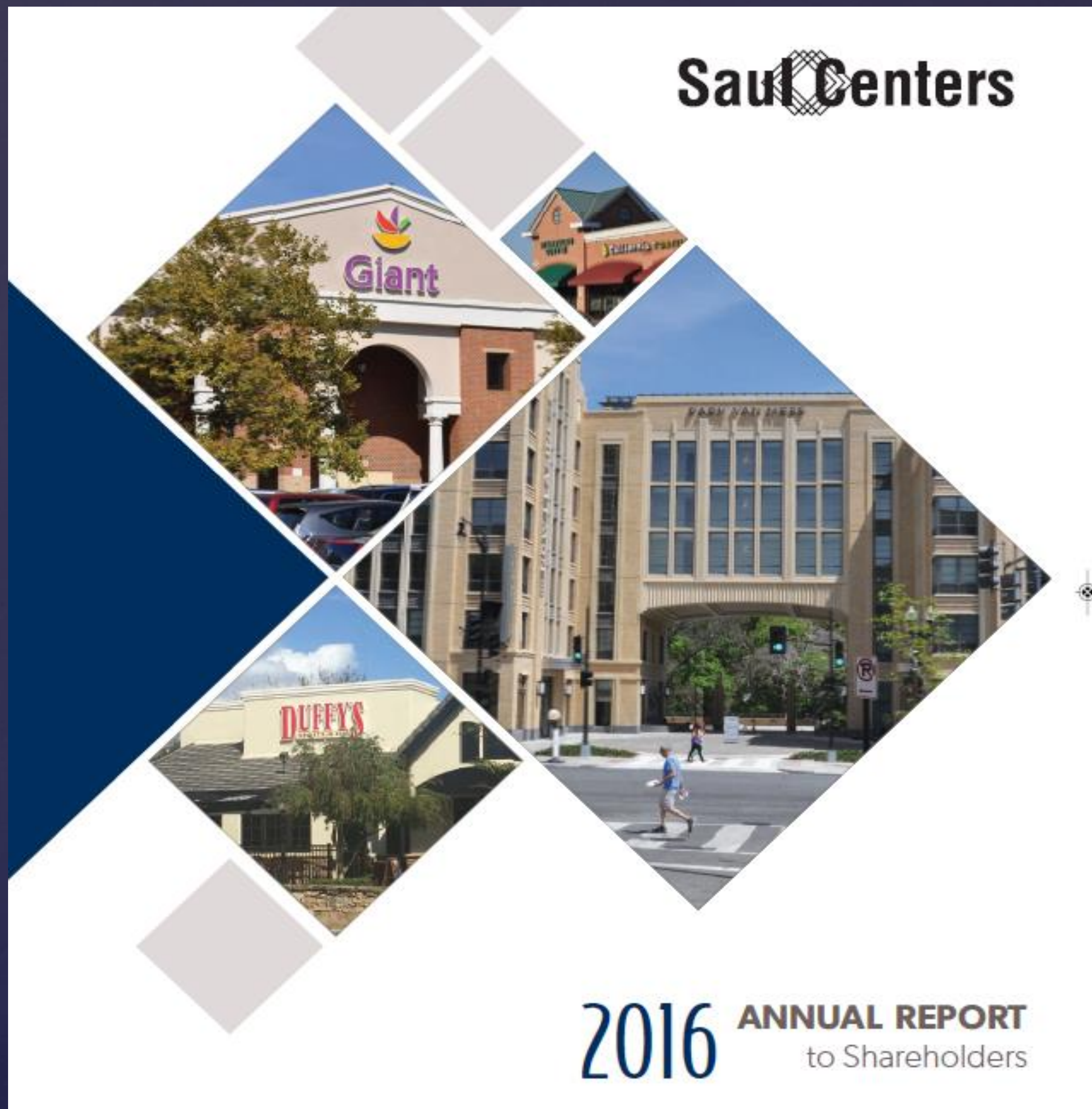
Annual Meeting of Stockholders



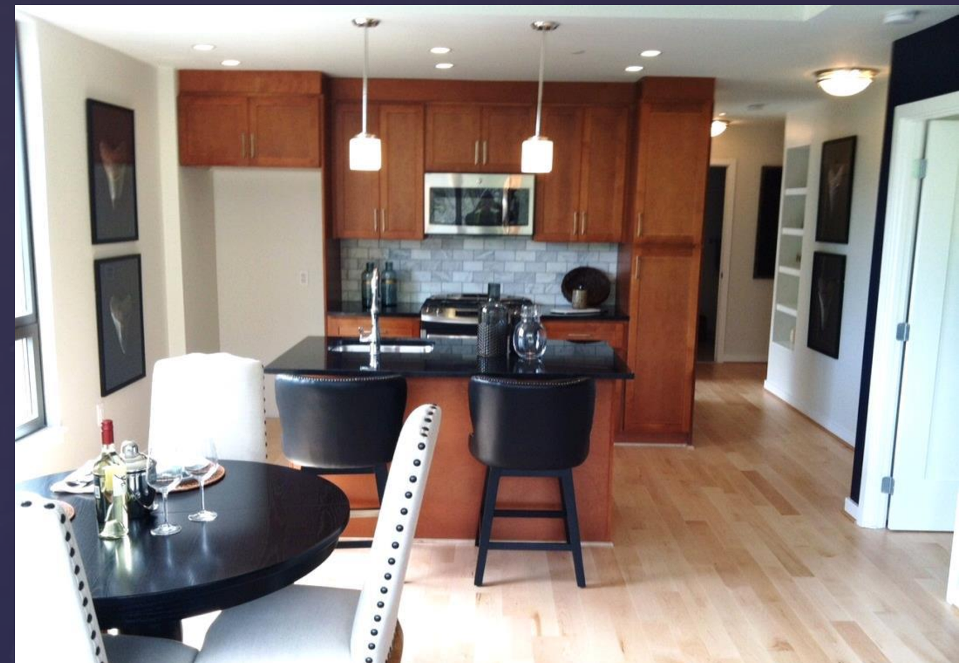
Park Van Ness

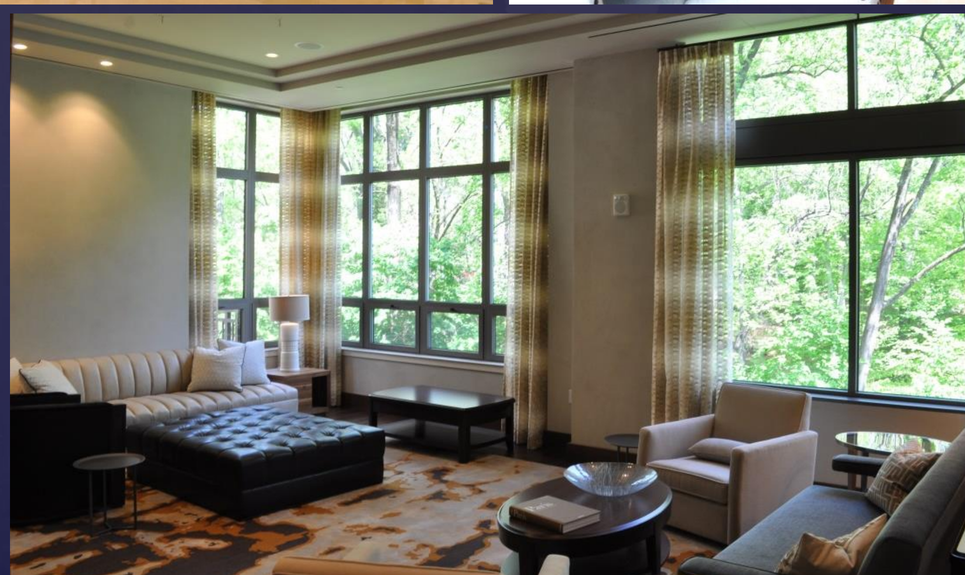
Saul Centers

Park Van Ness – Street-Level Retail

Saul Centers

Park Van Ness





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Asset Management - Recent Acquisitions and Dispositions

