

TRAMMELL CROW CO  
Form 8-K  
April 28, 2005

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**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 28, 2005**

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**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**

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**Not Applicable**

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

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  
  - o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  
  - o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  
  - o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.02 Results of Operations and Financial Condition**

On April 28, 2005, Trammell Crow Company issued a press release announcing its financial results for the quarter ended March 31, 2005. A copy of this press release is being furnished as an exhibit to this report on Form 8-K.

**Item 9.01 Financial Statements and Exhibits**

| <b>Exhibit<br/>Number</b> | <b>Exhibit Title</b>  |
|---------------------------|---|
| 99.1                      | Press release dated April 28, 2005  |
| 99.2                      | Statements of Income for the Three Months Ended March 31, 2005 and 2004                 |
| 99.3                      | Balance Sheet as of March 31, 2005 and December 31, 2004                                |
| 99.4                      | Summarized Operating Data by Segment for the Three Months Ended March 31, 2005 and 2004 |
| 99.5                      | Other Data as of March 31, 2005 and December 31, 2004                                   |

**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 28, 2005

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

**EXHIBIT INDEX**

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