with a limited sensitivity to fluctuations in interest rates.

Moreover, the fund invests in small cap stocks so the liquidity of the investment is limited.

V) GUARANTEED RETURN.

There is no guaranteed return.

VI) FEES.

Fee	Tranche/Duration	Percentage	Base for calculation
Annual management fee		0.5 %	Assets
Annual deposit fee	up to €30,050,605.22 *	0.0625%	Assets
	from €30,050,605.23 to €60,101,210.44 *	0.050%	Assets
	more than €60,101,210.44. *	0.040%	Assets
Management fee on redemption	for units less than one year old.	0.5 %	Amount redeemed.

* Percentage applicable to total assets. The custodian receives no fees for other services.

The Fund will meet the following expenses: - Auditing. - Intermediary and settlement expenses. - CNMV fees.
- Financial expenses for loans and overdrafts

The maximum legal fees and discounts are as follows:

Management fee:

2.25% p.a. if calculated as a percentage of the fund's assets; 18% if calculated on the fund's annual return
1.35% p.a. on the assets plus 9% on the annual results if both variables are used in the calculation
Deposit fee:
0.20% p.a. of the fund's assets
Subscription and redemption fees and discounts: 5% of the value of the units.

If fees or discounts payable to the fund are established or raised, this shall be made public as required by law. Where appropriate, this will lead to the unitholders' right of separation as referred to in Article 12 of CIS Regulations and to the relevant updating of this prospectus.

VII) UNITHOLDER INFORMATION.

Valuation of subscriptions and redemptions; publication of the net asset value.

The Management Company publishes the fund's net asset value daily in the Madrid Stock Exchange bulletin. For subscriptions and redemptions that are requested on the Fund, the net asset value on the day the request was made applies. Therefore, if a subscription or a redemption is requested on day D, the net asset value that applies is that of day D. The applicable net asset value will be the same for all subscriptions and redemptions requested at the same time. The subscription request will be considered to have taken effect once the amount has been paid into the Fund's account. Nevertheless, subscriptions and redemptions requested after 2pm are considered to have been requested on the following day for the purposes of the applicable net asset value. The traders may set different and earlier cut-off times to those established by the Management Company, and shall duly inform the unitholder. For these purposes, working days are considered to be Monday to Friday, non-public holidays in the city of Madrid. Those days when there is no market for assets making up over 5% of the portfolio shall not be considered working days.

Regular reporting of information

The Management Company or the Custodian Bank shall send a Fund position statement to each unitholder at least once a month. If no subscription or redemption movements occur in a particular period, the delivery of the position statement may be postponed until the following period. However, it is compulsory to send the unitholder's position statement at the end of the year. This document can be sent by electronic means to unitholders who express a preference to receive it this way. The Management Company shall send the annual and half-yearly reports to unitholders free of charge, unless they waive their right to receive them. Quarterly reports shall be sent to those unitholders who explicitly request them. These reports shall be sent by electronic means to those unitholders who express a preference to receive them this way.

VIII) TAX TREATMENT.

Returns obtained by the Fund are subject to Corporate income tax at a fixed rate of 1%. Returns from the redemption or transfer of units, obtained by unitholders who are individuals and resident in Spain, are considered as capital gains or losses. Capital gains are subject to a 18% withholding tax. Capital gains obtained in a period of a year or less are subject to the general tax scale. Those obtained over a period of more than a year are subject to 18% tax. All of this is without prejudice to the tax deferral system stipulated in prevailing laws and regulations applicable to transfers between CISs. Returns obtained by unitholders that are legal entities, non-resident or subject to special tax regimes will be treated in accordance with the provisions of prevailing laws and regulations. In case of doubt, unitholders are recommended to seek professional advice.

IX) MANAGEMENT COMPANY KEY DATA.

Date of incorporation: 26-10-1998 Duration: unlimited
Registered nº 103 with the CNMV on 26-01-1989

Registered office: JUAN DE MENA, 8, 1º DCHA., MADRID, Post Code: 28999 Fully subscribed and paid-up capital of €331,000 at 30-05-2001.

Records of significant shareholdings in the Management Company can be consulted in the CNMV Registers.

Members of the Board of Directors:

Position	Name	Represented by	Appointment Date
Chairman	VALENTIN MONTOYA MOYA		20-07-1998
Director	JUAN GALLARDO CRUCES		20-07-1998
Secretary	JUAN GALLARDO CRUCES		27-10-2003
Director	ALFREDO MUÑOZ DIAZ		27-10-2003

Information regarding related party transactions in accordance with Article 67 of the CIS Act ("LIIC"):
The Management Company may carry out on behalf of the Institution related party transactions provided for in article 67 of the CIS Act and article 99 of the CIS regulations. To do this, the Management Company has adopted a series of procedures, detailed in its Internal Code of Conduct, aimed at preventing conflicts of interest and ensuring that related party transactions are carried out exclusively in the Institution's interest and at prices and on terms equal to or better than those available on the market. The periodic reports will include information on all related party transactions carried out.