Burtonsville Town Square, Burtonsville, MD

Acquisitions

Burtonsville Town Square – 121,000 SF

- Anchored by Giant and CVS

Dispositions

Crosstown Marketplace – 197,000 SF

- Industrial park in Tulsa, Oklahoma

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Core Shopping Center Operations

Severna Park Marketplace, Severna Park, MD

- 70% of shopping center NOI from grocery-anchored, service oriented neighborhood centers
- Overall retail leasing percentage at 96%

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Challenges to Traditional Retail Environment

- Internet retail sales putting pressure on traditional retail uses
  - (i.e. Electronics, clothing, books, sporting goods, bank branches)

- Service uses in well located centers, while not immune, remain in demand:
  - Food & Drug
  - Restaurants
  - Medical
  - Beauty
  - Fitness
  - Pet services/supplies

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Retailers In The News

Retailer	# of Locations in Current Portfolio	% Total Company Revenue
H.H. Gregg	0 Stores	-
Eastern Mountain Sports	0 Stores	-
The Limited	0 Stores	-
Abercrombie & Fitch	0 Stores	-
Sports Authority	0 Stores	-
Pier 1 Imports	1 Store	0.1%
Radio Shack	4 Stores	0.2%
Payless Shoes	7 Stores	0.4%
Sears/Kmart	2 Stores	0.8%
Total Exposure	14 Stores	1.5%

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Current Repositioning - Safeway

Briggs Chaney Marketplace, Silver Spring, Maryland

(Conceptual) Broadlands Village, Ashburn, VA

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Redevelopment and Expansion - Core Portfolio

Silver Diner, Westview Village

Mercy Physicians, Southdale

CVS Pharmacy, Germantown

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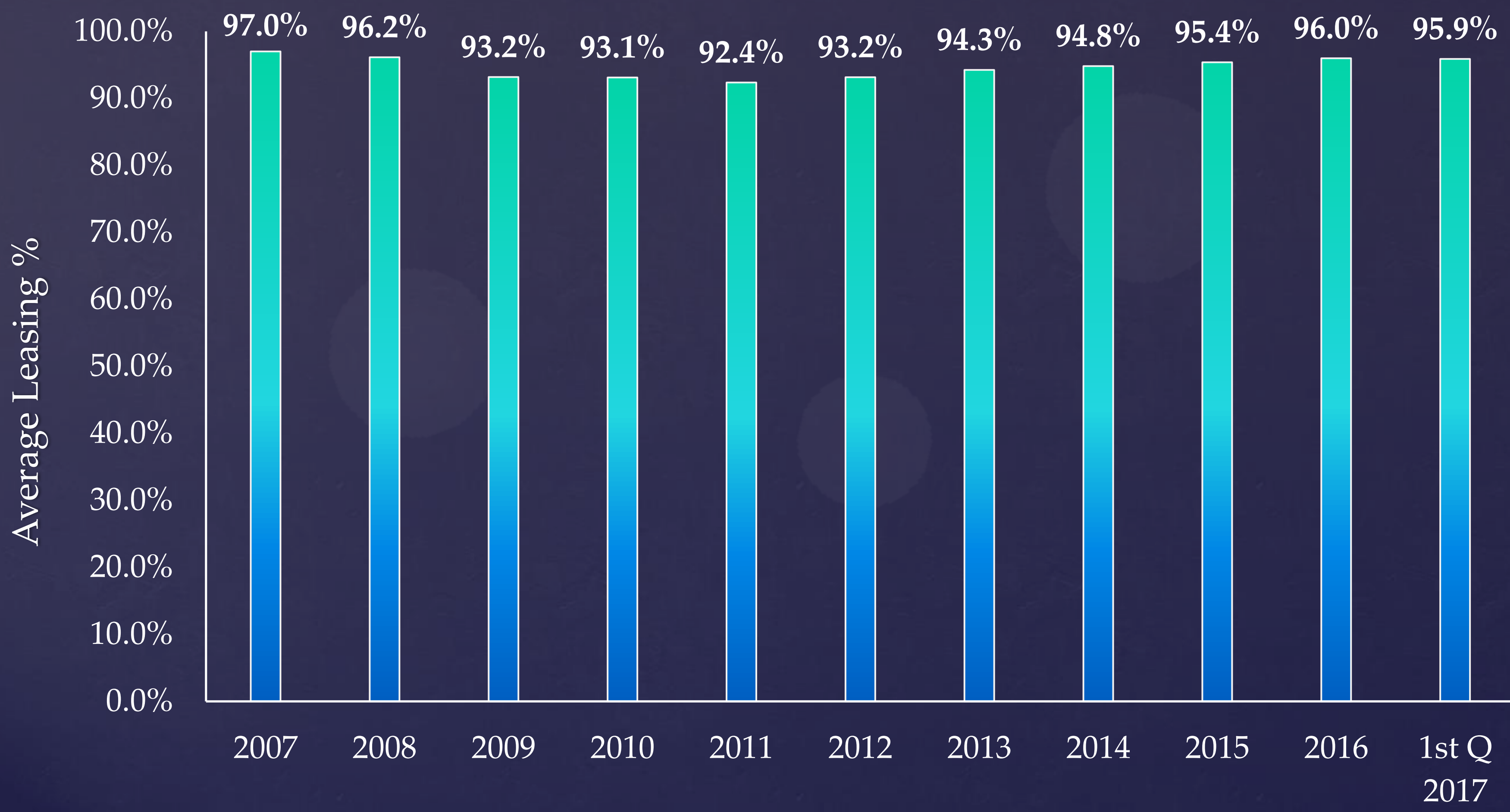
Retail Leasing Percentage



