

TRAMMELL CROW CO  
Form 8-K  
April 29, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

---

**FORM 8-K  
CURRENT REPORT**

Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): April 29, 2004

---

**TRAMMELL CROW COMPANY**

(Exact name of Registrant as specified in its charter)

**Delaware**  
(State or other  
jurisdiction of incorporation)

**1-13531**  
(Commission File Number)

**75-2721454**  
(I.R.S. Employer  
Identification Number)

**2001 Ross Avenue  
Suite 3400  
Dallas, Texas**  
(Address of principal  
executive offices)

**75201**  
(Zip code)

Registrant's telephone number, including area code: **(214) 863-3000**

**Not Applicable**

(Former name or former address, if changed since last report)

---

**Item 12. Results of Operations and Financial Condition**

On April 29, 2004, Trammell Crow Company issued a press release announcing its financial results for the quarter ended March 31, 2004. A copy of this press release is being furnished as an exhibit to this report on Form 8-K.

**Item 7. Financial Statements and Exhibits**

| <b>Exhibit<br/>Number</b> | <b>Exhibit Title</b>  |
|---------------------------|---|
| 99.1                      | Press release dated April 29, 2004  |
| 99.2                      | Statements of Income for the Three Months Ended March 31, 2004 and 2003                 |
| 99.3                      | Balance Sheet as of March 31, 2004 and December 31, 2003                                |
| 99.4                      | Summarized Operating Data by Segment for the Three Months Ended March 31, 2004 and 2003 |
| 99.5                      | Other Data as of March 31, 2004 and December 31, 2003                                   |

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

TRAMMELL CROW COMPANY

Date: April 29, 2004

By: */s/ J. CHRISTOPHER KIRK*  
J. Christopher Kirk  
Executive Vice President,  
General Counsel and Secretary

**EXHIBIT INDEX**

| <b>Exhibit<br/>Number</b> | <b>Exhibit Title</b>  |
|---------------------------|---|
| 99.1                      | Press release dated April 29, 2004  |
| 99.2                      | Statements of Income for the Three Months Ended March 31, 2004 and 2003                 |
| 99.3                      | Balance Sheet as of March 31, 2004 and December 31, 2003                                |
| 99.4                      | Summarized Operating Data by Segment for the Three Months Ended March 31, 2004 and 2003 |
| 99.5                      | Other Data as of March 31, 2004 and December 31, 2003                                   |