
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): June 10, 2026

**UNIVERSAL HEALTH REALTY INCOME TRUST
(Exact name of Registrant as Specified in Its Charter)**

**Maryland
(State or Other Jurisdiction
of Incorporation)**

**1-9321
(Commission File Number)**

**23-6858580
(IRS Employer
Identification No.)**

**Universal Corporate Center
367 South Gulph Road
King of Prussia, Pennsylvania
(Address of Principal Executive Offices)**

**19406
(Zip Code)**

Registrant's Telephone Number, Including Area Code: (610) 265-0688

**Not Applicable
(Former Name or Former Address, if Changed Since Last Report)**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instructions A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of each class</u>	<u>Trading Symbol(s)</u>	<u>Name of each exchange on which registered</u>
Shares of beneficial interest, \$0.01 par value	UHT	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 5.02 Departure of Directors or Certain Officers; Election of Directors; Appointment of Certain Officers; Compensatory Arrangements of Certain Officers.

2026 Long-Term Incentive, Annual Restricted Stock Awards

The chief element of compensation for our executive officers has historically been the annual granting of long-term incentive awards. As reflected on the table below, on June 10, 2026, the Compensation Committee of the Board of Trustees recommended, and the Board of Trustees granted, restricted stock awards to each of our executive officers. The restricted shares are scheduled to vest on the second anniversary date of the award. Dividends declared by us are accrued and accumulated with respect to these shares and will be paid in the aggregate on the vesting date on the shares that ultimately vest.

Name	Title	Shares of Restricted Stock
Alan B. Miller	Chairman of the Board, Chief Executive Officer and President	6,247
Charles F. Boyle	Senior Vice President and Chief Financial Officer	3,631
Cheryl K. Ramagano	Senior Vice President - Operations, Treasurer and Secretary	3,631
Karla J. Peterson	Vice President, Acquisitions and Development	1,598

Item 5.07 Submission of Matters to a Vote of Security Holders.

On June 10, 2026, Universal Health Realty Income Trust (the "Trust") held its 2026 Annual Meeting of Stockholders. This year's Annual Meeting of Stockholders was conducted virtually via a live audio webcast.

At the Annual Meeting, the Trust's stockholders: (i) voted to elect two Class I members of the Board of Trustees for a three-year term scheduled to expire at the Trust's 2029 Annual Meeting of Stockholders; (ii) voted in favor of the nonbinding advisory vote on named executive officer compensation, and; (iii) voted to ratify the selection of KPMG, LLP, as the Trust's independent registered public accounting firm for the fiscal year ending December 31, 2026.

The final voting results were as follows:

Proposal No. 1: Election of Trustees:

	<u>Alan B. Miller</u>	<u>Robert F. McCadden</u>
Votes cast in favor	9,187,560	8,540,716
Votes cast against	222,081	868,560
Votes abstained	19,835	20,200
Non-votes	2,233,065	2,233,065

Proposal No. 2: The nonbinding advisory vote on named executive officer compensation:

Votes cast in favor	8,955,099
Votes cast against	418,954
Votes abstained	55,422
Non-votes	2,233,065

Proposal No. 3: Ratification of the selection of KPMG, LLP, as the Trust's independent registered public accounting firm for the fiscal year ending December 31, 2026:

Votes cast in favor	11,525,347
Votes cast against	114,360
Votes abstained	22,834
Non-votes	0

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

UNIVERSAL HEALTH REALTY INCOME TRUST

Date: June 11, 2026

By: /s/ Charles F. Boyle
Name: Charles F. Boyle
Title: Senior Vice President and Chief Financial Officer