Excludes impact of properties sold or removed from service

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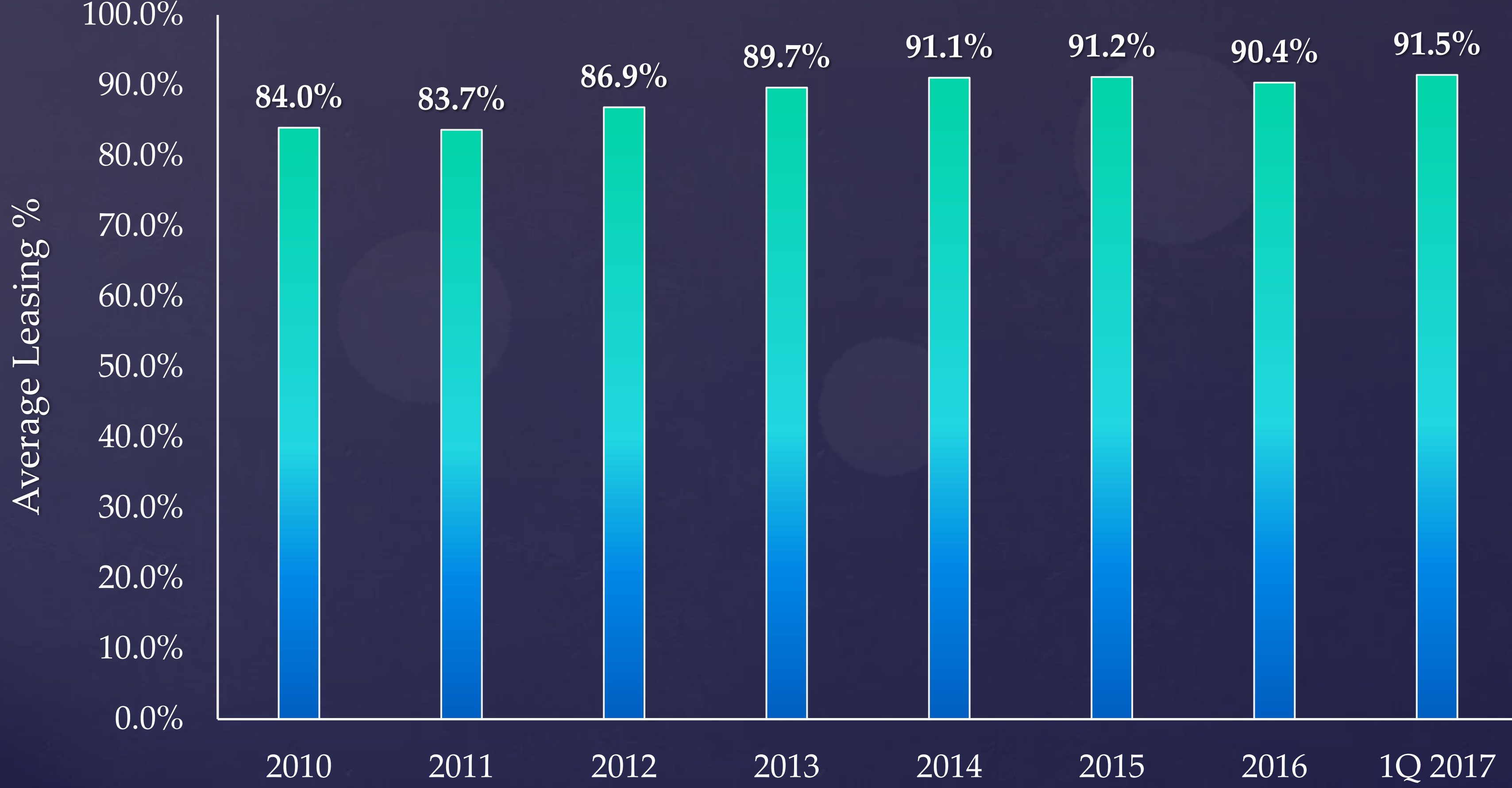
Small Shop Leasing Percentage



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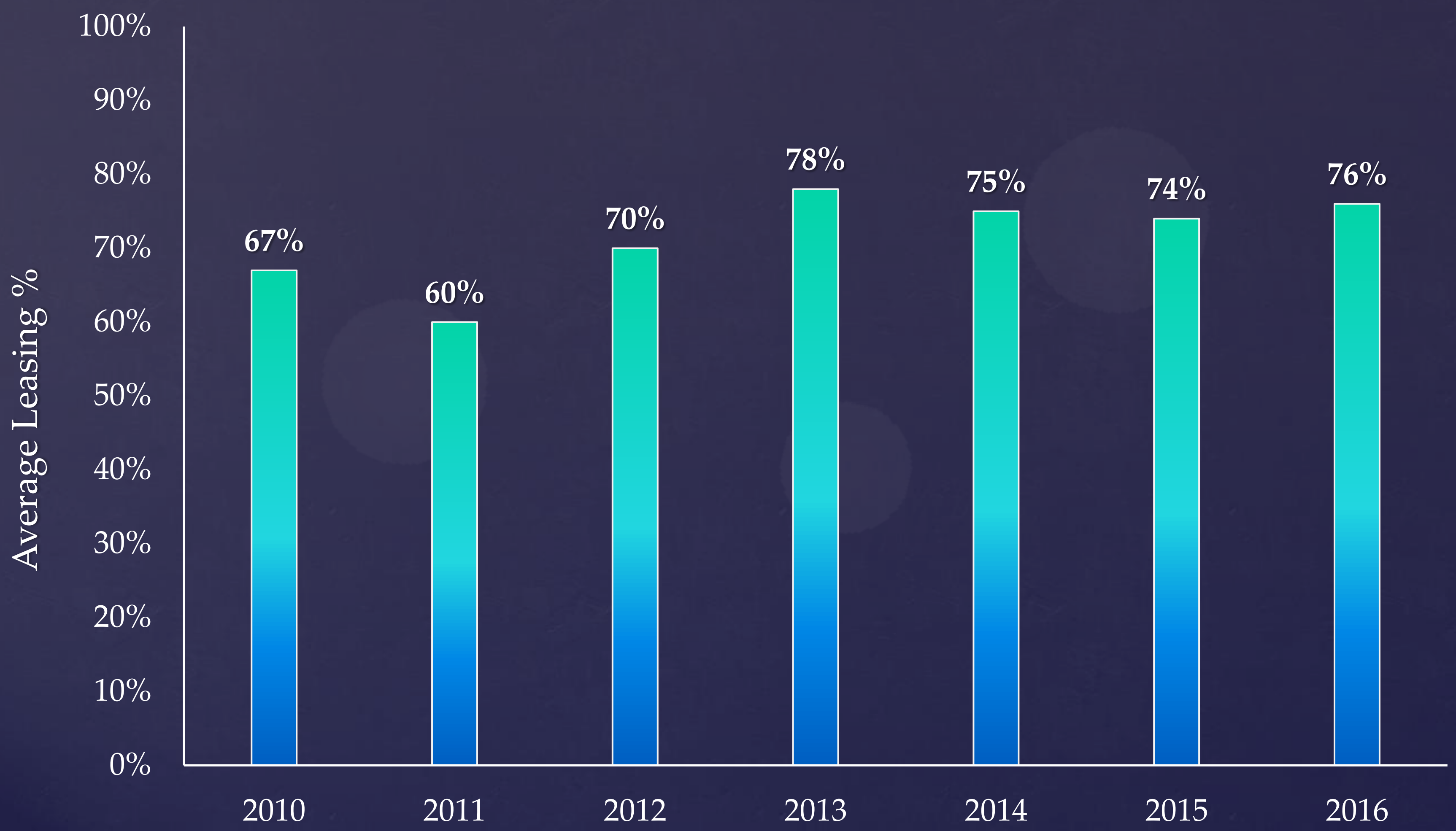
Tenant Renewal Percentage



