

NEWS RELEASE

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San Jose, California Corporate Secretary

SJW CORP. ANNOUNCES SECOND QUARTER FINANCIAL RESULTS

Board Declares Quarterly Dividend on Common Stock

SAN JOSE, CA, July 29, 2009 – SJW Corp. (NYSE: SJW) today reported financial results for the second quarter ended June 30, 2009. Operating revenue was \$58.2 million versus \$60.1 million for the same period in 2008. The decrease of \$1.9 million primarily reflects a decrease of \$4.6 million resulting from declining customer water usage, as well as \$849,000 lower revenue from real estate operations due to a tenant vacancy in the real estate portfolio. The revenue decreases were partially offset by cumulative rate increases of \$3.5 million and revenue from new customers of \$58,000.

Net income was \$4.4 million for the second quarter. Diluted earnings per common share were \$0.23, compared to \$0.34 per share for the second quarter in 2008.

Water production costs for the second quarter of 2009 were \$23.9 million versus \$25.6 million for the same period in 2008. The decrease of \$1.7 million was primarily attributable to lower customer demand of \$2.8 million and \$744,000 in savings due to greater surface water supply, offset by \$1.8 million in higher per unit costs for purchased water and groundwater extraction charges.

Non-water production costs for the second quarter of 2009 were \$23.3 million versus \$20.6 million for the same period in 2008, an increase of \$2.7 million. This was attributable to increases of \$1.2 million in administrative and general expenses, \$751,000 in taxes other than income taxes, \$478,000 in other operating expense and \$198,000 in other expenses. Income tax expense decreased \$1.3 million in the second quarter to \$3.0 million in 2009 from \$4.3 million in 2008 as a result of lower pre-tax income.

Year-to-date operating revenue decreased by \$3.1 million to \$98.2 million from \$101.3 million in the first six months of 2008. The decrease was attributable to \$7.5 million in lower customer water usage and \$1.2 million lower revenue from real estate operations, partially offset by \$5.5 million in cumulative rate increases and \$125,000 from new customers.

Year-to-date net income was \$4.5 million, compared to \$9.0 million in 2008. Earnings per basic and diluted share respectively were \$0.25 and \$0.24 in the first six months of 2009, compared to \$0.49 and \$0.48 per basic and diluted share respectively for the same period in 2008.

Year-to-date water production costs decreased to \$37.5 million from \$39.1 million in 2008. The \$1.6 million decrease was primarily attributable to lower customer demand of \$4.0 million and savings due to greater surface water supply of \$191,000, offset by higher per unit costs for purchased water and groundwater extraction charges of \$2.6 million. Non-water production costs increased \$5.3 million to \$46.1 million from \$40.8 million. Components of the increase included \$2.5 million in administrative and general expenses, \$1.5 million in taxes other than income taxes, \$772,000 in other operating expenses, \$742,000 in depreciation expense, partially offset by a decrease of \$184,000 in maintenance expenses. Income tax expense decreased \$3.0 million year-to-date due to lower pre-tax income.

The Directors of SJW Corp. today declared a quarterly dividend on common stock of \$0.165 per share. The dividend is payable on September 1, 2009 to shareholders of record on August 10, 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 (Loss)
(Unaudited)
(in thousands, except per share data)

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30,		JUNE 30,	
	2009	2008	2009	2008
OPERATING REVENUE	\$58,194	60,058	98,215	101,311
OPERATING EXPENSE:				
Operation:				
Purchased water	12,601	14,176	20,390	21,172
Power	1,817	2,010	2,577	3,076
Groundwater extraction charge	9,480	9,417	14,532	14,833
Total production costs	<u>23,898</u>	<u>25,603</u>	<u>37,499</u>	<u>39,081</u>
Administrative and general	6,897	5,648	14,027	11,487
Other	4,547	4,069	8,524	7,752
Maintenance	3,216	3,272	6,132	6,316
Taxes, other than income	2,392	1,641	4,682	3,231
Depreciation & amortization	6,238	5,984	12,789	12,047
Income taxes	<u>2,975</u>	<u>4,309</u>	<u>3,076</u>	<u>6,095</u>
Total operating expense	<u>50,163</u>	<u>50,526</u>	<u>86,729</u>	<u>86,009</u>
OPERATING INCOME	8,031	9,532	11,486	15,302
Interest on long-term debt and other	<u>(3,613)</u>	<u>(3,254)</u>	<u>(6,952)</u>	<u>(6,306)</u>
NET INCOME	<u>\$4,418</u>	<u>6,278</u>	<u>4,534</u>	<u>8,996</u>
Other comprehensive loss, net	<u>(3,258)</u>	<u>(3,491)</u>	<u>(6,224)</u>	<u>(2,758)</u>
COMPREHENSIVE INCOME (LOSS)	<u>\$1,160</u>	<u>2,787</u>	<u>(1,690)</u>	<u>6,238</u>
Earnings per share				
-Basic	\$0.24	0.34	0.25	0.49
-Diluted	\$0.23	0.34	0.24	0.48
Dividend per share	\$0.17	0.16	0.33	0.32
Weighted average shares outstanding				
-Basic	18,483	18,403	18,476	18,390
-Diluted	18,670	18,596	18,664	18,594

SJW Corp.
Condensed Consolidated Balance Sheets
(Unaudited)
(thousands of dollars)

	June 30 <u>2009</u>	December 31 <u>2008</u>
ASSETS		
UTILITY PLANT:		
Land	\$ 8,404	8,134
Depreciable plant and equipment	878,703	855,427
Construction in progress	15,380	7,142
Intangible assets	10,790	8,040
Total utility plant	913,277	878,743
Less accumulated depreciation and amortization	285,693	272,562
Net utility plant	627,584	606,181
REAL ESTATE INVESTMENT:	88,000	88,000
Less accumulated depreciation and amortization	6,350	5,511
Net real estate investment	81,650	82,489
CURRENT ASSETS:		
Cash and equivalents	4,771	3,406
Accounts receivable and accrued unbilled utility revenue	34,297	26,329
Prepaid expenses and other	2,458	2,226
Total current assets	41,526	31,961
OTHER ASSETS:		
Investment in California Water Service Group	40,522	51,071
Debt issuance costs, net of accumulated amortization	3,195	3,162
Regulatory assets	73,518	73,778
Other	2,360	2,235
	<u>119,595</u>	<u>130,246</u>
	<u>\$870,355</u>	<u>850,877</u>
CAPITALIZATION AND LIABILITIES		
CAPITALIZATION:		
Common stock	\$ 9,628	9,611
Additional paid-in capital	21,358	20,548
Retained earnings	203,417	204,744
Accumulated other comprehensive income	13,200	19,423
Total shareholders' equity	247,603	254,326
Long-term debt, less current portion	246,221	216,613
Total capitalization	493,824	470,939
CURRENT LIABILITIES:		
Line of credit	3,000	18,400
Current portion of long-term debt	728	705
Accrued groundwater extraction charge and purchased water	8,112	5,256
Purchased power	1,300	563
Accounts payable	10,350	5,758
Accrued interest	4,984	4,567
Other current liabilities	8,529	8,074
Total current liabilities	37,003	43,323
DEFERRED INCOME TAXES AND CREDITS	98,648	98,713
ADVANCES FOR CONSTRUCTION AND CONTRIBUTIONS IN AID OF CONSTRUCTION	189,926	188,869
POSTRETIREMENT BENEFIT PLANS	44,178	42,331
OTHER NONCURRENT LIABILITIES	6,776	6,702
	<u>\$870,355</u>	<u>850,877</u>