

WELL
POSITIONED



Mid-America Apartment Communities, Inc.

2009 Annual Report

Our portfolio of high-quality properties across the Sunbelt region of the country generated record FFO results in 2009. A disciplined strategy focused on the high-growth Sunbelt region, a portfolio of quality apartment homes, a strong technology-based operating platform and a strong balance sheet has our company **well positioned** for the coming recovery cycle.



**WELL POSITIONED
IN PHOENIX, AZ**

MID-AMERICA
APARTMENT
COMMUNITIES, INC.

is a publicly-traded real estate investment trust which owned or had an ownership interest in 147 multifamily apartment communities with 43,604 apartment homes throughout the Sunbelt region of the United States at year end.

OUR ANNUAL TOTAL RETURN TO SHAREHOLDERS OVER THE LAST TEN YEARS WAS 15.8% AND REPRESENTED THE HIGHEST TEN-YEAR SHAREHOLDER PERFORMANCE AMONG ALL APARTMENT REAL ESTATE INVESTMENT TRUSTS.

WELL POSITIONED IN NASHVILLE, TN



WELL POSITIONED IN AUSTIN, TX



WELL POSITIONED IN RALEIGH, NC

WELL POSITIONED IN ATLANTA, GA



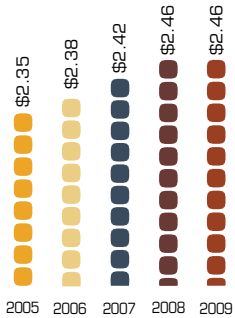
WELL POSITIONED IN DALLAS, TX

WELL POSITIONED IN HOUSTON, TX

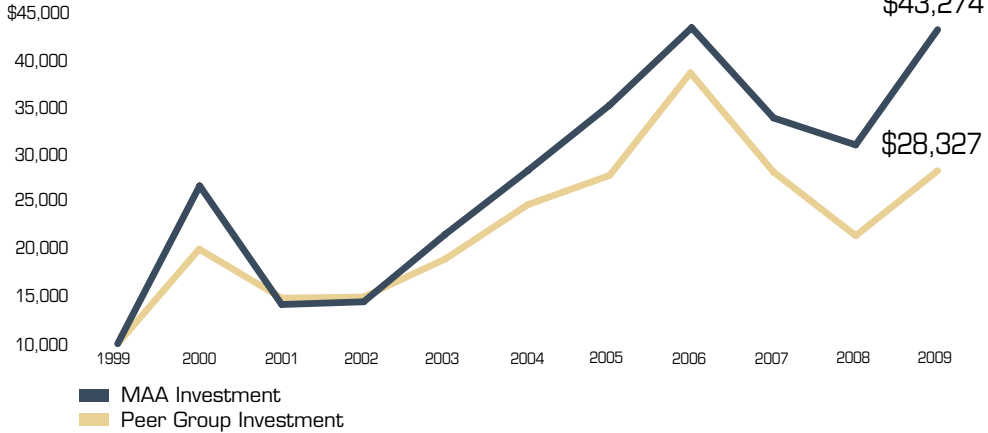
WELL POSITIONED IN TAMPA, FL



Annual Cash Dividends Paid (per Common Share)



Return on Investment Value of \$10,000 Investment



Source: SNL Equity Research



TO MY FELLOW SHAREHOLDERS:

At the beginning of 2009 the U.S. economy was facing a worrisome and uncertain future. Unemployment was rising, capital markets were under stress and asset values were declining. All of this combined to create a challenging environment for the apartment business and our company. We took a number of actions early in the year to best position the company for this period of uncertainty and significant economic weakness. As a result of these actions together with the solid foundation we built over the past several years through disciplined investing and strengthening of our balance sheet, Mid-America Apartment Communities, or MAAC, delivered superior results in 2009 that were well ahead of expectations:

- Funds from Operations per diluted share and unit for the year 2009 were \$3.79, an all-time high for our company.
- Same store occupancy throughout last year averaged 95.6% and was well ahead of the performance captured in 2008.
- Resident move-outs in 2009 were at the lowest level ever incurred in our company's history with same store unit turnover at 58%.