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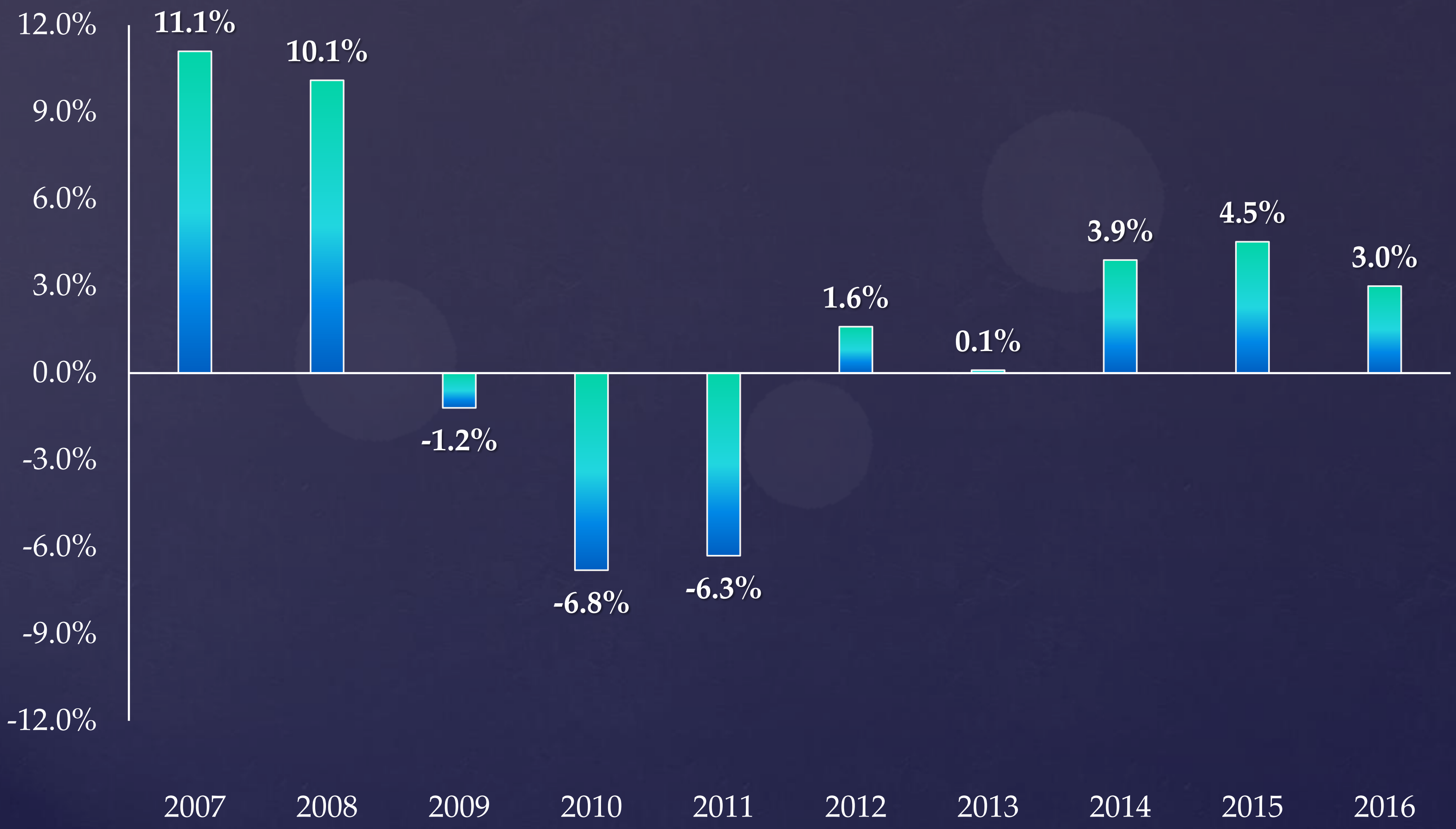
Retail Rental Rate Change



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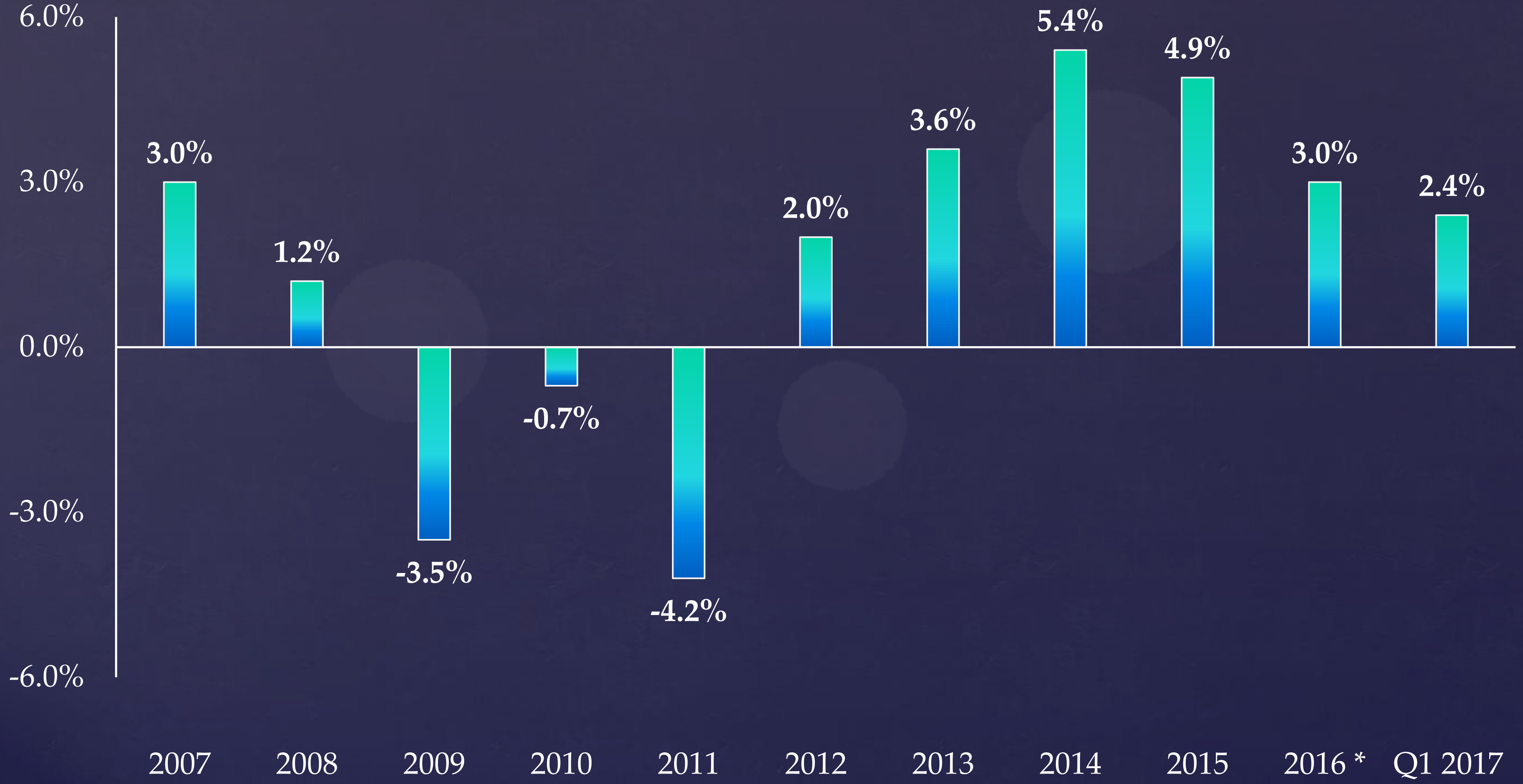
Property Operating Income
(Retail same center)



* Excludes impact of Staples termination fee

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Major Retail Tenant Exposure

Tenant Name	# Locations	Retail SF %	2016 Total Revenue
Giant Food	9	6.7%	4.3%
Safeway *	9	5.8%	2.6%
Capital One Bank **	18	0.7%	2.0%
CVS	8	1.2%	1.6%
Harris Teeter	4	2.5%	1.5%
Lowes Home Center	2	3.3%	1.3%
Publix	5	3.1%	1.3%
Home Depot	2	3.8%	1.6%
Trader Joe's	3	0.5%	0.8%
Petco	4	0.6%	0.5%
Totals	66	28.6%	18.3%

