2005
Annual
Report

Mid-America Apartment Communities, Inc.

Mid-America Apartment Communities, Inc. (NYSE: MAA) is a publicly traded real estate investment trust which owned or had an ownership interest in 132 multifamily apartment communities with 38,227 apartment homes throughout the Sunbelt region of the United States at year end.

TRANSFORMING

INNOVATIVE

HIGH PERFORMER

STRONG OPERATOR

RESPONSIBLE

DISCIPLINED

GROWTH ORIENTED

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GROWING FROM TWENTY-TWO APARTMENT COMMUNITIES IN 1994 TO SIX TIMES THAT NUMBER TODAY, MID-AMERICA APARTMENT COMMUNITIES HAS DELIVERED TOP-TIER PERFORMANCE FOR SHAREHOLDERS. AS LEASING CONDITIONS FOR APARTMENT HOUSING CYCLES TOWARDS A RAPIDLY IMPROVING PHASE, MID-AMERICA IS WELL POSITIONED TO CAPTURE EXCITING VALUE GROWTH FROM OUR EXISTING PROPERTIES, AS WELL AS NEW VALUE GROWTH FROM A STEADY AND CAREFUL EXPANSION OF OUR PORTFOLIO. WE'RE EXCITED. WITH A PROUD HISTORY OF ACCOMPLISHMENT FOR SHAREHOLDERS, LET US TELL YOU MORE ABOUT WHY WE BELIEVE THE BEST IS YET TO COME.

TOP-TIER PERFORMANCE FOR SHAREHOLDERS

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Whether considering one-year, three-year, five-year or longer investment horizons, Mid-America's total shareholder return has been in the very top-tier of apartment REITs. Through a disciplined investment program and strong operating practices, Mid-America shareholders have captured an annual compounded total return of 17% since the IPO in early 1994. Mid-America's unique investment strategy and strong operating skills generate steady performance, disciplined growth and a solid dividend.

TOTAL SHAREHOLDER RETURN IN 2005 WAS 24.8%

A FOUNDATION IN HIGH-QUALITY REAL ESTATE

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Mid-America's focus on high quality properties, diversified across markets in the robust growth Sunbelt region of the country, provides the foundation for top-tier performance. The company's portfolio of high curb-appeal properties captured another year of strong recognition and awards from various industry and civic organizations during 2005. Mid-America has remained committed to maintaining the quality of its portfolio through steady capital improvements and as a result is poised to capture significant revenue growth over the next few years.

MID-AMERICA PROPERTIES RECEIVED OVER 40 AWARDS IN 2005

INNOVATIVE USES OF TECHNOLOGY

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Mid-America has significantly enhanced its operating platform over the last two years through implementation of a new web-based operating system that will drive a higher level of performance in property, asset and portfolio management. The new operating system supports real time pricing, more opportunistic revenue decisions at each property, drives more efficiencies into inventory management practices and enables a higher level of support and oversight by Asset Management operations.

INTERNET-BASED LEASING WAS UP 6% IN 2005

POSITIONED FOR NEW VALUE GROWTH

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NEARLY $130 MILLION IN ACQUISITIONS SINCE 2004

As the demand for high quality apartment housing in the Sunbelt region grows, Mid-America is poised to capture not only exciting levels of value growth from existing properties, but from new acquisitions as well. Value growth from existing properties is expected to accelerate as leasing conditions improve and the extensive improvements to the operating systems take affect. Additionally, renovation projects underway, including upgrades to kitchens and baths at a number of existing properties, will expand their value and drive higher FFO growth. Mid-America's acquisition program has been expanded and the opportunities for new growth are accelerating. New growth captured through Mid-America's well developed and tested investment program will deliver new value growth in the years to come.