Employment growth projections:

	Dallas	National
2010	0.5%	(0.7)%
2011	2.7%	1.6%
2012	3.8%	3.2%
2013	4.0%	2.9%

Source: Economy.com

WE ARE WELL POSITIONED WITH A UNIQUE AND DIVERSIFIED PORTFOLIO STRATEGY DESIGNED TO CONTINUE TO EXPERTLY EXTRACT VALUE FROM MARKETS ACROSS THE SUNBELT REGION.

- Same store collection loss as a percent of potential rent was only 0.36%, the lowest in our company history.
- Our balance sheet remained in a strong position with year-end debt to gross assets at 50% and our fixed-charge coverage ratio at 2.68 times.
- We acquired \$141 million of new properties in 2009 on a very attractive basis that will help drive higher shareholder value in the coming years.
- And, notably, total shareholder return for the year 2009 was 39.3%, well ahead of the apartment REIT sector average.

Most economists suggest that it will be 2011 or later before recovery in the employment markets gets underway. As a result, 2010 will be another challenging year for apartment leasing. We expect continued revenue pressure as a consequence of both the pricing actions taken during 2009, and the continued weakness in the leasing environment. Our focus remains centered on protecting occupancy, aggressively controlling expenses, keeping our balance sheet strong and serving our residents at the high standards that define our apartment communities and company.

Nashville, Tennessee



Employment growth projections:

	Nashville	National
2010	(0.3)%	(0.7)%
2011	2.1%	1.6%
2012	3.2%	3.2%
2013	3.1%	2.9%

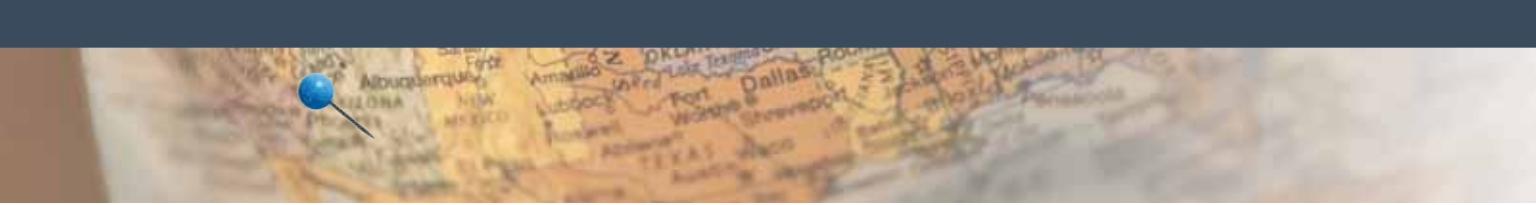
Source: Economy.com



Despite the expected challenges in 2010, the long-term outlook for the apartment business is arguably stronger than at any time in our company history. Demographic trends for the U.S. population suggest that the prime apartment rental age group, those between the ages of 21–35, is growing both in absolute numbers and as a percent of the overall population such that we will see significantly higher demand for apartment housing over the next 5 to 7 years. The leading edge of this demographic wave is already emerging but has been somewhat restrained over the past couple of years as the weak employment market has driven many recent college graduates to return home, double up with a roommate, or otherwise delay establishing their own household. As the economy and employment markets improve, this pent-up demand is expected to help fuel a strong recovery for apartment leasing.



Another significant shift underway continues to be the return to a more normal and sustainable mix of households that rent versus own their home. Over the last



Phoenix, Arizona



few years, the aggressive financing market for single-family housing served to artificially depress the demand for apartment rentals. As the U.S. returns to an appropriate and sustainable level of allocation between owner-occupied and rental housing, we will see continued growth and recovery in the demand for apartment housing.

Against this backdrop of growing demand, we are experiencing an unprecedented level of decline in the construction of new apartment properties. The lack of financing available for new apartment construction, coupled with the weaker leasing environment and

TECHNOLOGY, SUCH AS OUR ACCESS 24/7 WEB PORTAL, HAS US **WELL POSITIONED** TO CAPITALIZE ON OPERATIONAL EFFICIENCIES AND DELIVER CONVENIENT SERVICE TO OUR RESIDENTS.

decline in rent levels, simply doesn't support construction. The expectation is that it will be this way for a couple of years.