* 2 Safeway locations are subleased to other grocers

** Retail locations only

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Office/Mixed-Use Portfolio

Park Van Ness, Washington, DC

Clarendon Center, Arlington, Virginia

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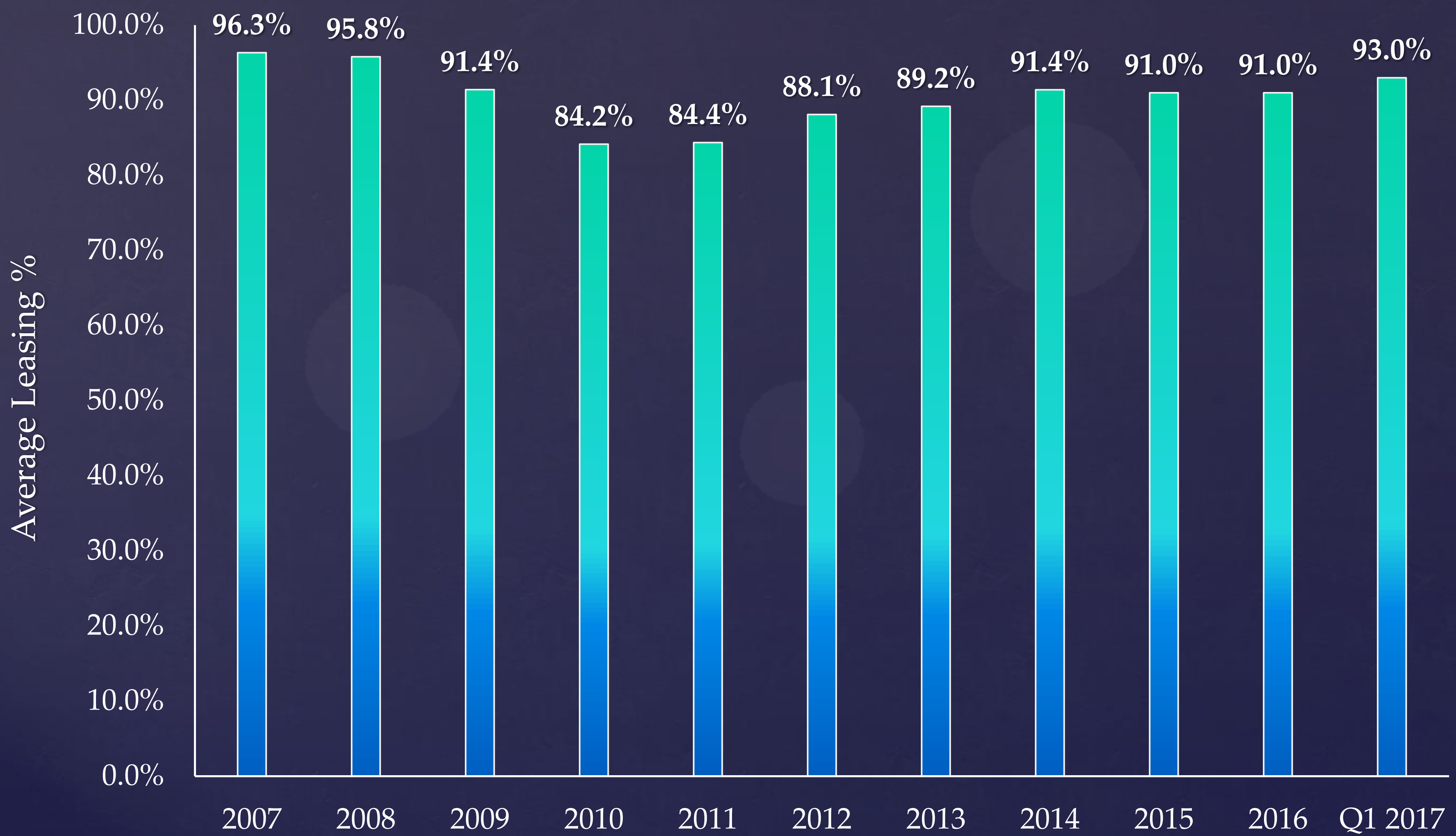
Office / Mixed-Use Leasing Percentage

(commercial space only)



Excludes impact of properties sold or removed from service

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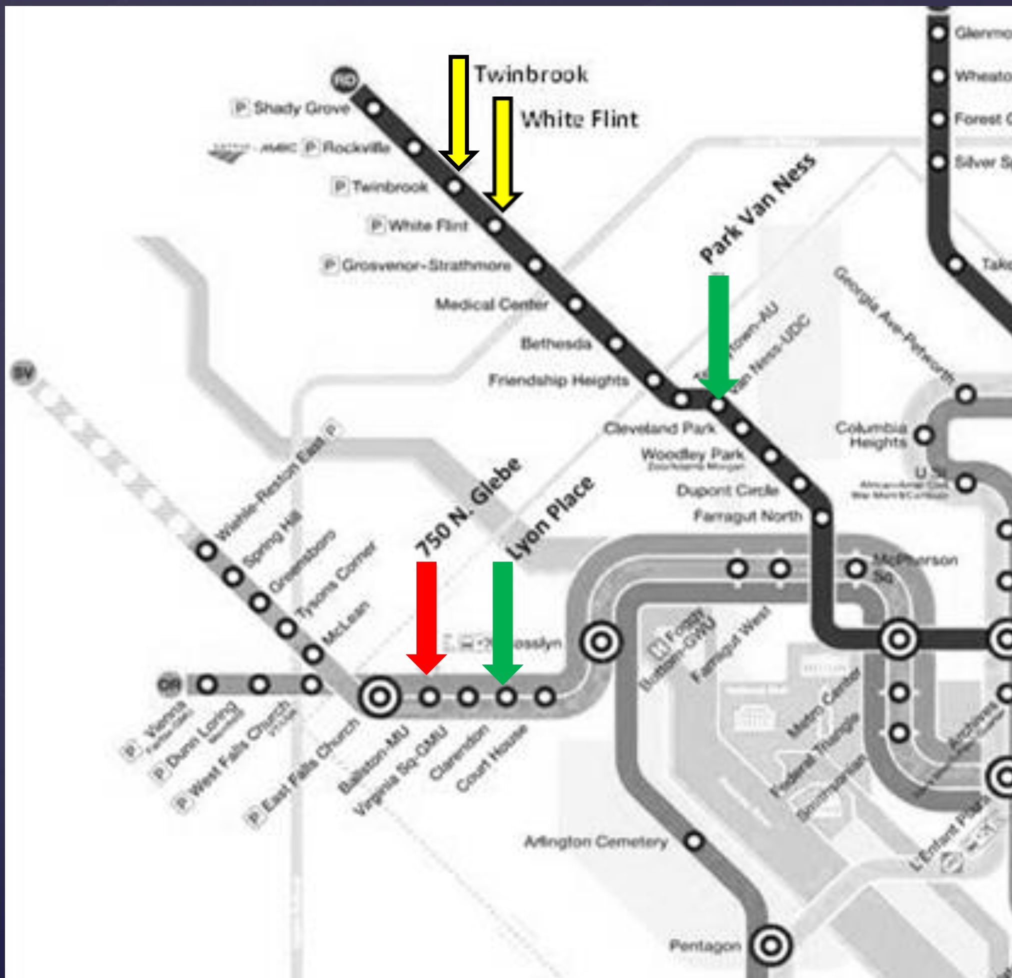
Transit-Oriented Mixed-Use Development Pipeline



22 acres at three Metro sites for up to:

3,000 apartment units

175,000 SF retail

475,000 SF office

Red arrow indicates current development location
Yellow arrows indicate future development locations.
Green arrows indicate operating property locations

