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): February 2, 2004

KILROY REALTY CORPORATION

(Exact name of registrant as specified in its charter)

Maryland (State of other jurisdiction of

Commission File Number: 1-12675

95-4598246 (I.R.S. Employer

incorporation or organization)

Identification No.)

12200 W. Olympic Boulevard, Suite 200, Los Angeles, California 90064

 $(Address\ of\ principal\ executive\ offices)$

(310) 481-8400

(Registrant s telephone number, including area code)

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ITEM 9. REGULATION FD DISCLOSURE

ITEM 12. RESULTS OF OPERATIONS AND FINANCIAL CONDITION.

On February 2, 2004, the Company issued a press release announcing its earnings for the quarter ended December 31, 2003 and made publicly available certain supplemental information. The supplemental information is attached to this current report as Exhibit 99.1, and the press release is attached to this current report as Exhibit 99.2, and each are incorporated by reference to this report.

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.

Date: February 2, 2004

KILROY REALTY CORPORATION

By: /s/ Ann Marie Whitney

Ann Marie Whitney Senior Vice-President and Controller

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EXHIBIT INDEX

Exhibit

Number	Description
99.1*	Fourth Quarter 2003 Supplemental Financial Report for the Quarter Ended December 31, 2003.
99.2*	Press Release dated February 2, 2004.

^{*} Filed herewith.