



Press Release

For Immediate News Release
January 20, 2010

Mission West Properties, Inc. Announces 2009 Dividend Income Tax Treatment

Cupertino, CA - Mission West Properties, Inc. (NASDAQ: MSW) announced today the tax treatment of its 2009 dividend distributions. The table below shows the amounts and dates of the quarterly dividend distributions to be reported on the 2009 Form 1099 to shareholders.

Declaration Date	Record Date	Payable Date	Total Distribution per Share	2009 Taxable Ordinary Income	2009 Return of Capital
03/17/2009	03/31/2009	04/09/2009	\$0.2000	\$0.1869	\$0.0131
06/22/2009	06/30/2009	07/09/2009	0.1500	0.1401	0.0099
09/17/2009	09/30/2009	10/08/2009	0.1500	0.1401	0.0099
12/15/2009	12/31/2009	01/07/2010	0.1500	0.1401	0.0099
	2009 Totals		\$0.6500	\$0.6072	\$0.0428

The dividends classified as taxable ordinary income are not "qualified dividend income" and, therefore, are not eligible for capital gains rates. Dividend distributions which are declared and recorded during a calendar year and paid within 30 days of the end of the year are included in that year's distributions. Accordingly, the Company's 2009 dividend distributions include the January 7, 2010 payment to holders of Common Stock.

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. For additional information, please contact Investor Relations at 408-725-0700.