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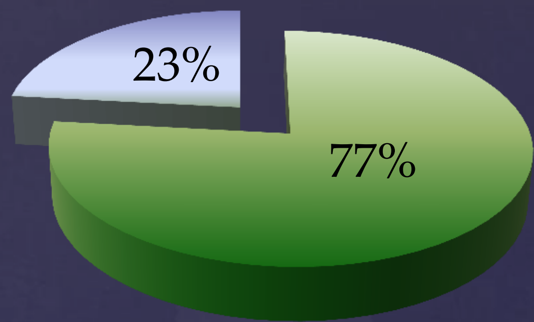
Glebe Road Development

Rendering of proposed Glebe Road development

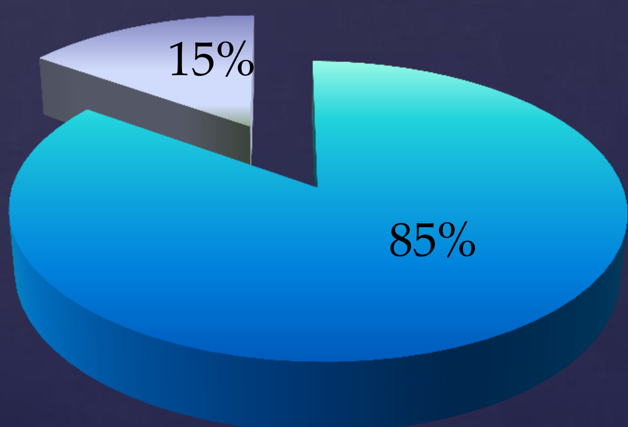
Portfolio Composition

(measured by Property Operating Income)



Shopping Centers 2016 – 77% / 1993 – 73%

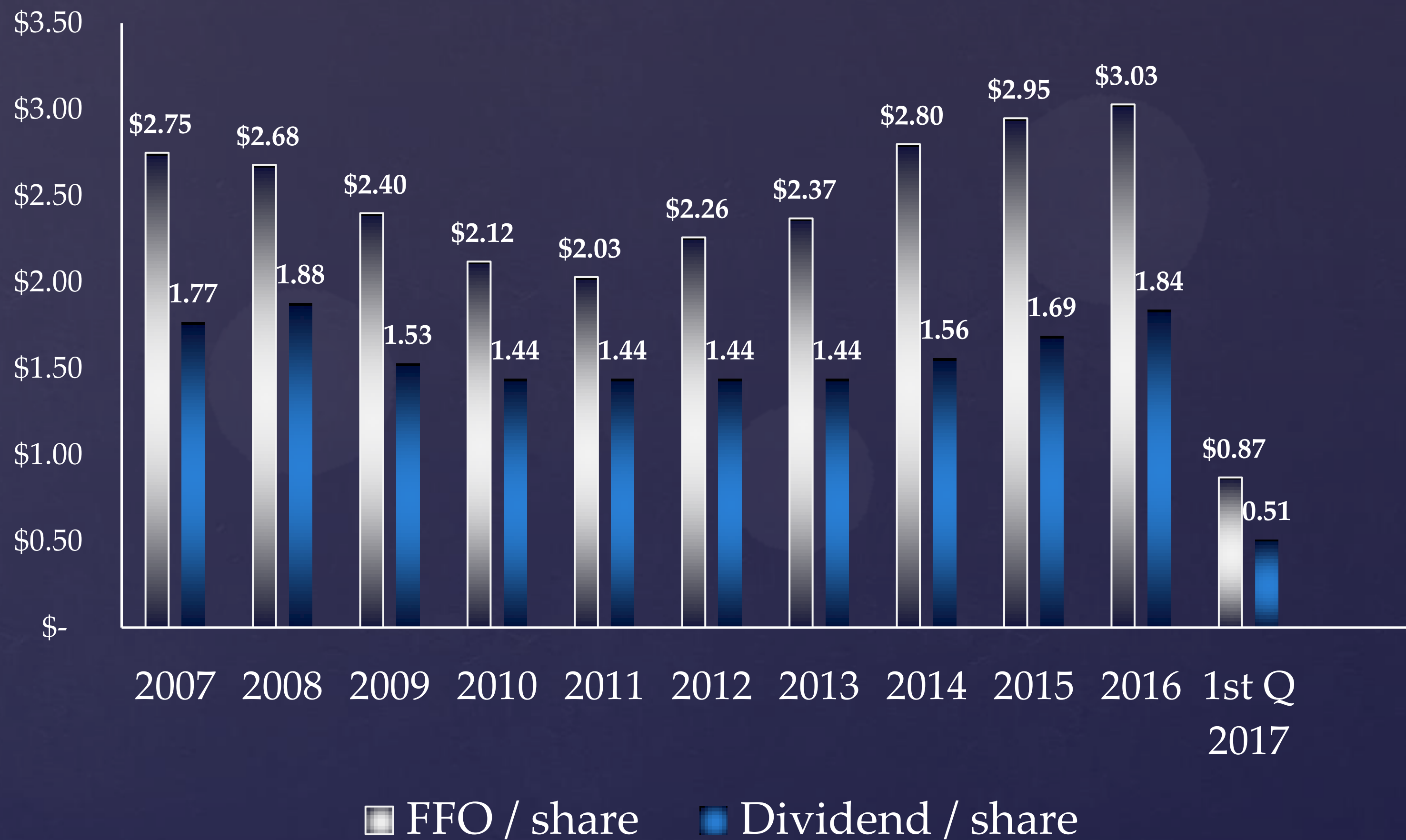
Office/Mixed-Use



Washington DC / Baltimore 2016 – 85% / 1993 – 79%

Other

Funds From Operations (FFO) & Dividends



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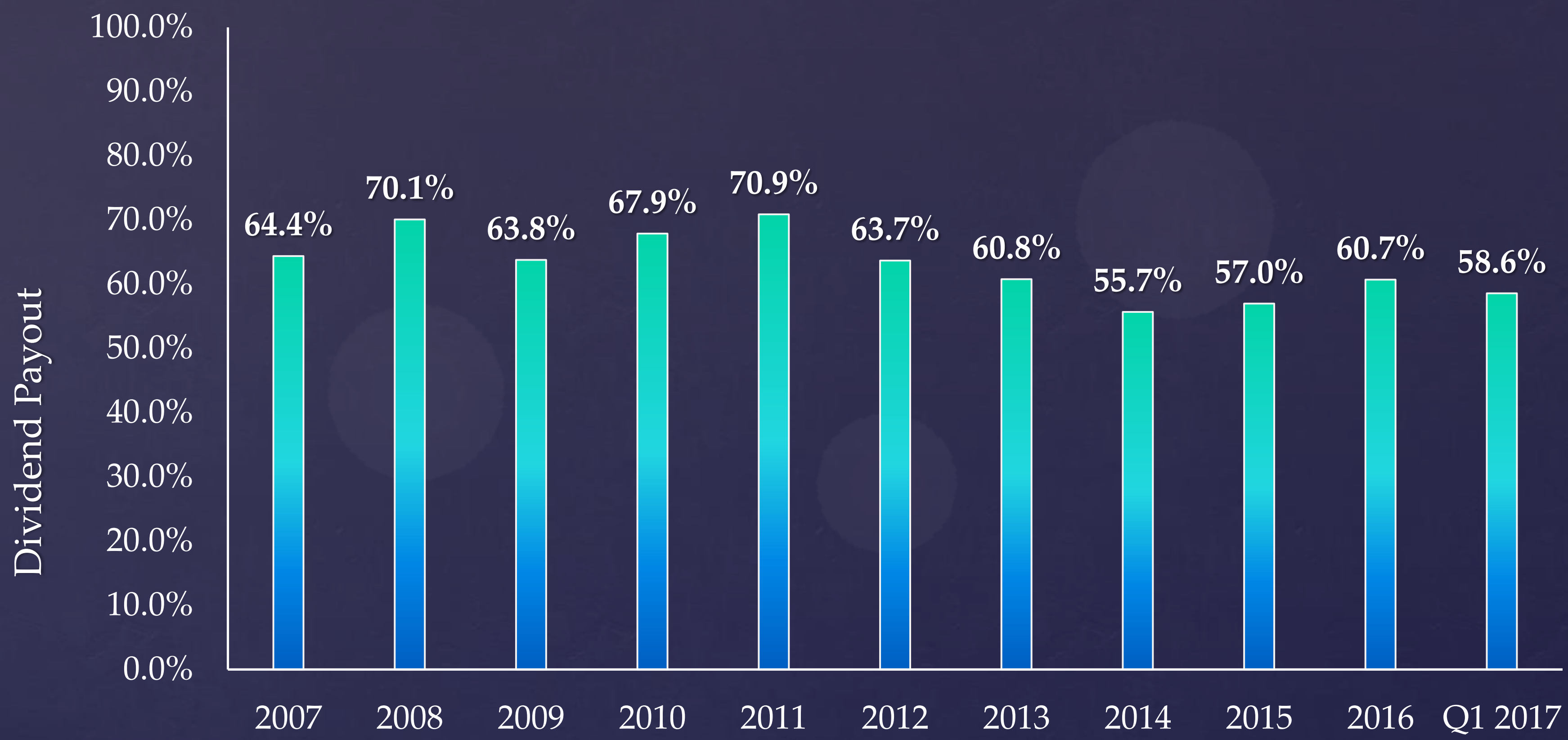
Dividend as a % of FFO



