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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): February 13, 2003

UNIVERSAL HEALTH REALTY INCOME TRUST

(Exact name of registrant as specified in its charter)

MARYLAND

1-9321

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

(Address of principal executive office) (Zip Code)

Registrant's telephone number, including area code (610) 265-0688

Not Applicable

(Former name or former address, if changed since last report)

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Item 5. Other Events.

On February 13, 2003, Universal Health Realty Income Trust, issued a press release announcing the appointments of Alan B. Miller as President and Charles Boyle as Chief Financial Officer. A copy of the press release is attached as Exhibit 99.1 hereto and incorporated by reference herein in its entirety.

Item 7. Financial Statements and Exhibits.

(c) Exhibits:

99.1 Press release, dated February 13, 2003

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 Boyle

Name: Charles Boyle

Title: Vice President, Controller
and Chief Financial Officer

Date: February 14, 2003

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99.1

Exhibit

Press release, dated February 13, 2003

IMMEDIATE RELEASE

CONTACT: Cheryl K. Ramagano
Vice President & Treasurer

February 13, 2003

Universal Health Realty Income Trust Announces the Appointments of Alan B. Miller as President and Charles Boyle as Chief Financial Officer

The Trust announced that effective today, Alan B. Miller will assume the additional position of President of the Trust, he currently serves as the Trust's Chairman of the Board and Chief Executive Officer.

Also effective today, Charles Boyle was appointed Chief Financial Officer of the Trust in addition to his role as Vice President and Controller.

The Trust announced today the planned departure of Kirk Gorman, the Trust's President and Chief Financial Officer. Mr. Gorman will remain with the Trust during a transition period. Alan B. Miller, stated that the Trust's Board of Trustees concluded these management changes were necessary as a result of issues raised by KPMG, the Trust's independent auditors, as a result of a recent communication from Mr. Gorman to KPMG regarding his views on their respective responsibilities and the level of expertise required of a chief financial officer with respect to the Trust's financial statements. Although no issue whatsoever has been raised regarding the integrity of the Trust's financial statements, KPMG has concluded that, because of Mr. Gorman's communication regarding the responsibilities and required expertise of a chief financial officer, it could no longer rely on the representations made by Mr. Gorman as the CFO of the Trust.

The Trust believes that the Trust's shareholders will be well served by having Mr. Boyle appointed the Trust's Chief Financial Officer. Mr. Boyle has extensive knowledge of the Trust's business in his various roles within the Trust since its inception, including his position as Controller since 1991.

Mr. Miller emphasized that the Trust has the utmost regard for Mr. Gorman's integrity and capabilities and is very disappointed that the situation has arisen which caused Mr. Gorman's departure.

Universal Health Realty Income Trust, a real estate investment trust, invests in healthcare and human service related facilities including acute care hospitals, behavioral healthcare facilities, rehabilitation hospitals, sub-acute care facilities, surgery centers, childcare centers and medical office buildings. The Trust has forty-two investments in fifteen states.