

SAUL CENTERS, INC.

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Saul Centers Declares Quarterly Dividends

September 23, 2005

For Immediate Release

BETHESDA, MARYLAND - Saul Centers, Inc. (NYSE: BFS) has declared a quarterly dividend of \$0.42 per share on its common stock, to be paid October 31, 2005 to holders of record on October 17, 2005. The dividend represents a \$0.02 per share increase (5.0%) over the prior quarter's dividend and a \$0.03 per share increase (7.7%) over the amount paid in the prior year's comparable quarter. The Company also declared the quarterly dividend for its 8% Series A Cumulative Redeemable Preferred Stock in the amount of \$0.50 per depositary share. The dividend will be paid October 14, 2005 to holders of record on October 3, 2005.

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 42 community and neighborhood shopping center and office properties totaling approximately 7.4 million square feet of leasable area. Over 80% of the Company's cash flow is generated from properties in the metropolitan Washington, DC/Baltimore area.

More information about Saul Centers is available at its website at www.saulcenters.com.

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