

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 14A

**Proxy Statement Pursuant to Section 14(a) of the
Securities Exchange Act of 1934**

Filed by the Registrant

Filed by a party other than the Registrant

Check the appropriate box:

- Preliminary Proxy Statement
- Confidential, for Use of the Commission Only (as permitted by Rule 14a-6(e)(2))**
- Definitive Proxy Statement
- Definitive Additional Materials
- Soliciting Material Under Rule 14a-12

Universal Health Realty Income Trust

(Name of Registrant as Specified In Its Charter)

(Name of Person(s) Filing Proxy Statement, if other than the Registrant)

Payment of Filing Fee (Check the appropriate box):

- No fee required.
- Fee computed on table below per Exchange Act Rules 14a-6(i)(1) and 0-11.
 - (1) Title of each class of securities to which transaction applies: _____
 - (2) Aggregate number of securities to which transaction applies: _____
 - (3) Per unit price or other underlying value of transaction computed pursuant to Exchange Act Rule 0-11 (set forth the amount on which the filing fee is calculated and state how it was determined): _____
 - (4) Proposed maximum aggregate value of transaction: _____
 - (5) Total fee paid: _____
- Fee paid previously with preliminary materials.
- Check box if any part of the fee is offset as provided by Exchange Act Rule 0-11(a)(2) and identify the filing for which the offsetting fee was paid previously. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing:
 - (1) Amount previously paid: _____
 - (2) Form, Schedule or Registration Statement No: _____
 - (3) Filing party: _____
 - (4) Date Filed: _____

Online

Go to www.envisionreports.com/UHT
or scan the QR code – login details are located
in the shaded bar below.

Shareholder Meeting Notice

**Important Notice Regarding the Availability of Proxy Materials for the
Universal Health Realty Income Trust Annual Meeting of Shareholders to be Held on June 2, 2021**

Under Securities and Exchange Commission rules, you are receiving this notice that the proxy materials for the annual shareholders' meeting are available on the Internet. Follow the instructions below to view the materials and vote online or request a copy. The items to be voted on and location of the annual meeting are on the reverse side. Your vote is important!

This communication is not a form for voting and presents only an overview of the more complete proxy materials that are available to you on the Internet. We encourage you to access and review all of the important information contained in the proxy materials before voting. The Proxy Statement and Annual Report to Shareholders are available at:

www.envisionreports.com/UHT



Easy Online Access – View your proxy materials and vote.

- Step 1:** Go to www.envisionreports.com/UHT.
- Step 2:** Click on **Cast Your Vote or Request Materials**.
- Step 3:** Follow the instructions on the screen to log in.
- Step 4:** Make your selections as instructed on each screen for your delivery preferences.
- Step 5:** Vote your shares.

When you go online, you can also help the environment by consenting to receive electronic delivery of future materials.



Obtaining a Copy of the Proxy Materials – If you want to receive a paper or e-mail copy of these documents, you must request one. There is no charge to you for requesting a copy. Please make your request for a copy as instructed on the reverse side on or before May 24, 2021 to facilitate timely delivery. You will not receive a paper copy or e-mail copy of these documents unless you request one.



UHT Meeting Notice

Universal Health Realty Income Trust Annual Meeting of Shareholders will be held at 10:00 a.m. EDT, on Wednesday, June 2, 2021, virtually via live audio webcast at www.meetingcenter.io/207849190.

To vote online during the meeting, you will need the 15-digit control number that is printed in the shaded bar located on the reverse side of this form.

The Password for the meeting is UHT2021.

The Board of Trustees recommends that you vote **FOR** the listed nominees in Proposal 1, and **FOR** Proposals 2 and 3.

1. Election of Trustees- The Board of Trustees recommends a vote **FOR**:
Marc D. Miller
Gayle L. Capozzalo
2. Advisory (nonbinding) vote to approve named executive officer compensation.
3. To ratify the selection of KPMG, LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2021.

Discretionary authority is hereby granted with respect to such other matters as may properly come before the meeting.

PLEASE NOTE - YOU CANNOT VOTE BY RETURNING THIS NOTICE. To vote your shares you must vote online or request a paper copy of the proxy materials to receive a proxy card. The proxy statement contains information on how to vote online during the meeting.



Here's how to order a copy of the proxy materials and select delivery preferences:

Current and future delivery requests can be submitted using the options below.

If you request an email copy, you will receive an email with a link to the current meeting materials.

PLEASE NOTE: You must use the number in the shaded bar on the reverse side when requesting a copy of the proxy materials.

- **Internet** - Go to www.envisionreports.com/UHT. Click Cast Your Vote or Request Materials.
- **Phone** - Call us free of charge at 1-866-641-4276.
- **Email** - Send an email to investorvote@computershare.com with "Proxy Materials Proxy Materials UHT" in the subject line. Include your full name and address, plus the number located in the shaded bar on the reverse side, and state that you want a paper copy of the meeting materials.

To facilitate timely delivery, all requests for a paper copy of proxy materials must be received by May 24, 2021.