FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549
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Check this box if no longer subject	STATE
to Section 16. Form 4 or Form 5	
obligations may continue. See	
Instruction 1(b).	

MENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL 3235-0287 Estimated average burden hours per response: 0.5

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Last) (First) (Middle) 1201 NORTH MARKET STREET SUITE 501 Street) WILMINGTON DE 19801	1. Name and Address of Reporting Person* Guzman Rebecca A						2. Issuer Name and Ticker or Trading Symbol UNIVERSAL HEALTH REALTY INCOME TRUST [UHT]									ck all app	licable)	ng Person(s) to Is 10% O		wner
Street WILMINGTON DE 19801 State (Zip) State (Zi	1201 NO	RTH MAR	,	Middle)			·													Specify
1. Title of Security (Instr. 3) 2. Transaction Date (Month/Day/Year) 2. Transaction (Month/Day/Year) 2. Transaction (Month/Day/Year) 2. Transaction (Month/Day/Year) 2. Transaction (Month/Day/Year) 3. Transaction (S) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 5. Amount of Disposed Of (D) (Instr. 3, 4 and 5) 6. OwnerShip Securities Acquired (A) or Disposed Of (D) (Instr. 4) 7. Title and Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 8. Price of Derivative Securities (Instr. 4) 9. Number of Derivative Securities Derivative Securities (Instr. 4) 10. OwnerShip Securities (Instr. 4) 11. Naturation (Instr. 4) 12. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 4) 12. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 4) 13. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 4) 14. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 4) 15. Amount of Securities Acq	(Street) WILMIN	NGTON DE				Line) X Form filed by One Reporting Person Form filed by More than One Reporting														
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Explanation of Responses:

1. These restricted shares of beneficial interest were granted pursuant to the Amended and Restated Universal Health Realty Income Trust 2007 Restricted Stock Plan and shall vest on the second anniversary of the grant date.

> /s/ Charles F. Boyle, attorneyin-fact for Ms. Guzman

12/01/2022

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.