

UNIVERSAL HEALTH REALTY INCOME TRUST  
Form 8-K  
February 29, 2016

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 29, 2016

UNIVERSAL HEALTH REALTY INCOME TRUST

(Exact name of Registrant as Specified in Its Charter)

Maryland  
(State or Other Jurisdiction

1-9321

23-6858580  
(IRS Employer

of Incorporation)

(Commission File Number) Identification No.)

Universal Corporate Center

367 South Gulph Road

King of Prussia, Pennsylvania  
(Address of Principal Executive Offices)

19406  
(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)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instructions A.2. below):

- ..Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - ..Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - ..Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - ..Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 2.02 Results of Operations and Financial Condition.

On February 29, 2016, the Trust made its fourth quarter, 2015 earnings release. A copy of the Trust's press release is furnished as exhibit 99.1 to this Form 8-K and is incorporated herein by reference.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

Exhibit

Number Description

99.1 Press release dated February 29, 2016

SIGNATURES

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 thereunto duly authorized.

UNIVERSAL HEALTH REALTY INCOME  
TRUST

Date: February 29, 2016

By: /s/ Charles F. Boyle

Name: Charles F. Boyle

Vice President and Chief Financial

Title: Officer

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Exhibit Index

Exhibit

Number Description

99.1 Press release dated February 29, 2016.