These evolving supply and demand trends for apartment housing create an environment for apartment leasing that should be very strong over the next few years.

What does all this mean for our company and why are we so optimistic about our future? Why do we believe MAAC is particularly **well positioned** for the coming recovery cycle for the apartment industry? Let me tell you...

- The southeast and southwest regions of the U.S., where MAAC is focused, are poised to capture the strongest job growth trends in the country over the next ten years. Employers are drawn to the affordability of the region...lower costs for land, labor, housing and taxes.
- MAAC has a portfolio of high-quality properties that are generally newer and higher-end than many of the properties we compete against in our local



Employment growth projections:

	Phoenix	National
2010	(1.7)%	(0.7)%
2011	0.8%	1.6%
2012	3.2%	3.2%
2013	3.9%	2.9%

Source: Economy.com

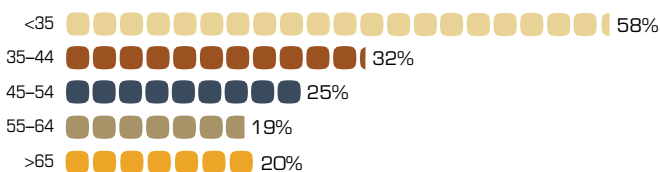


markets. We strive to serve a broad segment of the apartment market where demand is high.

- Unlike past recovery cycles where unbridled new apartment construction has sometimes led to an oversupply of apartment housing in our region, we believe this particular recovery cycle will be different due to a difficult financing environment. As compared to past recovery cycles, annual new construction deliveries in the southeast and southwest are expected to be at levels significantly below anything we've experienced in the past 30 years.
- MAAC has one of the strongest operating platforms in the region with new web-based technologies and systems that create capabilities and competitive advantages that enable our property teams to drive performance in excess of market norms for the regions, particularly in our secondary markets.

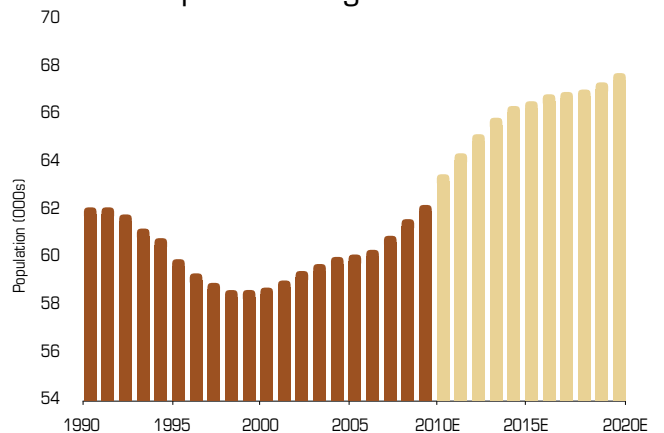


Propensity to Rent by Age Group

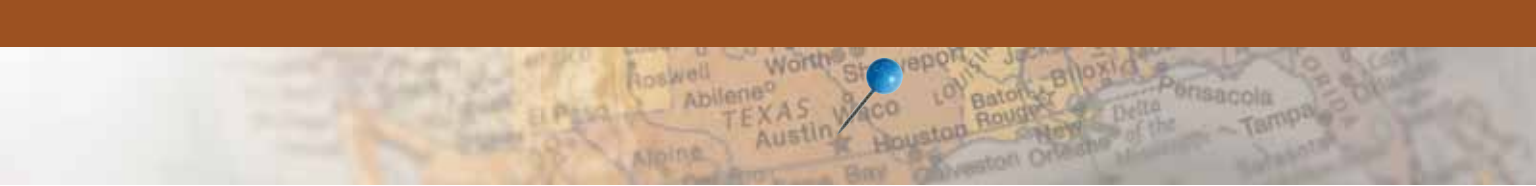


Source: U.S. Census Bureau

Population Aged 20-30



Source: U.S. Census Bureau, JCHS-Harvard University



THE HIGH QUALITY OF OUR ASSETS HAS US **WELL POSITIONED** TO OUT-PERFORM THE COMPETITION IN OUR MARKETS.