TO MY FELLOW SHAREHOLDERS

We had a terrific year of progress in 2005…

- Funds from operations ("FFO") were $3.20 per common share/unit, a record high performance for our company,
- Same store growth in net operating income was 4.7%; the best performance for Mid-America since 1995,
- We added just over $100 million of high-end properties, in strong growth markets, to our real estate portfolio,
- A new web-based property management system is creating new tools and performance capabilities; enabling Mid-America associates to provide more responsive services to our residents and in turn create higher value for our properties,
- Mid-America's balance sheet strengthened with leverage decreasing 190 basis points,
- Our Board of Directors voted to increase the quarterly dividend in October to 59.5 cents per share, an annual rate of $2.38 per share, and
- Mid-America shareholders captured a 24.8% total return on their investment during 2005, compared to an average for the apartment REIT sector of 14.8%.

Progress continues and performance has been good. But more exciting to us is that with leasing conditions improving and a number of enhancements to our operating capabilities now in place, we believe the best is yet to come for Mid-America's residents, employees and shareholders.

Over the next few years the apartment business is poised to capture very exciting performance. The significant trend up in home ownership over the last few years is slowing, job growth in the economy is expected to remain strong and construction costs have risen considerably, all driving more value into existing properties. The very significant "echo boom" generation that will be entering the work force over the next few years will continue to drive higher levels of demand for apartment housing, especially in the Sunbelt states which are attracting growing migration and immigration. All of these variables will have a very positive impact on the apartment business and particularly Mid-America's portfolio of upscale properties. Being strategically diversified across large, mid-sized and small tier markets, across this high demand Sunbelt region, our properties are poised to capture the benefits from these positive trends.

While we are excited about the changes that are underway, let me note a couple of things that are not going to change. First, we will remain focused on our existing properties and protecting the significant value we have created for our shareholders. "Minding the store" is a message that has always defined our culture. Protecting and enhancing existing value is a priority. As we look to create new value by growing the company, we will also remain very committed to the investment disciplines that have guided us for years. We will only deploy investment capital in situations where we believe that, based on realistic underwriting, we will capture the amount of investment return that our shareholders expect. Growth for growth's sake is a recipe for disaster and a strategy we don't buy into.

I am really excited and proud of the innovations that our Mid-America associates have introduced to the operating and management systems over the last couple of years. Various programs and processes aimed at tighter inventory management designed to drive more productivity in refurbishing apartments, leasing and new resident move-in will yield lower vacancy loss and expense associated with resident turnover. Our use of the internet as a tool for attracting prospective new residents, qualifying and approving their applications and securing their lease is growing. With market conditions improving, the time is right to step up efforts at repositioning a number of properties for better than market rental growth. Our unit interior renovation project is expected to begin a significant upgrade at 17 of our properties this year and set the stage for much more robust rent growth from the portfolio. A stronger operating platform, coupled with improving market conditions set the stage for solid internal FFO growth.

In addition to improving FFO growth from our existing properties, we believe that Mid-America is poised to capture higher levels of new FFO growth from a steady expansion of our portfolio. Our acquisition pipeline is high and we remain very busy in evaluating new property acquisitions. In addition to growth captured by acquiring established properties, we will also be starting development on three construction projects in 2006 that we expect to deliver very attractive investment returns. We will remain focused on capturing the bulk of our new growth through opportunistically acquiring existing operating properties, but expect to supplement this growth with selective opportunities to develop new units when we can do so with superior investment returns.

Mid-America's management team is stable and one of the best in the business. The average tenure at Mid-America of our management team at the vice-president level and above is close to 11 years. Being in a service business, especially since the service and product we supply is an apartment home, our Mid-America associates… particularly the folks working directly on our properties…make all the difference and are a key reason for our top-tier performance for shareholders. We are fortunate to be supported by a very strong Board of Directors who are also a key component of our success and I am very appreciative of their guidance.

Thank you for your trust and confidence in our team.

