

UNIVERSAL HEALTH REALTY INCOME TRUST

Form 8-K

November 13, 2003

FORM 8-K

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the

Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): November 12, 2003

UNIVERSAL HEALTH REALTY INCOME TRUST

(Exact name of registrant as specified in its charter)

MARYLAND

(State or other jurisdiction of Incorporation or
Organization)

1-9321

(Commission
File Number)

23-6858580

(I.R.S. Employer
Identification No.)

UNIVERSAL CORPORATE CENTER

367 SOUTH GULPH ROAD

KING OF PRUSSIA, PENNSYLVANIA 19406

(Address of principal executive office)

(Zip Code)

Registrant's telephone number, including area code (610) 265-0688

Not Applicable

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

Item 7. Financial Statements and Exhibits

(c) Exhibits. 99.1 Universal Health Realty Income Trust Press Release dated November 12, 2003.

Item 12. Results of Operations and Financial Condition

On November 12, 2003, Universal Health Realty Income Trust issued an updated third quarter earnings release reflecting the changes due to the deferral of FASB Statement 150. A copy of the Trust's press release is furnished as an exhibit to this Form 8-K and is incorporated herein by reference.

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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.

Universal Health Realty Income Trust

By: /s/ ALAN B. MILLER

Name: Alan B. Miller

Title: Chairman of the Board, Chief

Executive Officer and President

By: /s/ CHARLES F. BOYLE

Name: Charles F. Boyle

Title: Vice President, Chief Financial

Officer and Controller

Date: November 12, 2003

Exhibit Index

Exhibit No.

Exhibit

99.1

Press release, dated November 12, 2003