Austin, Texas

- As a result of our regional focus on markets in the southeast and southwest, we have a strong track record of success in capturing new growth opportunities in a disciplined fashion. We have an active deal flow and expect to execute on these opportunities over the next few years as the weak operating environment continues to create more stress for over-leveraged properties.
- Our balance sheet is in terrific shape. The company is well positioned to support steady recovery from our existing properties and actively pursue new deals as well.

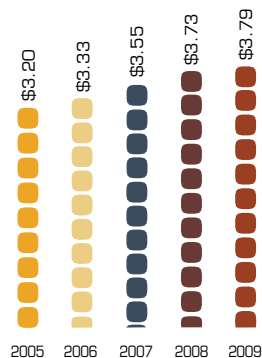
Taken together, these factors work to create a strong recovery opportunity for MAAC as the overall economy and employment markets begin to improve.

Employment growth projections:

	Austin	National
2010	1.5%	(0.7)%
2011	2.5%	1.6%
2012	3.9%	3.2%
2013	4.4%	2.9%

Source: Economy.com

FFO Per Share/Unit





Management Team (from left) James Andrew Taylor, EVP and Director of Asset Management; Albert M. Campbell, III, EVP and CFO; H. Eric Bolton, Jr., CEO and Chairman of the Board; Thomas L. Grimes, Jr., EVP and Director of Property Management Operations.

Our goal is to provide an investment return to shareholders that outperforms the apartment REIT sector over the long haul. Importantly, we aim to deliver this performance with lower levels of volatility and risk than are inherent in other company strategies. Our strategy is built around a practice of disciplined capital allocation and careful underwriting, with a culture and focus directed at property operations. We like to be out at the properties and we believe in supporting our on-site folks in every way we can. While a disciplined strategy, high-quality properties and superior operating capabilities provide a solid foundation for our performance, it's our MAAC associates that work directly with our residents and those that support our on-site team members that really make it all come together successfully.

Employment growth projections:

	Raleigh	National
2010	0.6%	(0.7)%
2011	2.6%	1.6%
2012	3.9%	3.2%
2013	3.5%	2.9%

Source: Economy.com



Raleigh, North Carolina



OUR STRONG BALANCE SHEET HAS US **WELL POSITIONED** TO CAPTURE GROWTH OPPORTUNITIES IN THE RECOVERING ECONOMY.

Though the economy continues to face uncertainty and a long road to recovery, we believe MAAC remains well positioned to weather this down cycle. As we begin to look towards the future, I'm more excited about our company's prospects than I've ever been in my sixteen years here at MAAC. The outlook for the apartment business is bright and we believe our company is particularly **well positioned** to capitalize on the coming recovery.



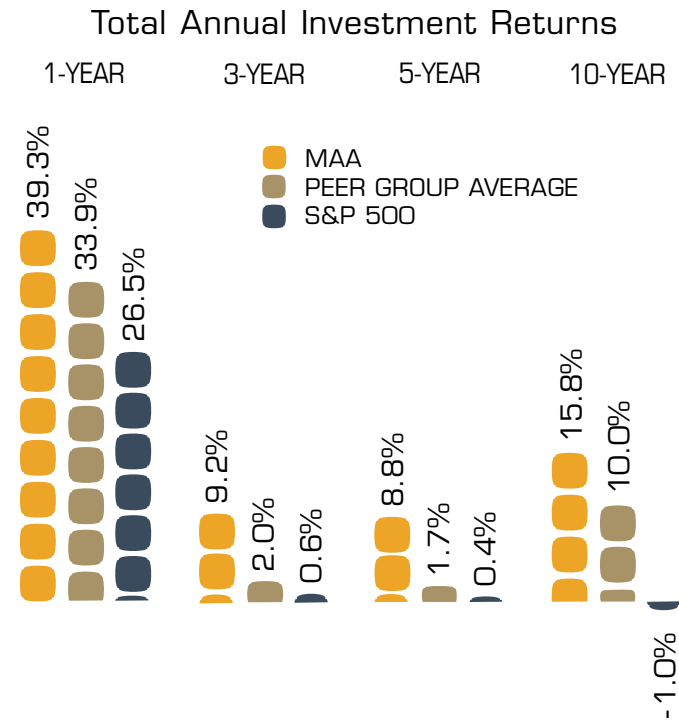
We take our responsibilities to serve and perform for our shareholders seriously. Thank you for the trust you place in our team and for your investment in Mid-America.

