

DUKE REALTY CORP  
Form 8-K  
January 29, 2004

# SECURITIES AND EXCHANGE COMMISSION

Washington, DC 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): **January 28, 2004**

### DUKE REALTY CORPORATION

(Exact name of registrant specified in its charter)

**Indiana**  
(State of  
Incorporation)

**1-9044**  
(Commission  
File Number)

**35-1740409**  
(IRS Employer  
Identification No.)

**600 East 96th Street**  
**Suite 100**  
**Indianapolis, IN 46240**  
(Address of principal executive offices, zip code)

Registrant's telephone number, including area code: **(317) 808-6000**

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

On January 28, 2004, Duke Realty Corporation issued a press release announcing its results of operations and financial condition for the three months ended December 31, 2003 and the year ended December 31, 2003. This press release is attached hereto as Exhibit 99.

**SIGNATURES**

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 thereunto duly authorized.

**DUKE REALTY CORPORATION**

By: */s/ Matthew A. Cohoat*  
Matthew A. Cohoat  
Executive Vice President and Chief Financial Officer

Dated: January 29, 2004