Very truly yours,

H. Eric Bolton, Jr.
Chairman and CEO

H. ERIC BOLTON, JR.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

2005 FINANCIAL HIGHLIGHTS

(Dollars and shares in thousands, except per share data)	Years Ended December 31, 2005	2004	2003
Net income	**$ 19,744**	$ 25,198	$ 20,206
Preferred dividend distribution	**(14,329)**	(14,825)	(15,419)
Premiums and original issuance costs associated with the redemption of preferred stock(1)	**—**	—	(5,987)
Net income (loss) available for common shareholders	**5,415**	10,373	(1,200)
Depreciation real estate assets	**73,704**	67,302	56,701
Net gain on insurance and other settlement proceeds	**(749)**	(2,683)	(2,860)
Gain on disposition within unconsolidated entities	**(3,034)**	(3,249)	—
Net loss (gain) on insurance and other settlement proceeds of discontinued operations	**25**	(526)	(82)
Depreciation real estate assets of discontinued operations	**—**	681	1,022
Gain on sale of discontinued operations	**—**	(5,825)	(1,919)
Depreciation real estate assets of unconsolidated entities	**482**	1,688	2,345
Minority interest in operating partnership income	**1,571**	2,264	1,360
Funds from operations	**$ 77,414**	$ 70,025	$ 55,367
Weighted average shares, diluted(2)	**21,607**	20,652	18,374
Net income (loss) available for common shareholders, diluted(2)	**$ 0.25**	$ 0.50	$ (0.07)
Weighted average shares and units, diluted	**24,227**	23,316	21,354
Funds from operations per share and unit, diluted	**$ 3.20**	$ 3.00	$ 2.59
Funds from operations before premiums and original issuance costs associated with the redemption of preferred stock per share and unit, diluted	**$ 3.20**	$ 3.00	$ 2.87
Dividends per share	**$ 2.35**	$ 2.34	$ 2.34
Real estate owned, at cost	**$1,987,853**	$1,862,850	$1,695,111
Capital improvements in progress	**$ 4,175**	$ 6,519	$ 7,335
Investments in and advances to real estate joint ventures	**$ 4,182**	$ 14,143	$ 12,620
Total debt	**$1,140,046**	$1,083,473	$ 951,941
Shareholders' equity and minority interest	**$ 392,324**	$ 378,701	$ 383,313
Market capitalization, shares and units(3)	**$1,358,725**	$1,145,183	$ 939,581
Number of properties, including ownership interest and held for sale	**132**	132	127
Number of apartment units, including ownership interest and held for sale	**38,227**	37,904	35,734

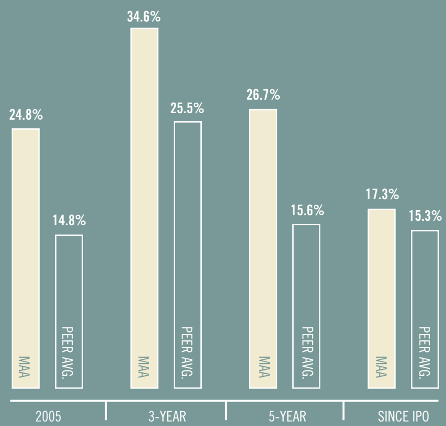
(1) Original issuance costs represent non-cash charges.

(2) For periods where the company reported a net loss available for common shareholders, the effect of dilutive shares has been excluded from net loss available for common shareholders per common share computations as including such shares would be anti-dilutive.

(3) Market capitalization includes all series of preferred shares (value based on $25 per share liquidation preference) regardless of classification on balance sheet, common shares and partnership units (value based on common stock equivalency).

