

---

**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) July 21, 2005**

---

**UNIVERSAL HEALTH REALTY INCOME TRUST**

(Exact name of registrant as specified in its charter)

---

**Maryland**  
(State or other jurisdiction  
of incorporation)

**1-9321**  
(Commission File Number)

**23-6858580**  
(IRS Employer  
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**  
(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 Instruction 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))
-

---

Item 2.02. Results of Operations and Financial Condition

On July 21, 2005, Universal Health Realty Income Trust made its second quarter 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

(c) Exhibits. 99.1 Universal Health Realty Income Trust Press Release dated July 21, 2005.

**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 hereunto duly authorized.

Date: July 21, 2005

UNIVERSAL HEALTH REALTY INCOME TRUST

By: /s/ Alan B. Miller

Alan B. Miller  
Title: Chairman of the Board, Chief Executive Officer and President

By: /s/ Charles F. Boyle

Charles F. Boyle  
Title: Vice President and Chief Financial Officer

## UNIVERSAL HEALTH REALTY INCOME TRUST

Universal Corporate Center  
367 S. Gulph Road  
P.O. Box 61558  
King of Prussia, PA 19406  
(610) 265-0688

## FOR IMMEDIATE RELEASE

**CONTACT: Cheryl K. Ramagano**  
**Vice President & Treasurer**  
**(610) 768-3300**

**July 21, 2005**

**UNIVERSAL HEALTH REALTY INCOME TRUST**  
**REPORTS SECOND QUARTER EARNINGS**

KING OF PRUSSIA, PA- Universal Health Realty Income Trust (NYSE:UHT) announced today that for the quarter ended June 30, 2005, net income was \$6.2 million or \$.52 per diluted share as compared to \$6.4 million or \$.54 per diluted share for the same quarter in the prior year. Favorably impacting net income during the second quarter of 2005 is \$1.2 million, or \$.10 per diluted share, related to the recovery of replacement costs of real estate assets at Wellington Regional Medical Center ("Wellington") that were damaged by a hurricane during 2004. Included in net income during the second quarter of 2004 was a gain of \$1.0 million, or \$.09 per diluted share, resulting from the sale of real property by an unconsolidated limited liability company ("LLC"). Funds from operations ("FFO") were \$7.4 million and FFO per diluted share were \$.63 during the three months ended June 30, 2005 compared to \$7.7 million or \$.65 per diluted share for the same quarter in the prior year. The second quarter dividend of \$.555 per share was paid on May 31, 2005.

For the six month period ended June 30, 2005, net income was \$13.8 million or \$1.16 per diluted share as compared to \$11.5 million or \$.97 per diluted share during the prior year six month period. Included in net income during the six month period ended June 30, 2005 is \$2.7 million, or \$.23 per diluted share, related to the recovery of replacement costs of real estate assets at Wellington, and a gain of \$1.0 million, or \$.09 per diluted share, resulting from the sale of real property by an unconsolidated LLC. Included in net income during the six month period ended June 30, 2004 was a gain of \$1.0 million, or \$.09 per diluted share, resulting from the sale of real property by an unconsolidated LLC.

At June 30, 2005, our shareholders' equity was \$156.4 million and our liabilities for borrowed funds were \$40.8 million, including mortgage debt of consolidated entities, which is non-recourse to us, totaling \$26.0 million.

During the quarter, an LLC in which we own a 95% non-controlling ownership interest began construction on a new 60,000 square foot medical office building in Fontana, California, which is expected to be completed and opened during the first quarter of 2006.

Effective March 31, 2004, we adopted Financial Interpretation No. 46R (“FIN 46R”), “Consolidation of Variable Interest Entities”, an Interpretation of ARB No. 51. Consequently, beginning on April 1, 2004, we began consolidating the results of operations of these LLC investments on our Consolidated Statements of Income. Accordingly, our Consolidated Statements of Income for the three and six month periods ended June 30, 2005 include the revenues and expenses associated with these properties. The revenue and expenses associated with the properties were also included in our Consolidated Statements of Income for the three month period ended June 30, 2004. However, prior to April 1, 2004, the operations of these LLCs were recorded in our Consolidated Statements of Income using the equity method of accounting. During the three month period ended March 31, 2004, these properties generated approximately \$1.6 million of revenue, \$300,000 of depreciation and amortization expense, \$500,000 of other operating expenses and \$400,000 of interest expense. There was no impact on our net income as a result of the consolidation of these LLCs.

