



Universal Health Realty Income Trust Reports Second Quarter Results

July 13, 2000

KING OF PRUSSIA, Pa., July 13 /PRNewswire/ -- Universal Health Realty Income Trust (NYSE: UHT) announced today that funds from operations (FFO) per share for the quarter ended June 30, 2000 increased to \$.61 compared to \$.60 for the same period in the prior year. For the six month period ended June 30, 2000, FFO per share (diluted) was \$1.24 compared to \$1.20 for the same six month period in the prior year. Net income per share (diluted) for the quarter ended June 30, 2000 was \$.42 compared to \$.42 for the same period in the prior year. For the six month period ended June 30, 2000, net income per share was \$.86 compared to \$.86 for the same period in the prior year. The second quarter dividend of \$.46 per share was paid on June 30, 2000.

At June 30, 2000, the Trust's shareholders' equity was \$98.9 million and the Trust's liabilities for borrowed funds was \$85.5 million.

Subsequent to the end of the second quarter, the Trust committed to invest \$1.9 million in exchange for a 74% interest in a Limited Liability Company that will construct and own the Mid-Coast Hospital Medical Office Building. The building which will be directly connected to the new Mid-Coast Hospital located in Brunswick, Maine will be approximately 75,000 square feet and is 100% pre-leased.

Universal Health Realty Income Trust, a real estate investment trust, invests in healthcare and human service related facilities including acute care hospitals, medical office buildings, behavioral healthcare facilities, rehabilitation hospitals, sub-acute care facilities, surgery centers and childcare centers. As of June 30, 2000, the Trust had thirty-eight investments in fourteen states.

UNIVERSAL HEALTH REALTY INCOME TRUST

Statements of Income

For the Three and Six Months Ended June 30, 2000 and 1999

(amounts in thousands, except per share amounts)

(unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2000	1999	2000	1999
Revenues:				
Base rental	\$5,963	\$5,091	\$11,866	\$10,134
Bonus rental	765	747	1,547	1,526
Interest	0	47	0	281
	6,728	5,885	13,413	11,941
Expenses:				
Depreciation & amortization	1,103	948	2,191	1,895
Interest expense	1,501	919	2,919	1,940
Advisory fees	339	299	664	599
Other operating expenses	689	486	1,394	1,014
	3,632	2,652	7,168	5,448
Income before equity in limited liability companies	3,096	3,233	6,245	6,493
Equity in income of limited liability companies	704	578	1,471	1,246
Net income	\$3,800	\$3,811	\$7,716	\$7,739
Net income per share				
- Basic	\$0.42	\$0.43	\$0.86	\$0.86
Net income per share				
- Diluted	\$0.42	\$0.42	\$0.86	\$0.86
Weighted average number of shares outstanding - (Basic)	8,980	8,953	8,982	8,953
Weighted average number of				

share equivalents	16	26	15	25
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Weighted average number of

shares and equivalents

- (Diluted) 8,996 8,979 8,997 8,978

	Three Months Ended June 30,		Six Months Ended June 30,	
	2000	1999	2000	1999
Net income	\$3,800	\$3,811	\$7,716	\$7,739

Plus: Depreciation expense:

Consolidated investments	1,083	941	2,164	1,882
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Unconsolidated affiliates	638	568	1,303	1,077
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Interest rate cap expense	0	31	0	62
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Funds from operations (FFO)	\$5,521	\$5,351	\$11,183	\$10,760
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Funds from operations (FFO) per share - Basic	\$0.61	\$0.60	\$1.25	\$1.20
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Funds from operations (FFO) per share - Diluted	\$0.61	\$0.60	\$1.24	\$1.20
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Dividend paid	\$0.460	\$0.450	\$0.915	\$0.900
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SOURCE Universal Health Realty Income Trust

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