IX.I) KEY DATA ON THE CUSTODIAN AND ITS RELATIONSHIP WITH THE MANAGEMENT COMPANY.

Registered nº 42 with the CNMV on 06-06-1990

Registered office: AVDA. DE CANTABRIA, S/N (CIUDAD GR. SANTANDER), BOADILLA DEL MONTE, MADRID
Post code: 28660 The Management Company and the Custodian do not belong to the same business group under the provisions of Article 4 of Securities Market Law.

IX.II) OTHER CISs MANAGED BY THE SAME MANAGEMENT COMPANY.

Name	Type of CIS
BESTINFOND, FI	FIM
BESTINVER BOLSA, FI	FIM
BESTINVER INTERNACIONAL, FI	FIM
BESTINVER MIXTO INTERNACIONAL, FI	FIM
BESTINVER MIXTO, FI	FIM
ACCIONES, CUPONES Y OBLIGACIONES SEGOVIANAS, S.A., SICAV	SIMCAV
ARS VALORES, SICAV, S.A.	SIMCAV
ATON INVERSIONES, SICAV S.A.	SIMCAV
BANSODAD, SICAV, S.A.	SIMCAV
CAMPO DE ORO INVERSIONES, SICAV S.A.	SIMCAV
CARTERA MILLENNIUM, SICAV S.A.	SIMCAV
CORFIN INVERSIONES, SICAV, S.A.	SIMCAV
DINERINVER, SICAV, S.A.	SIMCAV
DIVALSA DE INVERSIONES, SICAV S.A.	SIMCAV
DRACO INVERSIONES, SICAV S.A.	SIMCAV
ENTRECAR INVERSIONES, SICAV S.A.	SIMCAV
EURODOLAR INVERSION, SICAV S.A.	SIMCAV
H2 O2 INVERSIONES, SICAV, S.A.	SIMCAV
IBERFAMA INVERSIONES SICAV, S.A.	SIMCAV
ILUSTRACION, S.A., SICAV	SIMCAV
INVERSIONES EN BOLSA SIGLO XXI, SICAV S.A.	SIMCAV
LINKER INVERSIONES, SICAV, S.A.	SIMCAV
MAXIMUS INVERSIONES, SICAV, S.A.	SIMCAV
OPEC INVERSIONES, SICAV, S.A.	SIMCAV
PASGOM INVERSIONES, SICAV S.A.	SIMCAV
PERICLES INVERSIONES, SICAV S.A.	SIMCAV
RODAON INVERSIONES SICAV S.A.	SIMCAV
SOIXA, SICAV, S.A.	SIMCAV
TB SIGLO XXI INVERSIONES, SICAV S.A.	SIMCAV
TEXRENTA INVERSIONES, SICAV, S.A.	SIMCAV
TIBEST CINCO, SICAV S.A.	SIMCAV
TIGRIS INVERSIONES, SICAV, S.A.	SIMCAV
TRAXIS, SICAV S.A.	SIMCAV
ZAMARRON, SICAV S.A.	SIMCAV

X) OTHER KEY DATA.

X.I)

The SGIIC has internal systems which monitor the depth of the securities market in which the CIS invests, taking into account normal levels of trading and the volumes invested in order to settle the CIS's positions in an ordered manner via the standard trading mechanisms.

Services related to fund management accounting and the valuation and calculation of the Fund's net asset value have been delegated by the Management Company to INTEGRATED SECURITIES SERVICES, S.A. The delegation agreement is registered with the CNMV.

An appendix to this prospectus includes information taken from the latest half-yearly report published on the fund regarding the institution's historical return performance and the fund's total charges expressed as a percentage of average total assets. It is important to note that the institution's past performance is not an indication of future results.

X.II)

Other possible sub-custodians:

ABN AMRO BANK N.V.
BNP PARIBAS ATHENS
BANCO RIO BUENOS AIRES
BANCO SANTANDER BRAZIL S.A. SAO PAULO
BANCO SANTANDER CHILE
BANCO SANTANDER MEXICANO, S.A.
BANCO SANTANDER NEGOCIOS PORTUGAL
BANCO DE CREDITO DE PERU
BANK OF TOKYO MITSUBISHI IN JAPAN
CITIBANK AG FRANCE
CREDIT AGRICOLE INDOSUEZ
FORTIS BANK
MELLON BANK N.A.