



Universal Health Services, Inc. Completes Purchase Of Twelve Behavioral Health Facilities

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KING OF PRUSSIA, Pa., Aug. 21 /PRNewswire/ -- Universal Health Services, Inc. (NYSE: UHS) announced that it completed the previously announced transaction to acquire 12 behavioral health businesses from Charter Behavioral Health Systems. UHS acquired the operating assets and real property assets from Charter Behavioral and Crescent Real Estate Funding VII LP.

The businesses and real estate acquired include Fairmount in Philadelphia, Pennsylvania; Rockford in Wilmington, Delaware; Anchor, Talbott, Laurel Heights and Peachford in Atlanta, Georgia; Ridge in Lexington, Kentucky; Carolina Center in Greenville, South Carolina; Lakeside in Memphis, Tennessee; Parkwood in Olive Branch, Mississippi; and Provo Canyon in Provo, Utah. In addition, the real estate of the closed Charter facility in McAllen, Texas was acquired from Crescent Real Estate.

The facilities acquired produce approximately \$150 million in annual net revenues, \$27 million in earnings before interest, tax, depreciation and amortization (EBITDA) and comprise licensed capacity of 1400 beds. Total purchase price, including working capital was \$105 million.

Commenting on the close, Debra Osteen, President of UHS' Behavioral Health Division, said, "The addition of the 12 behavioral health operations should be a big benefit to UHS and the Behavioral Health Division. These facilities are leaders in their respective markets, and are highly regarded for the high quality clinical care provided to patients. We look forward to working with their leadership teams, support staff and medical staff. These particular facilities were the strong performers of the Charter group and I believe they will be an excellent addition to our existing group of 23 facilities, both from a clinical and financial performance perspective."

Information systems were fully installed at the 11 open businesses on the first day of operation. Extensive orientation and training has occurred over the past several months in anticipation of the conversion to UHS ownership.

Universal Health Services, Inc. is the nation's third largest hospital company, operating 83 facilities in 20 states, Washington, D.C. and Puerto Rico. It acts as the advisor to Universal Health Realty Income Trust (NYSE: UHT), a real estate investment trust.

Certain statements in this release may constitute forward-looking statements and are subject to various risks and uncertainties as discussed in the Company's filings with Securities and Exchange Commission. The Company is not obligated to update these forward-looking statements even if the Company's assessment of these risks and uncertainties changes.

For additional information on the Company, visit the web site: <http://www.uhsinc.com>. SOURCE Universal Health Services, Inc.

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