Annualized Common Total Shareholder Returns

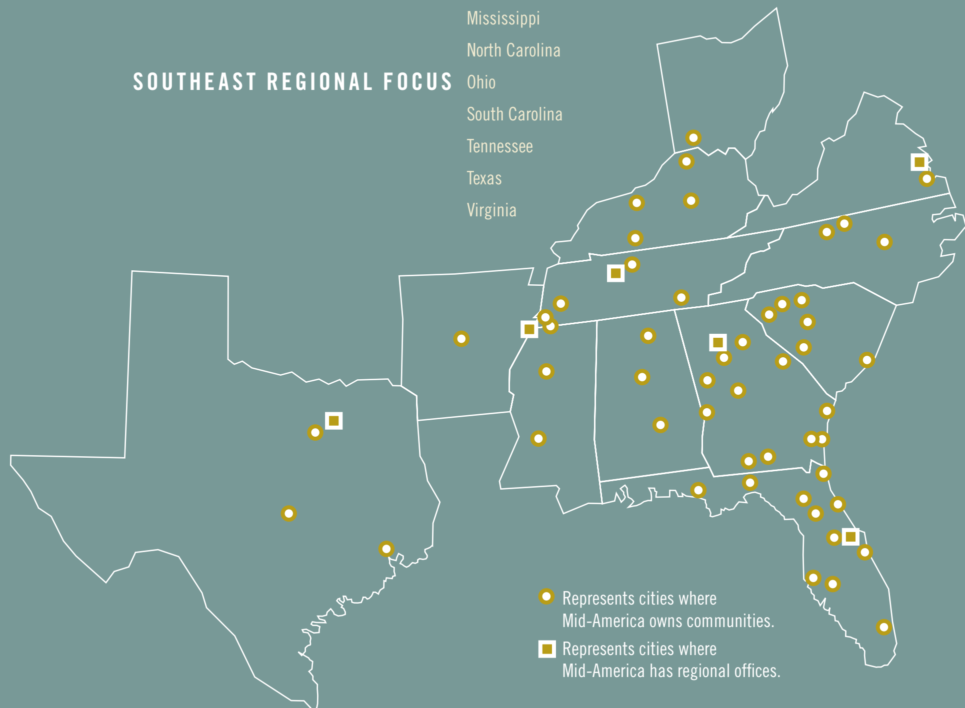
(at December 30, 2005)



Peer Weighted Averages taken from Morgan Stanley's
Real Estate Investment Trusts 2005 Year-End Statistical Supplement

SOUTHEAST REGIONAL FOCUS

Alabama
Arkansas
Florida
Georgia
Kentucky
Mississippi
North Carolina
Ohio
South Carolina
Tennessee
Texas
Virginia



CONSOLIDATED STATEMENTS OF OPERATIONS

(Dollars in thousands, except per share data)	Years ended December 31, 2005	2004	2003
Operating revenues:			
Rental revenues	**$285,965**	$257,265	$227,541
Other property revenues	**11,165**	9,937	8,399
Total property revenues	**297,130**	267,202	235,940
Management fee income	**325**	582	822
Total operating revenues	**297,455**	267,784	236,762
Property operating expenses:			
Personnel	**35,771**	32,154	27,485
Building repairs and maintenance	**11,097**	9,994	9,119
Real estate taxes and insurance	**37,677**	35,135	31,331
Utilities	**16,749**	14,734	12,117
Landscaping	**7,978**	7,251	6,462
Other operating	**14,444**	13,480	12,178
Depreciation	**75,050**	68,653	58,074
Total property operating expenses	**198,766**	181,401	156,766
Property management expenses	**11,871**	10,357	8,435
General and administrative expenses	**10,354**	9,240	7,235
Income from continuing operations before non-operating items	**76,464**	66,786	64,326
Interest and other non-property income	**498**	593	835
Interest expense	**(58,751)**	(50,858)	(44,991)
(Loss) gain on debt extinguishment	**(409)**	1,095	111
Amortization of deferred financing costs	**(2,011)**	(1,753)	(2,050)
Minority interest in operating partnership income	**(1,571)**	(2,264)	(1,360)
Income (loss) from investments in unconsolidated entities	**65**	(287)	(949)
Incentive fee from unconsolidated entity	**1,723**	—	—
Net gain on insurance and other settlement proceeds	**749**	2,683	2,860
Gain on sale of non-depreciable assets	**334**	—	—
Gain on disposition within unconsolidated entities	**3,034**	3,249	—
Income from continuing operations	**20,125**	19,244	18,782

CONSOLIDATED STATEMENTS OF OPERATIONS [continued]

