

Saul Centers, Inc.

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Safeway to Anchor Saul Centers' Broadlands Development

August 20, 2002, Bethesda, MD.

Saul Centers, Inc. (NYSE: BFS), an equity real estate investment trust (REIT), has signed a lease and will build a 59,000 square foot Safeway supermarket to anchor its Broadlands neighborhood shopping center development. Safeway is the second leading grocer in the metropolitan Washington, DC market and operates 180 stores in the mid-Atlantic region. Saul Centers is obtaining approvals from Loudoun County for the 112,000 square foot initial phase of the Broadlands retail development.

In April, the Company announced it had purchased 24 acres of undeveloped land in the Broadlands section of the Dulles Technology Corridor. The site is located adjacent to the Claiborne Parkway exit (Exit 5) of the Dulles Greenway, in Loudoun County, Virginia. The Dulles Greenway is the "gateway to Loudoun County," a 14-mile extension of the Dulles Toll Road, connecting Washington Dulles International Airport with historic Leesburg, Virginia. Broadlands is a 1,500 acre planned community consisting of 3,500 residences, approximately half of which are constructed and currently occupied. The land is zoned to accommodate approximately 225,000 square feet of neighborhood and community retail development.

In addition to the Broadlands land parcel, Saul Centers recently purchased 3030 Clarendon Boulevard, located in Arlington, Virginia. 3030 Clarendon is a 1.25 acre site with an existing and primarily vacant 70,000 square foot office building with surface parking for 104 cars. It is located directly across the street from the Company's Clarendon and Clarendon Station properties as well as the Clarendon Metro rail station. The Company plans to redevelop the site.

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 33 community and neighborhood shopping center and office properties totaling approximately 6.1 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.

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