

UNIVERSAL HEALTH REALTY INCOME TRUST  
Form 8-K  
April 17, 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): April 17, 2003

UNIVERSAL HEALTH REALTY INCOME TRUST

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(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)	(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  
April 17, 2003

Item 9. Regulation FD Disclosure

On April 17, 2003, Universal Health Realty Income Trust made its first 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. The information contained in this report on Form 8-K is being furnished pursuant to Item 12 under Item 9 of Form 8-K as directed by the U.S. Securities and Exchange Commission in Release No. 34-47583.

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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

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Name: Alan B. Miller

Title: Chairman of the Board, Chief  
Executive Officer and President

By: /s/ Charles F. Boyle

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Name: Charles F. Boyle

Title: Vice President, Chief Financial  
Officer and Controller

Date: April 17, 2003

Exhibit Index

Exhibit No.  
99.1

Exhibit  
Press release, dated April 17, 2003