(Dollars in thousands, except per share data)	Years ended December 31, 2005	2004	2003
Discontinued operations:			
Loss from discontinued operations before asset impairment, settlement proceeds and gain on sale	$ **(113)**	$ (197)	$ (577)
Asset impairment on discontinued operations	**(243)**	(200)	—
Net (loss) gain on insurance and other settlement proceeds on discontinued operations	**(25)**	526	82
Gain on sale of discontinued operations	**—**	5,825	1,919
Net income	**19,744**	25,198	20,206
Preferred dividend distribution	**14,329**	14,825	15,419
Premiums and original issuance costs associated with the redemption of preferred stock	**—**	—	5,987
Net income (loss) available for common shareholders	**$ 5,415**	$ 10,373	$ (1,200)
Weighted average shares outstanding (in thousands):			
Basic	**21,405**	20,317	18,374
Effect of dilutive stock options	**202**	335	—
Diluted	**21,607**	20,652	18,374
Net income (loss) available for common shareholders	**$ 5,415**	$ 10,373	$ (1,200)
Discontinued property operations	**381**	(5,954)	(1,424)
Income (loss) from continuing operations available for common shareholders	**$ 5,796**	$ 4,419	$ (2,624)
Earnings per share—basic:			
Income (loss) from continuing operations available for common shareholders	**$ 0.27**	$ 0.22	$ (0.14)
Discontinued property operations	**(0.02)**	0.29	0.07
Net income (loss) available for common shareholders	**$ 0.25**	$ 0.51	$ (0.07)
Earnings per share—diluted:			
Income (loss) from continuing operations available for common shareholders	**$ 0.27**	$ 0.21	$ (0.14)
Discontinued property operations	**(0.02)**	0.29	0.07
Net income (loss) available for common shareholders	**$ 0.25**	$ 0.50	$ (0.07)

See Form 10-K for related footnote disclosures.

CONSOLIDATED BALANCE SHEETS

(Dollars in thousands, except per share data)	December 31, 2005	2004
Assets:		
Real estate assets:		
Land	**$ 179,523**	$ 163,381
Buildings and improvements	**1,740,818**	1,625,194
Furniture, fixtures and equipment	**46,301**	41,682
Capital improvements in progress	**4,175**	6,519
	1,970,817	1,836,776
Less accumulated depreciation	**(473,421)**	(399,762)
	1,497,396	1,437,014
Land held for future development	**1,366**	1,366
Commercial properties, net	**7,345**	7,429
Investments in and advances to real estate joint ventures	**4,182**	14,143
Real estate assets, net	**1,510,289**	1,459,952
Cash and cash equivalents	**14,064**	9,133
Restricted cash	**5,534**	6,041
Deferred financing costs, net	**15,338**	16,365
Other assets	**20,181**	16,837
Goodwill	**5,051**	5,400
Assets held for sale	**—**	8,579
Total assets	**$1,570,457**	$1,522,307
Liabilities and Shareholders' Equity:		
Liabilities:		
Notes payable	**$1,140,046**	$1,083,473
Accounts payable	**3,278**	767
Accrued expenses and other liabilities	**28,380**	43,381
Security deposits	**6,429**	5,821
Liabilities associated with assets held for sale	**—**	164
Total liabilities	**1,178,133**	1,133,606
Minority interest	**29,798**	31,376
8.625% Series G Cumulative Redeemable Preferred Stock, 400,000 shares authorized, 400,000 shares issued and outstanding	**—**	10,000
Shareholders' equity:		
Preferred stock, $.01 par value, 20,000,000 shares authorized, $166,863 or $25 per share liquidation preference:		
9.25% Series F Cumulative Redeemable Preferred Stock, 3,000,000 shares authorized, 474,500 shares issued and outstanding	**5**	5
8.30% Series H Cumulative Redeemable Preferred Stock, 6,200,000 shares authorized, 6,200,000 shares issued and outstanding	**62**	62
Common stock, $.01 par value per share, 50,000,000 shares authorized;		
22,048,372 and 20,856,791 shares issued and outstanding at December 31, 2005 and December 31, 2004, respectively	**220**	209
Additional paid-in capital	**671,885**	634,520
Other	**(2,422)**	(3,252)
Accumulated distributions in excess of net income	**(314,352)**	(269,482)
Accumulated other comprehensive income (loss)	**7,128**	(14,737)
Total shareholders' equity	**362,526**	347,325
Total liabilities and shareholders' equity	**$1,570,457**	$1,522,307

See Form 10-K for related footnote disclosures.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

The Board of Directors and Shareholders of Mid-America Apartment Communities, Inc.

