



Press Release

For Immediate News Release
April 15, 2009

MISSION WEST PROPERTIES ANNOUNCES FIRST QUARTER 2009 OPERATING RESULTS

“We build the buildings for the high tech companies that build the internet”

Cupertino, CA – Mission West Properties, Inc. (NASDAQ: MSW) reported today that Funds From Operations (“FFO”) for the quarter ended March 31, 2009 was approximately \$12,070,000, or \$0.11 per diluted common share, (considering the potential effect of all O.P. units being exchanged for shares of the Company’s common stock) as compared to approximately \$15,223,000, or \$0.14 per diluted common share, for the same period in 2008. Unrealized loss from investment in marketable securities accounted for approximately (\$2,757,000), or (\$0.03) per diluted common share, for the quarter ended March 31, 2009. On a sequential quarter basis, FFO for the quarter ended December 31, 2008 was approximately \$0.12 per diluted common share. Net termination fee income relating to a lease termination accounted for approximately \$1,921,000, or \$0.02 per diluted common share, for the quarter ended March 31, 2008.

Net income for the quarter ended March 31, 2009 was approximately \$5,634,000 as compared to approximately \$9,121,000 for the quarter ended March 31, 2008. Net income per diluted share to common stockholders was \$0.07 for the quarter ended March 31, 2009 compared to \$0.10 for the quarter ended March 31, 2008, a per share decrease of approximately 30%. Unrealized loss from investment in marketable securities accounted for approximately (\$0.03) per diluted common share for the quarter ended March 31, 2009. Net termination fee income relating to a lease termination accounted for approximately \$0.02 per diluted common share for the quarter ended March 31, 2008.

Company Profile

Mission West Properties, Inc. operates as a self-managed, self-administered and fully integrated REIT engaged in the management, leasing, marketing, development and acquisition of commercial R&D properties, primarily located in the Silicon Valley portion of the San Francisco Bay Area. Currently, the Company manages 111 properties totaling approximately 8.0 million rentable square feet, which includes approximately 854,000 rentable square feet (or 16 buildings) that are in the process of being rezoned for residential development. For additional information, please contact Investor Relations at 408-725-0700.

The matters described herein contain forward-looking statements. Such statements can be identified by the use of forward-looking terminology such as “will,” “anticipate,” “estimate,” “expect,” “intends,” or similar words. Forward-looking statements involve a number of risks, uncertainties or other factors beyond the Company’s control, which may cause material differences in actual results, performance or other expectations. These factors include, but are not limited to, the ability to complete acquisitions under the Berg Land Holdings Option Agreement with the Berg Group and other factors detailed in the Company’s registration statements, and periodic filings with the Securities & Exchange Commission.

MISSION WEST PROPERTIES, INC.
SELECTED FINANCIAL DATA
(In thousands, except share, per share and property data amounts)

	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
OPERATING REVENUES:		
Rental revenue from real estate	\$20,655	\$18,996
Tenant reimbursements	4,800	3,583
Lease termination and settlement income	-	1,921
Other income	320	228
Total operating revenues	25,775	24,728
OPERATING EXPENSES:		
Operating and maintenance	2,555	2,476
Real estate taxes	3,397	2,411
General and administrative	531	673
Depreciation and amortization of real estate	5,944 ⁽¹⁾	5,623 ⁽¹⁾
Total operating expenses	12,427	11,183
Operating income	13,348	13,545
OTHER INCOME (EXPENSES):		
Equity in earnings of unconsolidated joint venture	89	382
Interest and dividend income	(59)	558
Unrealized loss from investment	(2,757)	-
Interest expense	(4,806)	(4,928)
Interest expense – related parties	(181)	(436)
Net income	5,634	9,121
Net income attributable to noncontrolling interests	(4,202)	(7,239)
Net income attributable to common stockholders	\$1,432	\$1,882
Net income per share to common stockholders:		
Basic	\$0.07	\$0.10
Diluted	\$0.07	\$0.10
Weighted average shares of common stock (basic)	21,614,878	19,667,605
Weighted average shares of common stock (diluted)	21,770,489	19,667,605
Weighted average O.P. units outstanding	83,660,298	85,530,417
FUNDS FROM OPERATIONS		
Funds from operations	\$12,070	\$15,223
Funds from operations per share ⁽²⁾	\$0.11	\$0.14
Outstanding common stock	21,748,211	19,669,807
Outstanding O.P. units	83,526,965	85,528,215
Weighted average O.P. units and common stock outstanding (diluted)	105,430,787	105,198,022

FUNDS FROM OPERATIONS CALCULATION	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
Net income	\$ 5,634	\$ 9,121
Add:		
Depreciation and amortization of real estate	6,416	6,024
Depreciation and amortization of real estate held in unconsolidated joint venture	59	189
Less:		
Noncontrolling interests in joint ventures	(39)	(111)
Funds from operations	<u>\$12,070</u>	<u>\$15,223</u>

