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Filed Pursuant to Rule 424(b)(5)
Registration Statement No. 333-275202

CALCULATION OF REGISTRATION FEE

Title of Each Class of Securities Offered	Maximum Aggregate Offering Price	Maximum Offering Price to the Public	Amount of Registration Fee[1]
Preferred Equity Securities	$400,000,000	$400,000,000	$44,120

[1] Calculated in accordance with Rule 457(p) and 457(o) of the Securities Act of 1933, as amended. In accordance with Rule 456(b) and 457(r) of the Securities Act of 1933, as amended, the registrant hereby elects to pay the registration fee in connection with the securities offered pursuant to Form S-3 (File Nos. 333-275202) filed by the registrant.

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Prospectus supplement
(To prospectus dated November 13, 2023)

Mid-America Apartments, L.P.

$400,000,000

1.700% Senior Notes due 2031

Interest payable March 15 and August 15

Terms of the notes:

We are offering $400,000,000 aggregate principal amount of our 1.700% Senior Notes due 2031 (the "notes") in a public offering. The notes will bear interest at the rate of 1.700% per annum, payable on March 15 and August 15 of each year, commencing on August 15, 2024. The notes will mature on March 15, 2031. We may redeem the notes at any time and from time to time prior to maturity at our option, in whole or in part, at the applicable redemption price calculated in accordance with the applicable "Make-Whole Redemption Price" as described herein. We may also redeem the notes at any time and from time to time prior to maturity at our option, in whole or in part, at the applicable "Par Redemption Price" as described herein. Upon a "Change of Control Triggering Event" as described herein, we will be required to offer to repurchase the notes at a price equal to 101% of the principal amount thereof, plus accrued and unpaid interest, if any, to the date of repurchase.

Investing in the notes involves risks. Before investing in the notes, you should carefully read the discussion under the heading of "Risk factors" beginning on page S-7 of this prospectus supplement, page 7 of our Annual Report on Form 10-K for the year ended December 31, 2023 and other risks described in our periodic reports and other information we file with the Securities and Exchange Commission.

Neither the Securities and Exchange Commission nor any state securities commission has approved or disapproved of these securities or determined that this prospectus supplement or the accompanying prospectus is truthful or complete. Any representation to the contrary is a criminal offense.

	Price to Public	Underwriting Discount	Proceeds to the Operating Partnership
Per Note	99.788%	0.650%	99.138%
Total	$399,152,000	$2,600,000	$396,552,000

The underwriters expect to deliver the notes to purchasers on or about February 26, 2024 (T+3) in the form of a global note through the facilities of The Depository Trust Company, Euroclear and Clearstream, Luxembourg.

Joint Book-Running Managers				
Wells Fargo Securities	**Citigroup**	**Jefferies**	**J.P. Morgan**	**US Bancorp**
		Joint Co-Managers		
Truist Capital Markets		**Merrill Lynch, Pierce, Fenner & Smith Incorporated**		**Fifth Third Securities**
		Co-Managers		
SMBC Nikko Securities America, LLC		**Mizuho Securities USA LLC**		**PNC Capital Markets LLC**
RBC Capital Markets		**Regions Securities LLC**		**TD Securities**

February 21, 2024

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Unless otherwise mentioned, dollars in this United States dollars. References to "SEMG" and "S" in this prospectus supplement, the accompanying prospectus and the documents incorporated herein and therein mean

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About this prospectus supplement

This document is a prospectus supplement dated February 21, 2024 (the "Prospectus Supplement"), of Mid-America Apartments, L.P. ("MAA" or the "Operating Partnership", and together with Common Mid-America apartments, Inc. ("MAA" or "Common Mid-America Apartments"), the "Company") relating to the offering of the notes (the "Offering") and supplements the accompanying prospectus dated November 13, 2023 (the "Prospectus") which is part of our Registration Statement on Form S-3 (File Nos. 333-275202) filed with the Securities and Exchange Commission (the "SEC") on November 13, 2023, as amended. This Prospectus Supplement, the Offering, relating to the notes, is amending certain information contained in the Prospectus

Reference Trustee Digital Consultant Vulcan, with regard to Series Reference Trustee Digital and the Independent Valuer for the notes, the Series

Pole Dancing Operations Corporation, Inc. (sic.) (Pole), Delaware Corporation

- Office of the Corporate Secretary
- Office of Business Manager & Controller (with access to our accounts)
- Office of Director of Operations (with access to our accounts)
- Operations of the Pole Locations in Pole Dancing Operations, LLC under the guidance of the Pole Operations Manager

Pole Dancing Operations, LLC, Nevada Limited Liability Company

The Pole is the exclusive operator of our Nevada Gentlemen's Club, Pole Dancing Operations, LLC, a Nevada limited liability company, which is a wholly owned subsidiary of our Pole Dancing Operations Corporation, Inc. (sic.) (Pole), Delaware Corporation.

The Pole is the exclusive operator of our Nevada Gentlemen's Club, Pole Dancing Operations, LLC, a Nevada limited liability company, which is a wholly owned subsidiary of our Pole Dancing Operations Corporation, Inc. (sic.) (Pole), Delaware Corporation. The Pole's operations are managed by its Manager, Pole Dancing Operations, LLC, a Nevada limited liability company, which is a wholly owned subsidiary of our Pole Dancing Operations Corporation, Inc. (sic.) (Pole), Delaware Corporation.

The Pole's operations are managed by its Manager, Pole Dancing Operations, LLC, a Nevada limited liability company, which is a wholly owned subsidiary of our Pole Dancing Operations Corporation, Inc. (sic.) (Pole), Delaware Corporation.

power of the controlled operating company or of the Operating Partnership and its consolidated subsidiaries not pursuant to the Operating Partnership's limited partnership agreement, or (iii) the Operating Partnership's ability to make payments when or in amounts of the type contemplated by the Operating Partnership's limited partnership agreement, or (iv) the Operating Partnership's ability to make payments when or in amounts of the type contemplated by the Operating Partnership's limited partnership agreement, or (v) the Operating Partnership's ability to make payments when or in amounts of the type contemplated by the Operating Partnership's limited partnership agreement, or (vi) the Operating Partnership's ability to make payments when or in amounts of the type contemplated by the Operating Partnership's limited partnership agreement, or (vii) the Operating Partnership's ability to make payments when or in amounts of the type contemplated by the Operating Partnership's limited 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You may request a copy of these filings, at no cost (other than exhibits and schedules to such filings, unless such exhibits or schedules are specifically incorporated by reference into this prospectus), by writing or calling us at the following address: Investor Relations Department, Mid-America Apartment Communities, Inc., 6815 Poplar Avenue, Suite 500, Germantown, Tennessee 38138, (901) 682-6600.

The statements that we make in this prospectus, any related prospectus supplement, any related free writing prospectus or in any document incorporated by reference in this prospectus about the contents of any instrument, agreement or other document do not purport to be complete, and are subject to, and qualified in their entirety by reference to, the full text of those instruments, agreements and other documents. Certain such instruments, agreements and other documents may have been or may be filed or incorporated by reference as exhibits to the registration statement of which this prospectus is a part or as exhibits to documents incorporated by reference herein and, in that case, copies thereof may be obtained as described above under "WHERE YOU CAN FIND MORE INFORMATION.

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Mid-America Apartments, L.P.