We have audited the consolidated balance sheet of Mid-America Apartment Communities, Inc. and subsidiaries as of December 31, 2005, and the related consolidated statements of operations, shareholders' equity, and cash flows for the year then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit. The financial statements of Mid-America Apartment Communities, Inc. and subsidiaries as of and for each of the two years in the period ended December 31, 2004, were audited by other auditors whose report dated March 8, 2005, expressed an unqualified opinion on those statements.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements as of and for the year ended December 31, 2005, referred to above present fairly, in all material respects, the consolidated financial position of Mid-America Apartment Communities, Inc. and subsidiaries at December 31, 2005, and the consolidated results of their operations and their cash flows for the year ended December 31, 2005, in conformity with U.S. generally accepted accounting principles.

We have also audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the effectiveness of Mid-America Apartment Communities, Inc.'s internal control over financial reporting as of December 31, 2005, based on criteria established in Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission and our report dated February 27, 2006, expressed an unqualified opinion thereon.

Ernst + Young LLP

Memphis, Tennessee
February 27, 2006

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

The Board of Directors and Shareholders of Mid-America Apartment Communities, Inc.

We have audited management's assessment, included in the accompanying Management's Report on Internal Control Over Financial Reporting, that Mid-America Apartment Communities, Inc. maintained effective internal control over financial reporting as of December 31, 2005, based on criteria established in Internal Control—Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (the COSO criteria). Mid-America Apartment Communities, Inc.'s management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting. Our responsibility is to express an opinion on management's assessment and an opinion on the effectiveness of the company's internal control over financial reporting based on our audit.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, evaluating management's assessment, testing and evaluating the design and operating effectiveness of internal control, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

In our opinion, management's assessment that Mid-America Apartment Communities, Inc. maintained effective internal control over financial reporting as of December 31, 2005, is fairly stated, in all material respects, based on the COSO criteria. Also, in our opinion, Mid-America Apartment Communities, Inc. maintained, in all material respects, effective internal control over financial reporting as of December 31, 2005, based on the COSO criteria.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the consolidated balance sheet of Mid-America Apartment Communities, Inc. and subsidiaries as of December 31, 2005, and the related consolidated statements of operations, shareholders' equity, and cash flows for the year then ended and our report dated February 27, 2006, expressed an unqualified opinion thereon.

Ernst & Young LLP

Memphis, Tennessee
February 27, 2006

2005 CIVIC AND INDUSTRY AWARDS

CENTRAL REGION: Multi-Site Manager of the Year; National Association of Home Builders

WOODBRIDGE AT THE LAKE: Rookie of the Year Award; First Coast Apartment Association Annual Circle of Excellence

LIGHTHOUSE COURT: Maintenance Supervisor of the Year; First Coast Apartment Association Annual Circle of Excellence

SAVANNAHS AT JAMES LANDING: Beautification Award for multi-family dwellings; Melbourne Beautification & Environment Advisory Committee

RIVERHILLS: Civic Pride Award; City of Grenada

GEORGETOWN GROVE: Landscape; Savannah Apartment Association

EAGLE RIDGE: 1st Place Apartment Homes Beautification Award; Greater Birmingham Association of Home Builders

EAGLE RIDGE: Best of Best Award; Greater Birmingham Association of Home Builders

TOWNSHIP AT HAMPTON WOODS: Best Overall Community; Peninsula Apartment Council

TOWNSHIP AT HAMPTON WOODS: Maintenance Person of the Year; Peninsula Apartment Council

TOWNSHIP AT HAMPTON WOODS: Leasing Professional of the Year; Peninsula Apartment Council

RUNAWAY BAY: Heritage Registry of Who's Who; Heritage Registry

STONEMILL VILLAGE: First Place Beautification; City of Louisville and Jefferson County

HIDDEN CREEK: First Place Beautification; Chattanooga Apartment Association

WINDRIDGE: Second Place Beautification; Chattanooga Apartment Association

STEEPLECHASE: Third Place Beautification; Chattanooga Apartment Association

GRAND RESERVE: Triple Crowne Landscaping Award (First Place); Lexington Apartment Association

THE VILLAGE: Triple Crowne Landscaping Award (First Place); Lexington Apartment Association