Sincerely,

H. Eric Bolton, Jr.
Chairman and CEO



2009 FINANCIAL HIGHLIGHTS



RECORD HIGH **FFO** PER SHARE OF **\$3.79**

YEAR-END PHYSICAL OCCUPANCY **95.1%**

SAME STORE UNIT TURNOVER **58%**

YEAR-END DEBT TO GROSS ASSETS **50%**

YEAR-END FIXED CHARGE COVERAGE **2.68** TIMES

FINANCIAL HIGHLIGHTS

(Dollars and shares in thousands, except per share data)	Years Ended December 31,		
	2009	2008	2007
Net income attributable to Mid-America Apartment Communities, Inc.	\$ 37,211	\$ 30,249	\$ 39,946
Preferred dividend distribution	12,865	12,865	13,688
Premiums and original issuance costs associated with the redemption of preferred stock	—	—	589
Net income available for common shareholders	24,346	17,384	25,669
Depreciation of real estate assets	94,020	88,555	83,532
Net casualty (gains) loss and other settlement proceeds	(32)	247	(589)
Gains on dispositions within real estate joint ventures	—	(38)	(5,388)
Depreciation of real estate assets of discontinued operations	—	706	1,517
(Gains) loss on sales of discontinued operations	(4,649)	120	(9,164)
Depreciation of real estate assets of real estate joint ventures	970	953	15
Net income attributable to noncontrolling interests	2,010	1,822	3,510
Funds from operations	\$ 116,665	\$ 109,749	\$ 99,102
Weighted average shares, diluted	28,348	27,084	25,503
Net income available for common shareholders, diluted	\$ 0.85	\$ 0.64	\$ 1.01
Weighted average shares and units, diluted	30,802	29,459	27,943
Funds from operations per share and unit, diluted	\$ 3.79	\$ 3.73	\$ 3.55
Dividends paid per share	\$ 2.46	\$ 2.46	\$ 2.42
Real estate owned, at cost	\$2,732,218	\$2,552,808	\$2,343,130
Capital improvements in progress	\$ 10,517	\$ 25,268	\$ 12,886
Investments in and advances to real estate joint ventures	\$ 8,619	\$ 6,824	\$ 168
Total debt	\$1,399,596	\$1,323,056	\$1,264,620
Total equity and redeemable stock	\$ 456,028	\$ 444,422	\$ 432,398
Market capitalization (shares and units) ⁽¹⁾	\$1,671,036	\$1,293,145	\$1,358,100
Number of properties, including joint venture ownership interest ⁽²⁾	147	145	137
Number of apartment units, including joint venture ownership interest ⁽²⁾	43,604	42,554	40,248

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

(2) Property and apartment unit totals have not been adjusted to exclude properties held for sale.

CONSOLIDATED BALANCE SHEETS

(Dollars in thousands, except per share data)	December 31,	
	2009	2008
Assets:		
Real estate assets:		
Land	\$ 255,425	\$ 240,426
Buildings and improvements	2,364,918	2,198,063
Furniture, fixtures and equipment	73,975	65,540
Capital improvements in progress	10,517	25,268
	2,704,835	2,529,297
Less accumulated depreciation	(788,260)	(694,054)
	1,916,575	1,835,243
Land held for future development	1,306	1,306
Commercial properties, net	8,721	7,958
Investments in real estate joint ventures	8,619	6,824
	1,935,221	1,851,331
Real estate assets, net		
Cash and cash equivalents	13,819	9,426
Restricted cash	561	414
Deferred financing costs, net	13,369	15,681
Other assets	19,731	16,840
Goodwill	4,106	4,106
Assets held for sale	19	24,157
	1,986,826	\$1,921,955
Liabilities and Shareholders' Equity:		
Liabilities:		
Notes payable	\$1,399,596	\$1,323,056
Accounts payable	1,702	1,234
Fair market value of interest rate swaps	51,160	76,961
Accrued expenses and other liabilities	69,528	66,982
Security deposits	8,789	8,705
Liabilities associated with assets held for sale	23	595
	1,530,798	1,477,533
Total liabilities		
Redeemable stock	2,802	1,805
Shareholders' equity:		
Preferred stock, \$0.01 par value per share, 20,000,000 shares authorized, \$155,000 or \$25 per share liquidation preference; 8.30% Series H Cumulative Redeemable Preferred Stock, 6,200,000 shares authorized, 6,200,000 shares issued and outstanding	62	62
Common stock, \$0.01 par value per share, 50,000,000 shares authorized; 29,095,251 and 28,224,708 shares issued and outstanding at December 31, 2009 and 2008, respectively ⁽¹⁾	290	282
Additional paid-in capital	988,642	954,127
Accumulated distributions in excess of net income	(510,993)	(464,617)
Accumulated other comprehensive income	(47,435)	(72,885)
	430,566	416,969
Total Mid-America Apartment Communities, Inc. shareholders' equity		
Noncontrolling interest	22,660	25,648
	453,226	442,617
Total equity		
Total liabilities and equity	\$1,986,826	\$1,921,955