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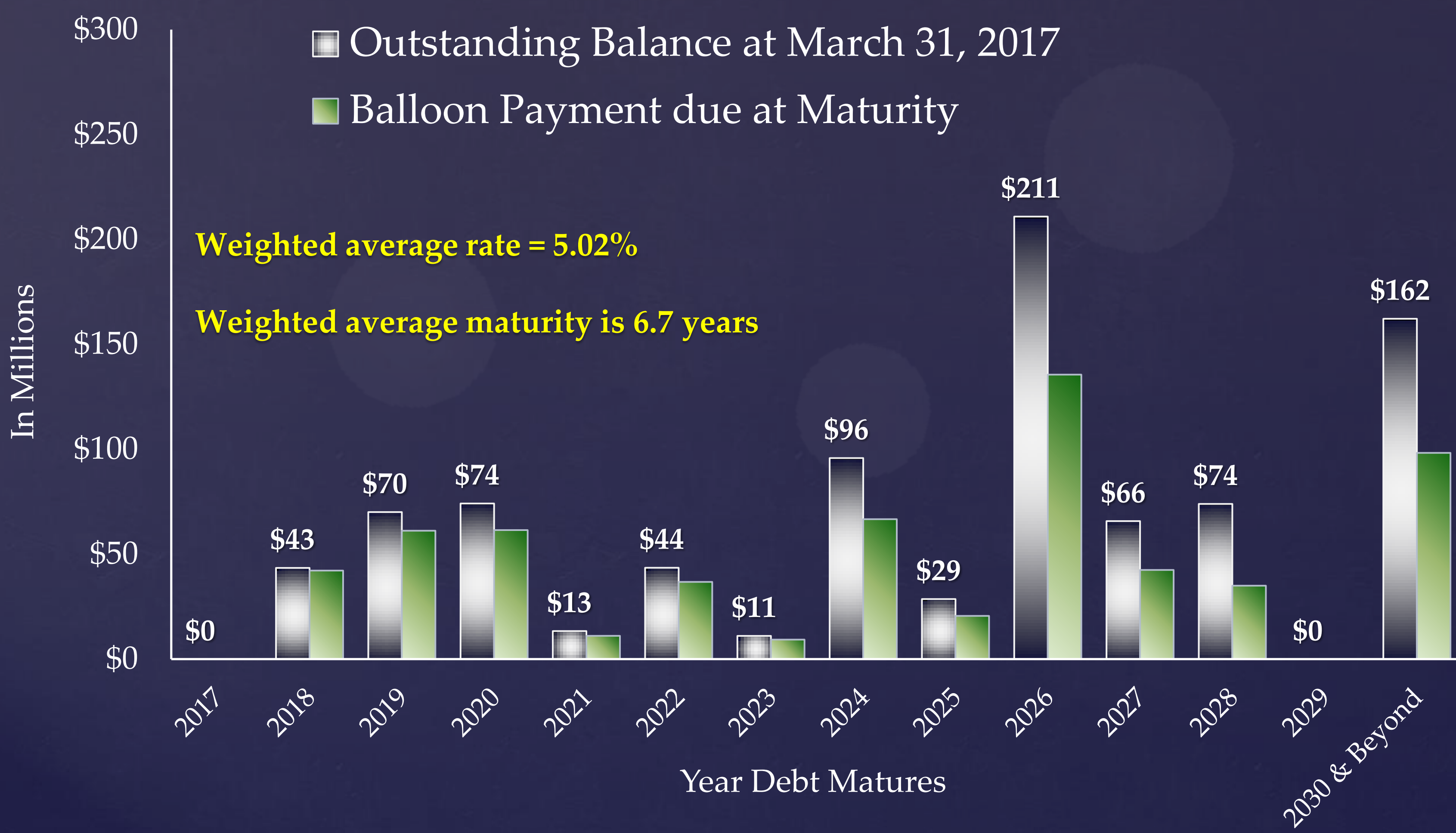
Mortgage Debt Maturities

(May 1, 2017)



