UNIVERSAL HEALTH REALTY INCOME TRUST Form 8-K January 22, 2004

KING OF PRUSSIA, PENNSYLVANIA

	Washington, D.C. 20549	
	FORM 8-K	
	CURRENT REPORT	
	uant to Section 13 or 15(d) of ecurities Exchange Act of 1934	
Date of Report (	Date of earliest event reported): Jan	nuary 22, 2004
	ALTH REALTY IN	
MARYLAND (State or other jurisdiction of	1-9321 (Commission	23-6858580 (I.R.S. Employer
Incorporation or Organization)	File Number)	Identification No.)
UNIVERSAL CORPORATE CENTER	<b>t</b>	
367 SOUTH GULPH ROAD		

19406

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(Address of principal executive office)

(Zip Code)

Registrant s telephone number, including area code (610) 265-0688

#### Not Applicable

(Former name or former address, if changed since last report)

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(c) Exhibits. 99.1 Universal Health Realty Income Trust Press Release dated January 22, 2004.

Item 12. Results of Operations and Financial Condition

On January 22, 2004, Universal Health Realty Income Trust made its fourth quarter earnings release. A copy of the Trust s press release is furnished as an exhibit to this Form 8-K and is incorporated herein by reference.

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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 hereunto duly authorized.

Universal Health Realty Income Trust

By: /s/ Alan B. Miller

Name: Alan B. Miller

Title: Chairman of the Board, Chief

Executive Officer and President

By: /s/ Charles F. Boyle

Name: Charles F. Boyle

Title: Vice President, Chief Financial

Officer and Controller

Date: January 22, 2004

#### **Exhibit Index**

Exhibit No.	Exhibit	
99.1	Press release, dated January 22, 2004	