Funds From Operations ("FFO") is a non-GAAP financial measurement used by real estate investment trusts ("REITs") to measure and compare operating performance. As defined by NAREIT, FFO represents net income (loss) before noncontrolling interest of unit holders (computed in accordance with GAAP, accounting principles generally accepted in the United States of America), excluding gains (or losses) from debt restructuring and sales of property, plus real estate related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets) and after adjustments for unconsolidated partnerships and joint ventures. Management considers FFO to be an appropriate supplemental measure of the Company's operating and financial performance because when compared year over year, it reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses and interest costs, providing a perspective not immediately apparent from net income. In addition, management believes that FFO provides useful information about the Company's financial performance when compared to other REITs since FFO is generally recognized as the industry standard for reporting the operations of REITs. FFO should neither be considered as an alternative for net income as a measure of profitability nor is it comparable to cash flows provided by operating activities determined in accordance with GAAP. FFO is not comparable to similarly entitled items reported by other REITs that do not define them exactly as we define FFO.

PROPERTY AND OTHER DATA:	Three Months Ended Mar 31, 2009	Three Months Ended Mar 31, 2008
Total properties, end of period	111	111
Total square feet, end of period	8,047,569	8,047,569
Average monthly rental revenue per square foot ⁽³⁾	\$1.29	\$1.23
Occupancy for leased properties	65.3%	64.4%
Straight-line rent	\$322	\$705
Leasing commissions	\$117	\$316
Capital expenditures	\$ -	\$221

LEASE ROLLOVER SCHEDULE:

<u>Year</u>	<u># of Leases</u>	<u>Rentable Square Feet</u>
2009	15	140,332 ⁽⁴⁾
2010	12	572,000
2011	15	827,605
2012	13	1,001,452
2013	6	459,737
2014	13	1,357,782
2015	4	328,211
2016	2	144,600
2017	3	241,089
Thereafter	1	119,756
Total	<u>84</u>	<u>5,192,564</u>

BALANCE SHEETS

	<u>March 31, 2009</u>	<u>December 31, 2008</u>
Assets		
Investments in real estate:		
Land	\$ 320,911	\$ 320,911
Buildings and improvements	799,469	799,471
Real estate related intangible assets	3,240	3,240
Total investments in properties	<u>1,123,620</u>	<u>1,123,622</u>
Accumulated depreciation and amortization	(185,987)	(180,043)
Net investments in properties	<u>937,633</u>	<u>943,579</u>
Investment in unconsolidated joint venture	3,832	3,768
Net investments in real estate	<u>941,465</u>	<u>947,347</u>
Cash and cash equivalents	-	-
Restricted cash	22,048	39,478
Restricted investment in marketable securities	4,078	-
Investment in marketable securities	-	3,368
Deferred rent receivables	18,164	17,841
Other assets, net	18,620	18,758
Total assets	<u>\$1,004,375</u>	<u>\$1,026,792</u>
Liabilities and Equity		
Liabilities:		
Mortgage notes payable	\$ 327,933	\$ 330,908
Mortgage note payable – related parties	8,639	8,761
Revolving line of credit	5,456	13,079
Interest payable	1,583	1,596
Security deposits	5,122	5,272
Deferred rental income	5,735	3,964
Dividends and distributions payable	21,055	21,055
Accounts payable and accrued expenses	20,063	17,747
Total liabilities	<u>395,586</u>	<u>402,382</u>
Commitments and contingencies.		
Equity: ⁽⁵⁾		
Stockholders' equity:		
Common stock, \$.001 par value	22	20
Additional paid-in capital	169,415	154,412
Distributions in excess of accumulated earnings	(22,932)	(20,014)
Total stockholders' equity	<u>146,505</u>	<u>134,418</u>
Noncontrolling interests	462,284	489,992
Total equity	<u>608,789</u>	<u>624,410</u>
Total liabilities and equity	<u>\$1,004,375</u>	<u>\$1,026,792</u>

(1) Includes approximately \$159 and \$122 in amortization expense for the three months ended March 31, 2009 and 2008, respectively, for the amortization of in-place lease value intangible asset pursuant to Statement of Financial Accounting Standard No. 141, "Business Combinations."

(2) Calculated on a fully diluted basis. Assumes conversion of O.P. units outstanding into the Company's common stock.

(3) Average monthly rental revenue per square foot has been determined by taking the cash base rent for the period divided by the number of months in the period, and then divided by the average occupied square feet in the period.

(4) Eight leases for approximately 113,000 rentable square feet are month to month lease.

(5) Reflects adoption of Statement of Financial Accounting Standard No. 160, "Noncontrolling Interests in Consolidated Financial Statements – an amendment of ARB No. 51."