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. We have forty-three real estate investments in fifteen states.

Funds from operations, is a widely recognized measure of REIT performance. Although FFO is a non-GAAP financial measure, we believe that information regarding FFO is helpful to shareholders and potential investors. We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (“NAREIT”), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than we interpret the definition. To facilitate a clear understanding of our historical operating results, FFO should be examined in conjunction with net income determined in accordance with GAAP. FFO does not represent cash generated from operating activities in accordance with GAAP and should not be considered to be an alternative to net income determined in accordance with GAAP. In addition, FFO should not be used as: (i) an indication of our financial performance determined in accordance with GAAP; (ii) as an alternative to cash flow from operating activities determined in accordance with GAAP; (iii) as a measure of our liquidity; (iv) nor is FFO an indicator of funds available for our cash needs, including our ability to make cash distributions to shareholders. A reconciliation of our reported net income to FFO is shown below.

The matters discussed in this report, as well as the news releases issued from time to time by us, include certain statements containing the words “believes”, “anticipates”, “intends”, “expects” and words of similar import, which constitute “forward-looking statements” within the meaning of Private Securities Litigation Reform Act of 1995. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements or industry results to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Readers should not place undue reliance on such forward-looking statements which reflect management’s view only as of the date hereof. We undertake no obligation to revise or update any forward-looking statements, or to make any other forward-looking statements, whether as a result of new information, future events or otherwise.

(more)

**Universal Health Realty Income Trust**  
**Consolidated Statements of Income**  
**For the Three and Six Months Ended June 30, 2005 and 2004**  
(amounts in thousands, except per share amounts)  
(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2005	2004	2005	2004
<b>Revenues:</b>				
Base rental - UHS facilities	\$ 3,452	\$ 3,395	\$ 6,825	\$ 6,265
Base rental - Non-related parties	2,833	2,795	5,628	5,106
Bonus rental - UHS facilities	1,119	1,192	2,342	2,454
Tenant reimbursements and other - Non-related parties	748	769	1,580	1,168
Tenant reimbursements and other - UHS facilities	193	215	461	215
	<u>8,345</u>	<u>8,366</u>	<u>16,836</u>	<u>15,208</u>
<b>Expenses:</b>				
Depreciation and amortization	1,466	1,372	2,874	2,451
Advisory fees to UHS	353	367	708	741
Other operating expenses	1,548	1,480	3,122	2,269
	<u>3,367</u>	<u>3,219</u>	<u>6,704</u>	<u>5,461</u>
Income before equity in unconsolidated limited liability companies ("LLCs"), property damage recovered from UHS and interest expense	4,978	5,147	10,132	9,747
Equity in income of unconsolidated LLCs (including gains on sales of real properties of \$1,043 during the six month period ended June 30, 2005, and \$1,009 during the three and six month periods ended June 30, 2004)	815	1,942	2,796	2,791
Property damage recovered from UHS	1,213	—	2,741	—
Interest expense	(801)	(918)	(1,884)	(1,567)
Income from continuing operations	6,205	6,171	13,785	10,971
Income from discontinued operations, net	—	248	—	496
<b>Net income</b>	<u>\$ 6,205</u>	<u>\$ 6,419</u>	<u>\$13,785</u>	<u>\$11,467</u>
<b>Basic earnings per share:</b>				
From continuing operations	\$ 0.53	\$ 0.53	\$ 1.17	\$ 0.94
From discontinued operations	\$ 0.00	\$ 0.02	\$ 0.00	\$ 0.04
<b>Total basic earnings per share</b>	<u>\$ 0.53</u>	<u>\$ 0.55</u>	<u>\$ 1.17</u>	<u>\$ 0.98</u>
<b>Diluted earnings per share:</b>				
From continuing operations	\$ 0.52	\$ 0.52	\$ 1.16	\$ 0.93
From discontinued operations	\$ 0.00	\$ 0.02	\$ 0.00	\$ 0.04
<b>Total diluted earnings per share</b>	<u>\$ 0.52</u>	<u>\$ 0.54</u>	<u>\$ 1.16</u>	<u>\$ 0.97</u>
Weighted average number of shares outstanding - Basic	11,762	11,741	11,759	11,739
Weighted average number of share equivalents	77	66	76	67
Weighted average number of shares and equivalents outstanding - Diluted	<u>11,839</u>	<u>11,807</u>	<u>11,835</u>	<u>11,806</u>

