

SUBSIDIARIES

San Jose Water Company
SJW Land Company
SJWTX, Inc.

NEWS RELEASE

Wire Release - National Circuit
For Release at 4:00 P.M. (Pacific Time)

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San Jose, California

Corporate Secretary/Attorney

SJW CORP. (NYSE:SJW) ANNOUNCES 2008 ANNUAL AND FOURTH QUARTER FINANCIAL RESULTS

SAN JOSE, CA, February 25, 2009 – SJW Corp. (NYSE:SJW) today reported operating revenue for the year ended December 31, 2008 of \$220.3 million versus \$206.6 million for the year ended December 31, 2007, an increase of \$13.7 million. The increase in revenue was primarily attributable to cumulative rate increases.

Net income was \$21.4 million for the year ended December 31, 2008, compared to \$19.3 million for the year ended December 31, 2007. Diluted earnings per common share for the year ended December 31, 2008 were \$1.15, compared to \$1.04 per share in 2007.

Water production costs for the year ended December 31, 2008 were \$90.2 million versus \$86.3 million in 2007, an increase of \$3.9 million. Higher per-unit costs for purchased water and groundwater extraction charges contributed \$6.0 million to the increase. These higher costs were significantly offset by \$2.1 million in lower spending on purchased water due to increased surface water supply in 2008 compared to 2007.

Non-water production costs for the year ended December 31, 2008 were \$84.0 million versus \$78.0 million for 2007, an increase of \$6.0 million. This increase was attributable to increases in 2008 of \$1.5 million in maintenance expenses, \$1.5 million in other operating expenses, \$1.4 million in administrative and general expenses, \$1.2 million in depreciation and amortization and \$486,000 in taxes other than income tax expense. Income tax expense increased \$649,000 for the year ended December 31, 2008 to \$13.2 million from \$12.5 million for the year ended December 31, 2007 as a result of higher pre-tax income. Total operating expense for the year ended December 31, 2008 was \$187.5 million, compared to total operating expense of \$176.9 million in 2007.

Fourth Quarter Financial Results

Operating revenue for the fourth quarter ended December 31, 2008 was \$49.5 million versus \$47.6 million for the same period in 2007, an increase of \$1.9 million. The increase was attributable to \$3.5 million in cumulative rate increases, partially offset by \$1.6 million in lower customer usage.

Net income was \$4.2 million for the fourth quarter ended December 31, 2008, compared to \$3.8 million for the same period in 2007. Diluted earnings per common share were \$0.23 for the quarter ended December 31, 2008, compared to \$0.20 per share for the same period in 2007.

Water production costs for the fourth quarter of 2008 were \$20.3 million versus \$18.8 million for the same period in 2007, an increase of \$1.5 million. Higher per-unit costs for purchased water and groundwater extraction charges contributed \$1.4 million to the increase.

Non-water production costs for the fourth quarter of 2008 were \$21.5 million versus \$20.1 million for the same period in 2007, an increase of \$1.4 million. This was attributable to increases of \$489,000 in additional maintenance expense, \$361,000 of other operating expenses, \$231,000 of taxes other than income tax expense and \$304,000 of other combined expenses. Income tax expense decreased \$543,000 for the fourth quarter in 2008 to \$1.6 million from \$2.1 million for the same period in 2007. Total operating expense for the quarter ended December 31, 2008, was \$43.4 million compared to \$41.1 million in the period ended December 31, 2007.

Other comprehensive income of \$6.1 million and \$5.1 million, net of tax, for the full year and fourth quarter of 2008, respectively, was primarily due to changes in the market value of SJW Corp.'s investment in California Water Service Group.

SJW Corp. management will discuss the annual and fourth quarter results in a webcast presentation available to interested parties from the Company's website, www.sjwater.com, at 10:00 A.M. Pacific Time on Thursday, February 26, 2009. The webcast will be accessible until May 5, 2009.

SJW Corp. is a publicly traded holding company headquartered in San Jose, California. SJW Corp. is the parent company of San Jose Water Company, SJWTX, Inc. and SJW Land Company. Together, San Jose Water Company and SJWTX, Inc. provide regulated and nonregulated water service to more than one million people in San Jose, California and nearby communities and in Canyon Lake, Texas and nearby communities. SJW Land Company owns and operates commercial buildings, has a majority interest in a real estate partnership, and has properties in the states of California, Florida, Connecticut, Texas, Arizona and Tennessee.

