



Universal Health Services, Inc.

Universal Health Services Announces Agreement to Sell Two Hospitals in Puerto Rico

February 7, 2005

KING OF PRUSSIA, Pa., Feb 07, 2005 /PRNewswire-FirstCall via COMTEX/ -- Universal Health Services, Inc. (NYSE: UHS) announced today that it has signed a definitive agreement to sell two acute care facilities in Puerto Rico: Hospital San Pablo, a 430-bed acute care hospital in Bayamon, and Hospital San Pablo del Este, a 180-bed acute care hospital in Fajardo. The two facilities will be sold to a local hospital operator in Puerto Rico, Centro Medico and HIMA San Pablo Properties, Inc. The sale proceeds will be approximately \$120 million, excluding net working capital. The sale is subject to customary regulatory approvals and we expect the closing to occur by March 31, 2005.

UHS will retain ownership of Hospital San Juan Capestrano, a 108-bed behavioral health facility in Rio Piedras, Puerto Rico and OJOS Eye Surgery Specialists in Santurce, Puerto Rico.

Universal Health Services, Inc. is one of the nation's largest hospital companies, operating acute care and behavioral health hospitals, ambulatory and radiation centers nationwide, in Puerto Rico and in France. It acts as the advisor to Universal Health Realty Income Trust, a real estate investment trust (NYSE: UHT).

Certain statements in this release may constitute forward-looking statements and are subject to various risks and uncertainties as discussed in the Company's filings with the Securities and Exchange Commission. The Company is not obligated to update these forward-looking statements even if the Company's assessment of these risks and uncertainties changes.

For additional information on the Company, visit our website: <http://www.uhsinc.com>.

SOURCE: Universal Health Services, Inc.

Steve Filton, Chief Financial Officer, Universal Health Services, +1-610-768-3300