THE MANSION: Triple Crowne Landscaping Award (First Place); Lexington Apartment Association

LAKEPOINTE: Triple Crowne Landscaping Award (First Place); Lexington Apartment Association

GRAND RESERVE: Maintenance Supervisor of the Year; Lexington Apartment Association

GRAND RESERVE: Property Manager of the Year; Lexington Apartment Association

MID-AMERICA APARTMENT COMMUNITIES: Management Company of the Year; Lexington Apartment Association

EAGLE RIDGE: Property Manager of the Year; Greater Birmingham Association of Home Builders

MID-AMERICA APARTMENT COMMUNITIES: Best Corporate Website; Apartment Association of Greater Memphis

MID-AMERICA APARTMENT COMMUNITIES: Superior Marketing Program; Apartment Association of Greater Memphis

RESERVE AT DEXTER LAKE: Best Clubhouse; Apartment Association of Greater Memphis

HICKORY FARM: White Glove Award; Apartment Association of Greater Memphis

RESERVE AT DEXTER LAKE: Grounds Technician of the Year; Apartment Association of Greater Memphis

RESERVE AT DEXTER LAKE: Maintenance Technician of the Year; Apartment Association of Greater Memphis

RESERVE AT DEXTER LAKE: Assistant Property Manager of the Year; Apartment Association of Greater Memphis

EAGLE RIDGE: Team Support Person of the Year; Birmingham Apartment Association

EAGLE RIDGE: Assistant Property Manager of the Year; Birmingham Apartment Association

EAGLE RIDGE: Property Manager of the Year; Birmingham Apartment Association

EAGLE RIDGE: Property of the Year; Birmingham Apartment Association

TPC-MURFREESBORO: Second Place Beautification; Nashville Apartment Association

MONTHAVEN PARK: First Place Beautification; Nashville Apartment Association

GRANDE VIEW: Best of the Best; Nashville Apartment Association

HIGHLAND RIDGE: First Place Overall; Upper State Apartment Association

HOWELL COMMONS: First Place Floral Display; Upper State Apartment Association

PRESERVE AT CORAL SQUARE: Rose Award; Coral Springs Garden Club

BOARD OF DIRECTORS

H. ERIC BOLTON, JR.

A director since February 1997, Mr. Bolton is our Chairman of the Board of Directors, President and Chief Executive Officer. Mr. Bolton joined us in 1994 as Vice President of Development, was named Chief Operating Officer in February 1996 and promoted to President in December 1996. Mr. Bolton assumed the position of Chief Executive Officer following the planned retirement of George E. Cates in October 2001 and became Chairman of the Board in September 2002.

GEORGE E. CATES

A director since 1994, Mr. Cates served as Chairman of the Board of Directors from the time of its initial public offering in February 1994 until September 2002. Mr. Cates served as our President and Chief Executive Officer from February 1994 until his planned retirement in October 2001. Mr. Cates was Chief Executive Officer of The Cates Company from 1977 until its merger with us in February 1994.

ROBERT F. FOGELMAN

Committees: Compensation, Nominating and Corporate Governance. A director since July 1994, Mr. Fogelman has been the President of Fogelman Investment Company, a privately owned investment firm, for more than nine years.

ALAN B. GRAF, JR.

Committees: Audit (Chairman). A director since June 2002, Mr. Graf is the Executive Vice President and Chief Financial Officer of FedEx Corporation, a position he has held since 1998. Prior to that time, he was Executive Vice President and Chief Financial Officer for FedEx Express, FedEx's predecessor, from 1991 to 1998. Mr. Graf joined FedEx in 1980.

JOHN S. GRINALDS

Committees: Audit, Compensation, Nominating and Corporate Governance. A director since November 1997, General Grinalds served as the President of The Citadel from 1997 until August 2005. Prior to assuming the presidency of The Citadel, General Grinalds was the headmaster of Woodberry Forest School. From 1989 to 1991, General Grinalds held the rank of Major General in the United States Marine Corps. In June 2006, General Grinalds will become the head of the Porter-Gaud School in Charleston, South Carolina.