**Calculation of Funds From Operations ("FFO"):**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2005	2004	2005	2004
Net income	\$ 6,205	\$ 6,419	\$13,785	\$11,467
Plus: Depreciation and amortization expense:				
Consolidated investments	1,405	1,380	2,750	2,483
Unconsolidated affiliates	989	897	1,884	2,507
Less: Gain on LLC's sale of real property	18	(1,009)	(1,043)	(1,009)
Property damage recovered from UHS	(1,213)	—	(2,741)	—
<b>Funds from operations (FFO)</b>	<u>\$ 7,404</u>	<u>\$ 7,687</u>	<u>\$14,635</u>	<u>\$15,448</u>

Funds from operations (FFO) per share - Basic	\$ 0.63	\$ 0.65	\$ 1.24	\$ 1.32
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Funds from operations (FFO) per share - Diluted	\$ 0.63	\$ 0.65	\$ 1.24	\$ 1.31
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Dividend paid per share	\$ 0.555	\$ 0.500	\$ 1.060	\$ 0.995
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**Universal Health Realty Income Trust**

Consolidated Balance Sheets

(dollar amounts in thousands)

(unaudited)

	June 30, 2005	December 31, 2004
<b>Assets:</b>		
<b>Real Estate Investments:</b>		
Buildings and improvements	\$ 195,182	\$ 189,859
Accumulated depreciation	(59,554)	(56,803)
	<u>135,628</u>	<u>133,056</u>
Land	23,143	23,143
Construction in progress	—	1,863
	<u>158,771</u>	<u>158,062</u>
Net Real Estate Investments	158,771	158,062
Investments in and advances to limited liability companies ("LLCs")	37,349	40,523
<b>Other Assets:</b>		
Cash	2,532	3,588
Bonus rent receivable from UHS	1,119	1,128
Rent receivable - other	694	392
Deferred charges and other assets, net	887	890
	<u>\$ 201,352</u>	<u>\$ 204,583</u>
<b>Liabilities and Shareholders' Equity:</b>		
<b>Liabilities:</b>		
Line of credit borrowings	\$ 14,800	\$ 20,000
Mortgage note payable, non-recourse to us	4,027	4,083
Mortgage notes payable of consolidated LLCs, non-recourse to us	21,960	22,127
Accrued interest	465	417
Accrued expenses and other liabilities	2,000	1,902
Fair value of derivative instruments	585	1,059
Tenant reserves, escrows, deposits and prepaid rents	812	703
	<u>44,649</u>	<u>50,291</u>
Total Liabilities	44,649	50,291
Minority interests	289	239
<b>Shareholders' Equity:</b>		
Preferred shares of beneficial interest, \$.01 par value; 5,000,000 shares authorized; none outstanding	—	—
Common shares, \$.01 par value; 95,000,000 shares authorized; issued and outstanding: 2005 - 11,765,395; 2004 - 11,755,670	118	118
Capital in excess of par value	186,590	186,275
Cumulative net income	258,536	244,754
Accumulated other comprehensive gain (loss)	(266)	(994)
Cumulative dividends	(288,564)	(276,100)
	<u>156,414</u>	<u>154,053</u>
Total Shareholders' Equity	156,414	154,053
Total Liabilities and Shareholders' Equity	<u>\$ 201,352</u>	<u>\$ 204,583</u>