

SAUL CENTERS, INC.

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Saul Centers Declares Quarterly Dividends

June 24, 2010

For Immediate Release

BETHESDA, MARYLAND – Saul Centers, Inc. (NYSE: BFS) has declared a quarterly dividend of \$0.36 per share on its common stock, to be paid July 30, 2010 to holders of record on July 16, 2010. The amount of the quarterly common dividend payable is unchanged from the amount paid in the previous quarter and a decrease of \$0.03 per share (7.7%) compared to the prior year's comparable quarter.

The Company also declared the quarterly dividends for its 8% Series A Cumulative Redeemable Preferred Stock in the amount of \$0.50 per depositary share and 9% Series B Cumulative Redeemable Preferred Stock in the amount of \$0.5625 per depositary share. Both preferred dividends will be paid July 15, 2010 to holders of record on July 6, 2010.

Saul Centers is a self-managed, self-administered equity real estate investment trust headquartered in Bethesda, Maryland. Saul Centers currently operates and manages a real estate portfolio of 52 operating community and neighborhood shopping center and office properties totaling approximately 8.4 million square feet of leasable area. Approximately 82% of the Company's cash flow is generated from properties in the metropolitan Washington, DC/Baltimore area.

More information about Saul Centers is available on the Company's website at www.saulcenters.com.

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