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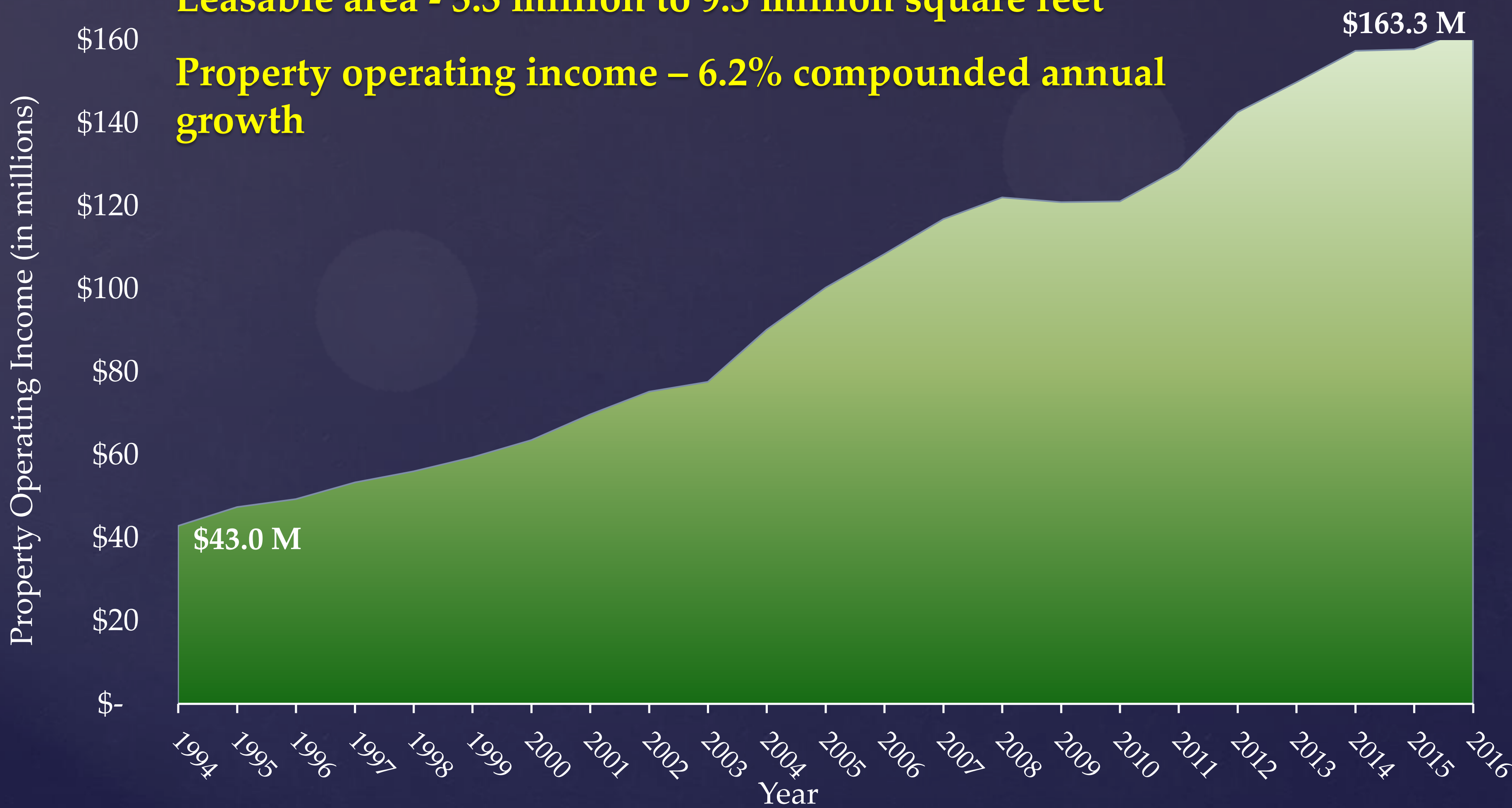
Portfolio Growth

Operating properties - 29 to 56

Leasable area - 5.3 million to 9.5 million square feet

Property operating income – 6.2% compounded annual growth



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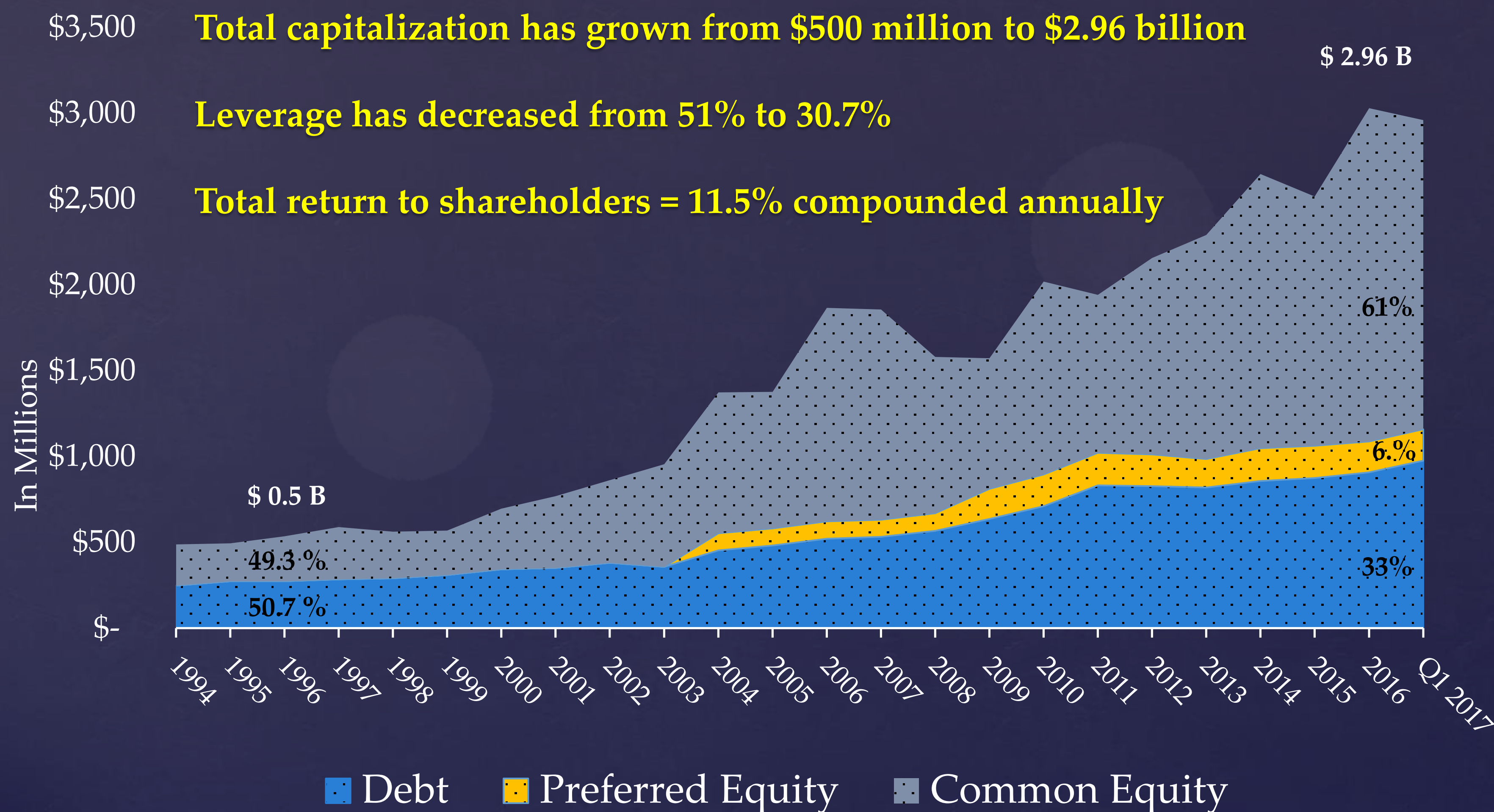
Capital Summary

Total capitalization has grown from $500 million to $2.96 billion

Leverage has decreased from 51% to 30.7%

Total return to shareholders = 11.5% compounded annually



Saul Centers

Saul Centers

Annual Meeting of Stockholders

Forward Looking Statements

•This presentation contains forward-looking statements within the meaning of the federal securities laws. These statements are generally characterized by terms such as "believe," "expect" and "may."

•Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, our actual results could differ materially from those given in the forward-looking statements as a result of changes in factors which include, among others, the following:

•continuing risks related to the challenging domestic and global credit markets and their effect on discretionary spending;

•risks related to our tenants' ability to pay rent and our reliance on significant tenants;

•risks related to our substantial relationships with entities affiliated with our senior management;

•risks of financing, such as increases in interest rates, restrictions imposed by our debt, our ability to meet existing financial covenants and our ability to consummate planned and additional financings on acceptable terms;

•risks related to our development activities;

•risks that our growth will be limited if we cannot obtain additional capital;

•risks that planned and additional acquisitions or redevelopments may not be consummated, or if they are consummated, that they will not perform as expected;

•risks generally incident to the ownership of real property;

•risks related to our status as a REIT for federal income tax purposes; and

•such other risks as described in Part I, Item 1A of our Form 10-K for the year ended December 31, 2016.