



**MISSION  
WEST  
PROPERTIES, Inc.**

## Press Release

For Immediate News Release  
December 16, 2011

### **MISSION WEST PROPERTIES, INC. DECLARES FOURTH QUARTER 2011 DIVIDEND AND PROVIDES NOTIFICATION OF QUARTERLY CONFERENCE CALL**

**Cupertino, CA – Mission West Properties, Inc. (NASDAQ: MSW)** announced today that its Board of Directors has declared a regular quarterly cash dividend of \$0.13 per common share payable on January 5, 2012, to all common stockholders of record on December 30, 2011. The dividend is equivalent to an annual rate of \$0.52 per share, which represents a 6.7% annualized yield based on the latest closing price of \$7.71 per share.

The Company intends to make regular quarterly distributions to holders of its common stock based upon its cash available for distribution.

### **NOTIFICATION OF CONFERENCE CALL**

**February 2, 2012 at 8:00 A.M. Pacific Time**

Mission West Properties, Inc./Carl E. Berg will have a conference call to provide an update on recent Silicon Valley R&D market developments and discuss the fourth quarter and full year 2011 earnings results. The conference call will end with a question and answer session. The dial in number for the conference call is:

U.S.A.            800-230-1059

A recording of this conference call will be available from February 2, 2012, at 10:00 A.M. Pacific Time through February 16, 2012, at 11:59 P.M. Pacific Time by dialing:

U.S.A.            800-475-6701  
International    320-365-3844  
Access Code    230020

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 112 properties totaling approximately 8.1 million rentable square feet. 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," "intend," 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 from the Berg Group, changing economic and real estate industry conditions, leasing risk, rollover risk, tenant credit risk, interest rate risk, and other factors detailed in the Company's registration statements, and periodic filings with the Securities & Exchange Commission.*