

UNIVERSAL HEALTH REALTY INCOME TRUST  
Form 8-K  
November 13, 2003

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## **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)

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**MARYLAND**

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**1-9321**

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**23-6858580**

(State or other jurisdiction of Incorporation or  
Organization)

(Commission  
File Number)

(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**

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(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 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