This press release may contain certain forward-looking statements including but not limited to statements relating to SJW Corp.'s plans, strategies, objectives, expectations and intentions, which are made pursuant to the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. These forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of SJW Corp. to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The results for a quarter are not indicative of results for a full year due to seasonality. Certain factors that may cause actual results, performance or achievements to materially differ are described in SJW Corp.'s most recent reports on Form 10-K, Form 10-Q and Form 8-K filed with the Securities and Exchange Commission. SJW Corp. undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

SJW CORP.
 CONDENSED CONSOLIDATED STATEMENTS OF INCOME
 AND COMPREHENSIVE INCOME
 (UNAUDITED)
 (thousands of dollars, except share and per share data)

	THREE MONTHS ENDED DECEMBER 31		TWELVE MONTHS ENDED DECEMBER 31	
	2008	2007	2008	2007
OPERATING REVENUE	\$ 49,529	47,602	\$220,347	206,601
OPERATING EXPENSE:				
Operation:				
Purchased water	10,729	9,223	48,291	48,596
Power	1,904	1,791	7,559	7,532
Groundwater extraction charge	7,690	7,798	34,368	30,141
Total water production costs	20,323	18,812	90,218	86,269
Administrative and general	5,879	5,704	23,688	22,334
Other	4,295	3,934	16,390	14,907
Maintenance	3,511	3,022	13,123	11,628
Taxes other than income	1,799	1,568	6,793	6,307
Depreciation and amortization	6,008	5,879	24,043	22,854
Income taxes	1,587	2,130	13,198	12,549
Total operating expense	43,402	41,049	187,453	176,848
OPERATING INCOME	6,127	6,553	32,894	29,753
Sale of real estate investments, net of taxes of \$567 in 2008	832	-	832	-
Sale of utility property, net of taxes of \$269 in 2008	392	-	392	-
Interest on long-term debt and other	(3,143)	(2,769)	(12,657)	(10,430)
NET INCOME	<u>\$ 4,208</u>	<u>3,784</u>	<u>\$ 21,461</u>	<u>19,323</u>
Other comprehensive income (loss), net	\$ 5,147	(954)	\$ 6,107	(2,201)
COMPREHENSIVE INCOME	<u>\$ 9,355</u>	<u>2,830</u>	<u>\$ 27,568</u>	<u>17,122</u>
Earnings per share				
-Basic	\$ 0.23	0.21	\$ 1.17	1.05
-Diluted	0.23	0.20	1.15	1.04
Dividends per share	\$ 0.16	0.15	\$ 0.65	0.60
Weighted average shares outstanding				
-Basic	18,435,907	18,361,479	18,410,122	18,334,352
-Diluted	18,631,466	18,581,051	18,609,836	18,552,228

SJW CORP.
 CONDENSED CONSOLIDATED BALANCE SHEETS
 (UNAUDITED)
 (thousands of dollars)

	DECEMBER 31 2008	DECEMBER 31 2007
ASSETS		
UTILITY PLANT:		
Land	\$ 8,134	\$ 5,695
Depreciable plant and equipment	855,427	778,277
Construction in progress	7,142	24,298
Intangible assets	8,040	8,040
Total utility plant	878,743	816,310
Less accumulated depreciation and amortization	272,562	255,025
Net utility plant	606,181	561,285
REAL ESTATE INVESTMENT:	88,000	88,029
Less accumulated depreciation and amortization	5,511	3,834
Net real estate investment	82,489	84,195
CURRENT ASSETS:		
Cash and equivalents	3,406	2,354
Accounts receivable and accrued unbilled utility revenue	26,329	26,823
Prepaid expenses and other	2,226	2,414
Total current assets	31,961	31,591
OTHER ASSETS:		
Investment in California Water Service Group	51,071	40,720
Unamortized debt issuance and reacquisition costs	3,162	3,345
Regulatory assets	73,778	44,712
Other	2,235	1,478
	130,246	90,255
	<u>\$850,877</u>	<u>\$767,326</u>
 CAPITALIZATION AND LIABILITIES		
CAPITALIZATION:		
Common stock	\$ 9,611	\$ 9,564
Additional paid-in capital	20,548	18,723
Retained earnings	204,744	195,331
Accumulated other comprehensive income	19,423	13,316
Total shareholders' equity	254,326	236,934
Long-term debt, less current portion	216,613	216,312
Total capitalization	470,939	453,246
CURRENT LIABILITIES:		
Line of credit	18,400	5,000
Current portion of long-term debt	705	622
Accrued groundwater extraction charge and purchased water	5,256	5,595
Purchased power	563	514
Accounts payable	5,758	9,268
Accrued interest	4,567	4,522
Other current liabilities	8,074	7,433
Total current liabilities	43,323	32,954
 DEFERRED INCOME TAXES AND CREDITS	98,713	76,378
ADVANCES FOR CONSTRUCTION AND CONTRIBUTIONS IN AID OF CONSTRUCTION	188,869	175,167
POSTRETIREMENT BENEFIT PLANS	42,331	23,357
OTHER NONCURRENT LIABILITIES	6,702	6,224
	<u>\$850,877</u>	<u>\$767,326</u>