



Press Release

For Immediate News Release
January 27, 2012

Mission West Properties, Inc. Announces 2011 Dividend Income Tax Treatment

Cupertino, CA - Mission West Properties, Inc. (NASDAQ: MSW) announced today the tax treatment of its 2011 dividend distributions on its Common Stock. The table below shows the amounts and dates of the quarterly dividend distributions to be reported on the 2011 Form 1099-DIV to shareholders.

Declaration Date	Record Date	Payable Date	Total Distribution per Share	2011 Taxable Ordinary Income	2011 Long-Term Capital Gain
03/17/2011	03/31/2011	04/07/2011	\$0.1300	\$0.1240	\$0.0060
06/15/2011	06/30/2011	07/07/2011	0.1300	0.1240	0.0060
09/15/2011	09/30/2011	10/06/2011	0.1300	0.1240	0.0060
12/16/2011	12/30/2011	01/05/2012	0.1300	0.1240	0.0060
Totals:			\$0.5200	\$0.4960	\$0.0240
Percentages:			100%	95.38%	4.62%

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 2011 dividend distributions include the January 5, 2012 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.