

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name UNIVERSAL HEALTH REALTY INCOME TRUST		2 Issuer's employer identification number (EIN) 23-6858580	
3 Name of contact for additional information CHICK BOYLE	4 Telephone No. of contact 610-768-3300	5 Email address of contact CHICK.BOYLE@UHSINC.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 367 SOUTH GULPH ROAD		7 City, town, or post office, state, and ZIP code of contact KING OF PRUSSIA, PA 19406	
8 Date of action 6/30/2020 9/30/2020, 12/31/2020		9 Classification and description COMMON STOCK	
10 CUSIP number 91359E-10-5	11 Serial number(s)	12 Ticker symbol UHT	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ THE COMPANY DISTRIBUTED QUARTERLY CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2020 TAX YEAR. A PORTION OF THESE DISTRIBUTIONS REPRESENT NON-DIVIDEND DISTRIBUTIONS. THESE NON-DIVIDEND DISTRIBUTIONS WERE PAID ON JUNE 30, 2020, SEPTEMBER 30, 2020 AND DECEMBER 31, 2020.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ THE BASIS OF THE SECURITY SOLD SHOULD BE REDUCED BY \$0.105454 PER SHARE OF COMMON STOCK ON JUNE 30, 2020; BY \$0.110228 PER SHARE OF COMMON STOCK ON SEPTEMBER 30, 2020; AND BY \$0.111027 PER SHARE OF COMMON STOCK ON DECEMBER 30, 2021.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ THE NON-DIVIDEND DISTRIBUTION REPRESENTS DISTRIBUTIONS ASSOCIATED WITH THE 2020 TAX YEAR WHICH ARE IN EXCESS OF THE CURRENT YEAR AND ACCUMULATED EARNINGS & PROFITS.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC SECTION
301 (C) (2)

18 Can any resulting loss be recognized? ▶ N/A

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ THE REPORTABLE TAX YEAR IS 2020.

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ▶ *Charles Boyle* Date ▶ 1/27/2021
Print your name ▶ CHARLES BOYLE Title ▶ VP- CFO

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
ALEXANDRA A. MCLAUGHLIN	<u><i>Alexandra Mclaughlin</i></u>	1/8/2020		P01519389
Firm's name ▶	Firm's EIN ▶		Firm's EIN ▶	
KPMG LLP	13-5565207		13-5565207	
Firm's address ▶	Phone no.		Phone no.	
1601 MARKET STREET PHILADELPHIA, PA 19103-2499	267-256-7000		267-256-7000	

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054