



Press Release

For Immediate News Release
January 27, 2003

Mission West Properties, Inc. Announces Tax Treatment of 2002 Distributions

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

Cupertino, CA - Mission West Properties, Inc. (AMEX/PCX: MSW) announced today the tax treatment of its 2002 distributions. The Company's total distributions of \$0.96 per share of its common stock is to be classified for income tax purposes as 100% ordinary income. No capital gains will be included in the 2002 distributions. The table below shows the amounts and dates of the quarterly distributions to be reported on the 2002 Form 1099 to shareholders.

<u>Record Date</u>	<u>Payment Date</u>	<u>Cash Distribution per Share</u>
03/29/02	04/11/02	\$0.24
06/28/02	07/11/02	\$0.24
09/30/02	10/10/02	\$0.24
12/31/02	01/09/03	\$0.24

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 2002 distributions include the January 9, 2003 payment to holders of common shares.

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 101 properties totaling 7.2 million square feet. For additional information, please contact Investor Relations at 408-725-0700.