

UNIVERSAL HEALTH REALTY INCOME TRUST

Form 8-K

January 22, 2004

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## **SECURITIES AND EXCHANGE COMMISSION**

**Washington, D.C. 20549**

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### **FORM 8-K**

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#### **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 22, 2004**

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## **UNIVERSAL HEALTH REALTY INCOME TRUST**

**(Exact name of registrant as specified in its charter)**

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**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**

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(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)

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Item 7. Financial Statements and Exhibits

(c) Exhibits. 99.1 Universal Health Realty Income Trust Press Release dated January 22, 2004.

Item 12. Results of Operations and Financial Condition

On January 22, 2004, Universal Health Realty Income Trust made its fourth quarter earnings release. 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: January 22, 2004

### Exhibit Index

<u>Exhibit No.</u>	<u>Exhibit</u>
99.1	Press release, dated January 22, 2004