

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 3/29/2024, 6/28/2024 9/30/2024, 12/31/2024	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 2024 TAX YEAR. A PORTION OF THESE DISTRIBUTIONS REPRESENT NON-DIVIDEND DISTRIBUTIONS. THESE NON-DIVIDEND DISTRIBUTIONS WERE PAID ON MARCH 29, 2024, JUNE 28, 2024, SEPTEMBER 30, 2024, AND DECEMBER 31, 2024.

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 \$0.195654 PER SHARE OF COMMON STOCK ON MARCH 29, 2024; BY \$0.248025 PER SHARE OF COMMON STOCK ON JUNE 28, 2024; BY \$0.248025 PER SHARE OF COMMON STOCK ON SEPTEMBER 30, 2024; AND BY \$0.249724 PER SHARE OF COMMON STOCK ON DECEMBER 31, 2024.

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 2024 TAX YEAR WHICH ARE IN EXCESS OF THE CURRENT YEAR AND ACCUMULATED EARNINGS & PROFITS.