(1) Number of shares issued and outstanding represent total shares of common stock regardless of classification on the consolidated balance sheet. The number of shares classified as redeemable stock on the consolidated balance sheet for December 31, 2009, 2008 and 2007, are 58,038, 48,579 and 60,212, respectively.

CONSOLIDATED STATEMENTS OF OPERATIONS

(Dollars in thousands, except per share data)	Years ended December 31,		
	2009	2008	2007
Operating revenues:			
Rental revenues	\$357,008	\$ 352,414	\$331,640
Other property revenues	21,243	17,391	15,770
Total property revenues	378,251	369,805	347,410
Management fee income	293	206	34
Total operating revenues	378,544	370,011	347,444
Property operating expenses:			
Personnel	47,633	46,139	42,102
Building repairs and maintenance	14,161	13,688	12,900
Real estate taxes and insurance	45,572	45,652	42,639
Utilities	22,334	21,908	20,009
Landscaping	9,548	9,146	8,594
Other operating	20,457	18,777	16,137
Depreciation	96,019	90,168	84,789
Total property operating expenses	255,724	245,478	227,170
Acquisition expenses	950	—	—
Property management expenses	17,220	16,799	17,918
General and administrative expenses	11,320	11,837	10,808
Income from continuing operations before non-operating items	93,330	95,897	91,548
Interest and other non-property income	385	509	195
Interest expense	(57,094)	(62,010)	(63,639)
Loss on debt extinguishment	(140)	(116)	(123)
Amortization of deferred financing costs	(2,374)	(2,307)	(2,407)
Incentive fees from real estate joint ventures	—	—	1,019
Net casualty (loss) gains and other settlement proceeds	32	(247)	589
Gain (loss) on sale of non-depreciable assets	15	(3)	534
Income from continuing operations before loss from real estate joint ventures	34,154	31,723	27,716
(Loss) gain from real estate joint ventures	(816)	(844)	5,330
Income from continuing operations	33,338	30,879	33,046
Discontinued operations:			
Income from discontinued operations before gain (loss) on sale	1,234	1,312	1,246
Gain (loss) on sale of discontinued operations	4,649	(120)	9,164
Consolidated net income	39,221	32,071	43,456
Net income attributable to noncontrolling interests	2,010	1,822	3,510
Net income attributable to Mid-America Apartment Communities, Inc.	37,211	30,249	39,946
Preferred dividend distributions	12,865	12,865	13,688
Premiums and original issuance costs associated with the redemption of preferred stock	—	—	589
Net income available for common shareholders	\$ 24,346	\$ 17,384	\$ 25,669
Weighted average shares outstanding (in thousands):			
Basic	28,341	26,943	25,296
Effect of dilutive securities	7	141	207
Diluted	28,348	27,084	25,503
Net income available for common shareholders	\$ 24,346	\$ 17,384	\$ 25,669
Discontinued property operations	(5,883)	(1,192)	(10,410)
Income from continuing operations available for common shareholders	\$ 18,463	\$ 16,192	\$ 15,259
Earnings per share—basic:			
Income from continuing operations available for common shareholders	\$ 0.65	\$ 0.60	\$ 0.60
Discontinued property operations	0.20	0.04	0.41
Net income available for common shareholders	\$ 0.85	\$ 0.64	\$ 1.01
Earnings per share—diluted:			
Income from continuing operations available for common shareholders	\$ 0.65	\$ 0.60	\$ 0.60
Discontinued property operations	0.20	0.04	0.41
Net income available for common shareholders	\$ 0.85	\$ 0.64	\$ 1.01
Dividends declared per common share ⁽¹⁾	\$ 2.460	\$ 2.460	\$ 2.430

