

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)

**MARYLAND**

**1-9321**

**23-6858580**

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(State or other jurisdiction of Incorporation or  
Organization)

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(Commission  
File Number)

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(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.

