

**Report of Organizational Actions  
 Affecting Basis of Securities**

▶ See separate instructions.

**Part I Reporting Issuer**

<b>1</b> Issuer's name		<b>2</b> Issuer's employer identification number (EIN)	
UNIVERSAL HEALTH REALTY INCOME TRUST		23-6858580	
<b>3</b> Name of contact for additional information	<b>4</b> Telephone No. of contact	<b>5</b> Email address of contact	
CHICK BOYLE	610-768-3300	CHICK.BOYLE@UHSINC.COM	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact		<b>7</b> City, town, or post office, state, and ZIP code of contact	
367 SOUTH GULPH ROAD		KING OF PRUSSIA, PA 19406	
<b>8</b> Date of action		<b>9</b> Classification and description	
3/31/2025, 6/30/2025, 9/30/2025, 12/31/2025		COMMON STOCK	
<b>10</b> CUSIP number	<b>11</b> Serial number(s)	<b>12</b> Ticker symbol	<b>13</b> Account number(s)
91359E-10-5		UHT	

**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 2025 TAX YEAR. A PORTION OF THESE DISTRIBUTIONS REPRESENT NON-DIVIDEND DISTRIBUTIONS. THESE NON-DIVIDEND DISTRIBUTIONS WERE PAID ON MARCH 31, 2025, JUNE 30, 2025, SEPTEMBER 30, 2025, AND DECEMBER 31, 2025.

**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 \$0.258334 PER SHARE OF COMMON STOCK ON MARCH 31, 2025; BY \$0.260091 PER SHARE OF COMMON STOCK ON JUNE 30, 2025; BY \$0.260091 PER SHARE OF COMMON STOCK ON SEPTEMBER 30, 2025; AND BY \$0.261848 PER SHARE OF COMMON STOCK ON DECEMBER 31, 2025.

**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 2025 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 2025.

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.

Sign Here

Signature ▶ *Charles Boyle* Date ▶ 1/12/2026

Print your name ▶ CHARLES BOYLE Title ▶ SVP-CFO

<b>Paid Preparer Use Only</b>	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	CONNOR K SCHUMMRICK	<u>Connor Schumrick</u>	1/9/2026		P02125163
	Firm's name ▶ KPMG LLP	Firm's EIN ▶ 13-5565207		Phone no. 267-256-7000	
	Firm's address ▶ 1735 MARKET STREET, PHILADELPHIA, PA 19103				