(1) Beginning in 2006, at their regularly scheduled meetings, the Board of Directors began routinely declaring dividends for payment in the following quarter. This can result in dividends declared during a calendar year being different from dividends paid during a calendar year. Mid-America paid dividends of \$2.46, \$2.46 and \$2.42 in 2009, 2008 and 2007, respectively.

2009 CIVIC AND INDUSTRY AWARDS

MID-AMERICA APARTMENT COMMUNITIES, INC.: *BusinessTN Magazine*—*BusinessTN* Best Places to Work in TN (6th year)
MID-AMERICA APARTMENT COMMUNITIES, INC.: The Greater Lexington Apartment Assoc.—Property Management Company of the Year
ABBINGTON PLACE: The City of Huntsville—Beautification Award
ANSLEY VILLAGE: Middle Georgia Apartment Assoc.—Beautification Award (for age group)
BRENTWOOD DOWNS: Nashville Apartment Assoc.—2nd Place Flowers
CALAIS FOREST: Arkansas Apartment Assoc.—Property of the Year (201+ units)
CROSSWINDS: State of MS Apartment Assoc. Awards—Property of the Year (for age group)
CROSSWINDS/ANGELA SNOW: State of MS Apartment Assoc. Awards—Property Manager of the Year
CROSSWINDS/CRYSTAL MCCORMICK: State of MS Apartment Assoc. Awards—Assistant Manager of the Year—State of MS
GEORGETOWN GROVE: Savannah Apartment Assoc.—Landscape Beautification Award
GLENN EVERS: First Coast Apartment Assoc.—Regional Manager of the Year
GRAND RESERVE: Greater Lexington Apartment Assoc.—Service Team of the Year
GRAND RESERVE: Greater Lexington Apartment Assoc.—2nd Place Beautification Award
GRAND RESERVE/MARCUS ALEXANDER: Greater Lexington Apartment Assoc.—Groundskeeper of the Year
GRANDE VIEW: Nashville Apartment Assoc.—Best Flowers
GREENBROOK/SAMMY BRADDOCK: Apartment Assoc. of Greater Memphis—Maintenance Tech of the Year (300+ units)
HOWELL COMMONS: Upper State Apartment Assoc.—Best Landscape and Floral Design
KIRBY STATION: Apartment Assoc. of Greater Memphis—Best Landscape (for group)
KIRBY STATION: Apartment Assoc. of Greater Memphis—Renovation Under \$1 million
LAKESHORE LANDING: State of MS Apartment Assoc. Awards—Property of the Year (for age group)
LAKESHORE LANDING: Mississippi Multifamily Council—Beautification Showcase Winner (for group)
LAKESIDE: First Coast Apartment Assoc.—Conventional Community of the Year
LAKESIDE/KRIS MILLERSCHONE: First Coast Apartment Assoc.—Maintenance Supervisor of the Year
LAKESIDE/PAUL VAN VLIET: First Coast Apartment Assoc.—Groundskeeper of the Year
OAKS AT WILMINGTON ISLAND: Savannah Apartment Assoc.—Platinum Award Best Overall Landscaping
PARK AT HERMITAGE: Nashville Apartment Assoc.—3rd Place
PARK ESTATE: Apartment Assoc. of Greater Memphis—Best Landscape (for group)
PARK PLACE: Spartanburg Chamber of Commerce—2nd Place
PEAR ORCHARD: Mississippi Multifamily Council—Beautification Showcase Winner (for group)
PRESCOTT: Metro Atlanta Landscape and Turf Assoc.—Distinction award for seasonal color
REFLECTION POINTE: Mississippi Multifamily Council—Best Entrance
RESERVE AT DEXTER LAKE: Apartment Assoc. of Greater Memphis—Best Landscape (for group)
RESERVE AT DEXTER LAKE: Apartment Assoc. of Greater Memphis—Outstanding Maintenance Team (300+ units)
RESERVE AT DEXTER LAKE/TONYA ANDERSON: Apartment Assoc. of Greater Memphis—Leasing Professional of the Year (300+ units)
SILVERADO AT BRUSHY CREEK: PLANET—Environmental Improvement Award
ST. AUGUSTINE: USSC—United States Sign Council—Overall Best of Show
ST. AUGUSTINE/BRIAN CRON: First Coast Apartment Assoc.—Leasing Consultant of the Year
TERRACES AT TOWNE LAKE: Metro Atlanta Landscape and Turf Assoc.—Distinction Award for Seasonal Color
THE COLONY AT SOUTH PARK: The Apartment Assoc. of Greater Augusta—Property of the Year Beautification Award (for age group)
THE CORNERS AT CRYSTAL LAKE/JAMIE CARROL: Triangle Apartment Assoc.—Leasing Professional of the Year
THE CORNERS AT CRYSTAL LAKE/MICHAEL WEAVER: Triangle Apartment Assoc.—Service Technician of the Year
THE FAIRWAYS/TERRY BACKMON: Columbia Apartment Assoc.—Maintenance Supervisor of the Year
THE MANSION/JEFF MCKINNEY: Greater Lexington Apartment Assoc.—Maintenance Supervisor of the Year
THE VILLAGE: Greater Lexington Apartment Assoc.—2nd Place Beautification Award
THE VILLAGE/LANA MARIC: Greater Lexington Apartment Assoc.—Support Manager of the Year
TPC COLUMBIA: Columbia Apartment Assoc.—Property of the Year (for age group)
TPC GREENVILLE: Upper State Apartment Assoc.—Best Landscape and Floral Design
TPC MURFREESBORO: Nashville Apartment Assoc.—1st Place
WOODS OF POST HOUSE: City of Jackson, TN—Civic Pride Award
WOODWINDS: The Apartment Assoc. of Greater Augusta—Property of the Year Beautification Award (for age group)

