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): November 19, 2026

UNIVERSAL HEALTH REALTY INCOME TRUST

(Exact name of Registrant as Specified in Its Charter)

Maryland	**1-9321**	**23-6858580**
(State or Other Jurisdiction of Incorporation)	**(Commission File Number)**	**(IRS Employer Identification No.)**
Universal Corporate Center 367 South Gulph Road King of Prussia, Pennsylvania		**19406**
(Address of Principal Executive Offices)		**(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))

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).

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

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

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 8.01 Other Events.

We own the real estate assets (the "Assets") of Aiken Regional Medical Centers (consisting of Aiken Regional Medical Center and Aurora Pavilion) located in Aiken, South Carolina. These facilities are operated by Aiken Regional Medical Centers, LLC ("ARMC"), a wholly owned subsidiary of Universal Health Services, Inc. ("UHS"). The Assets of these facilities are leased by us to ARMC pursuant to a lease that is scheduled to expire in December 2033.

UHS has advised us that it has entered into an equity purchase agreement ("EPA") to sell ARMC and certain other assets to Piedmont Healthcare. The transaction is subject to customary closing conditions, including applicable regulatory and governmental approvals. The closing is scheduled to occur the later of: (i) five business days following satisfaction of all closing conditions, including the receipt of all regulatory and governmental approvals; or (ii) January 31, 2027.

The EPA requires that the Assets be acquired by ARMC from us immediately prior to closing. As permitted pursuant to the terms of the lease UHS has the right to acquire the leased property from us by offering us potential substitution properties with aggregate appraised fair market value substantially equal to the appraised fair market value of the ARMC Assets and providing us with a yield (i.e., annual return on its equity in such property) equal to that provided by the ARMC leased property. Any substitution transaction between us and UHS and ARMC will be subject to, and effective upon, the closing of the EPA which is entirely in the control of the parties to the EPA, subject to applicable regulatory and governmental approvals.

UHS has advised us that it expects to submit its substitution proposal to us by no later than early January 2027. Upon receipt, the substitution proposal will be reviewed and evaluated by our management and Board of Trustees. All transactions with UHS must be approved by a majority of our Independent Trustees. We can provide no assurance that we will ultimately agree on a property substitution with UHS in connection with the ARMC property. If we cannot agree, UHS has the right to purchase the ARMC Assets at their appraised fair market value. Pursuant to the terms of the ARMC lease, we received rental payments of $4.2 million during the twelve months ended December 31, 2025 and $3.2 million during the nine months ended September 30, 2026.

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: November 24, 2026

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