RALPH HORN

Committees: Compensation (Chairman), Nominating and Corporate Governance (Chairman). A director since April 1998, Mr. Horn was elected President, Chief Operating Officer, and a director of First Horizon National Corporation ("FHNC") in July 1991 and Chief Executive Officer in April 1994. Mr. Horn was elected Chairman of the Board of FHNC in January 1996. Mr. Horn served as Chief Executive Officer and President of FHNC until July 2002, and as Chairman of the Board through December 2003.

MARY E. MCCORMICK

Committees: Audit. A director since March 2006, Ms. McCormick served the Ohio Public Employees Retirement System from 1989 through 2005, most recently directing real estate investments and overseeing an internally managed REIT portfolio. Ms. McCormick has also held a number of leadership positions on a variety of national and regional real estate associations.

MICHAEL S. STARNES

Committees: Audit. A director since July 1998, Mr. Starnes founded M.S. Carriers, Inc., a truckload transportation and logistics company, in 1978 and served as Chairman and Chief Executive Officer until its merger with Swift Transportation Co., Inc., in June 2001. Mr. Starnes served as President of M.S. Carriers, a subsidiary of Swift Transportation Co., Inc., from June 2001 until his planned retirement in June 2004.

SIMON R.C. WADSWORTH

A director since March 1994, Mr. Wadsworth joined us in March 1994 and has served as Executive Vice President and Chief Financial Officer since that time.

CORPORATE INFORMATION

Corporate Headquarters
Mid-America Apartment Communities, Inc.
6584 Poplar Avenue, Suite 300
Memphis, TN 38138
901-682-6600
www.maac.net

Independent Registered Public Accountants
Ernst & Young LLP, Memphis, TN

General Counsel
Bass, Berry & Sims, PLC, Memphis, TN

Annual Shareholders Meeting
Mid-America Apartment Communities, Inc. will hold its 2006 annual meeting of shareholders on Tuesday, May 16, 2006, at 1:00 p.m. CDT at the Reserve at Dexter Lake apartments in Memphis, TN.

Stock Listings
Mid-America's stock is listed on the New York Stock Exchange (NYSE). Our common stock is traded under the stock symbol MAA. We have two series of publicly traded preferred stock and they are traded under the stock symbols MAA Pr F and MAA Pr H.

Transfer Agent and Registrar
American Stock Transfer & Trust Company
866-668-6550 shareholder toll-free line
Mid-America's former transfer agent and registrar, Wachovia Bank, N.A., has sold its stock transfer business to American Stock Transfer & Trust Company. We expect the transition to be smooth and look forward to working with American Stock Transfer & Trust Company to meet the needs of our shareholders.

Shareholders who have questions about their accounts or who wish to change ownership or address of stock; to report lost, stolen or destroyed certificates; or wish to sign up for our dividend reinvestment plan or direct stock purchase plan should contact American Stock Transfer & Trust Company at the shareholder service number listed above. Limited partners of Mid-America Apartments, L.P. wishing to transfer their units or convert units into shares of common stock of Mid-America Apartment Communities, Inc. should contact Mid-America directly at the corporate headquarters.

Annual Report and Form 10-K
A copy of Mid-America's Annual Report and Form 10-K for the year ended December 31, 2005, as filed with the Securities and Exchange Commission (SEC) will be sent without charge upon written request to the corporate headquarters address, attention Investor Relations, and is also available on the Investor Relations page of our web-site at www.maac.net. Mid-America's other SEC filings as well as our corporate governance documents are also available.

CEO and CFO Certifications
As is required by Section 303A.12(a) of the NYSE's corporate governance standards, the CEO Certification has been previously filed without qualification with the NYSE. Certifications of the CEO and CFO pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 have been filed as exhibits to Mid-America's Form 10-K.

The Open Arms Foundation
The Open Arms Foundation is Mid-America's corporate charity that provides fully-furnished two-bedroom apartment homes free of charge to families displaced from their own homes by long-term medical care needs. The Open Arms Foundation currently offers 30 homes to families in medical crisis.

Open Arms

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Mid-America Apartment Communities, Inc. • 6584 Poplar Avenue, Suite 300 • Memphis, TN 38138 • P. 901.682.6600

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