



Press Release

For Immediate News Release
January 31, 2008

Mission West Properties, Inc. Announces 2007 Dividend Income Tax Treatment

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

Cupertino, CA - Mission West Properties, Inc. (AMEX: MSW) announced today the tax treatment of its 2007 dividend distributions. The table below shows the amounts and dates of the quarterly dividend distributions to be reported on the 2007 Form 1099 to shareholders.

Declaration Date	Record Date	Payable Date	Distribution Per Share	Taxable Ordinary Income	Capital Gain	Unrecaptured Section 1250 Gain
3/16/2007	3/31/2007	4/5/2007	\$0.1600	\$0.1545	\$0.0033	\$0.0022
6/18/2007	6/29/2007	7/5/2007	0.1600	0.1545	0.0033	0.0022
9/17/2007	9/28/2007	10/7/2007	0.1600	0.1545	0.0033	0.0022
12/17/2007	12/31/2007	1/3/2008	0.1600	0.1545	0.0033	0.0022
			\$0.6400	\$0.6180	\$0.0132	\$0.0088
			100%	97%	2%	1%

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 2007 dividend distributions include the January 3, 2008 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 109 properties totaling approximately 7.9 million rentable square feet. For additional information, please contact Investor Relations at 408-725-0700.