CORPORATE INFORMATION

Corporate Headquarters

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

Independent Registered Public Accounting Firm

Ernst & Young LLP, Memphis, TN

General Counsel

Baker, Donelson, Bearman, Caldwell &
Berkowitz, PC, Memphis, TN

Annual Shareholders Meeting

Mid-America Apartment Communities, Inc. will hold its 2010 Annual Meeting of Shareholders on Thursday, May 27, 2010, 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 one outstanding series of publicly traded preferred stock which is traded under the stock symbol MAA Pr H.

Transfer Agent and Registrar

American Stock Transfer & Trust Company
866-668-6550 shareholder toll-free line
www.amstock.com

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 or access their account at the web-site 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, 2009, 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 award-winning 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. At the time of printing of this report, The Open Arms Foundation was providing 39 homes to families in medical crisis. In its 16-year history, the foundation has provided over 2,000 families with 100,000 nights of rest away from home. To find out more about The Open Arms Foundation please visit www.openarmshomes.com



BOARD OF DIRECTORS

H. Eric Bolton, Jr.

Chief Executive Officer and
Chairman of the Board of Directors
Mid-America Apartment Communities, Inc.

Alan B. Graf, Jr.

Executive Vice President and
Chief Financial Officer
FedEx Corporation
Committees: Audit (chairman)

Major General John S. Grinalds,

USMC (Ret.)
Past President
The Citadel
Committees: Audit

Ralph Horn

Past President, Chief Executive Officer and
Chairman of the Board of Directors
First Horizon National Corporation
Committees: Compensation, Nominating
and Corporate Governance (chairman)

Philip W. Norwood

President and Chief Executive Officer
Faison Enterprises, Inc.
Committees: Compensation (chairman),
Nominating and Corporate Governance

W. Reid Sanders

Managing Partner
Chickasaw Partners
Committees: Audit

William B. Sansom

President, Chief Executive Officer and
Chairman of the Board of Directors
H.T. Hackney Co.
Committees: Compensation, Nominating
and Corporate Governance

Simon R.C. Wadsworth

Past Executive Vice President and
Chief Financial Officer
Mid-America Apartment Communities, Inc.

MAA

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