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Â UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549 Â FORM 10-Q Â (MARK ONE) â˜’ QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 Â For the quarterly period ended September 30, 2024 OR Â â˜ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 Â For the transition period from to Commission file number 1-9321 Â UNIVERSAL HEALTH REALTY INCOME TRUST (Exact name of registrant as specified in its charter) Â Â Maryland Â 23-6858580 (State or other jurisdiction ofincorporation or organization) Â (I. R. S. EmployerIdentification No.) Â Â Â Â UNIVERSAL CORPORATE CENTER367 SOUTH GULPH ROADKING OF PRUSSIA, Pennsylvania Â 19406-0958 (Address of principal executive offices) Â (Zip Code) (610) 265-0688 (Registrantâ€™s telephone number, including area code) Â Securities registered pursuant to Section 12(b) of the Act: Â Title of each class Â Â Trading Symbol(s) Â Name of each exchange on which registered Shares of beneficial interest, $0.01 par value Â UHT Â New York Stock Exchange Â Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes â˜’ No â˜ Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (Â§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes â˜’ No â˜ Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, smaller reporting company or an emerging growth company. See the definitions of â€œlarge accelerated filer,â€ â€œaccelerated filerâ€, â€œsmaller reporting companyâ€ and â€œemerging growth companyâ€ in Rule 12b-2 of the Exchange Act. Â Large accelerated filer â˜’ Accelerated Filer â˜ Â Â Â Â Non-accelerated filer â˜ Smaller reporting company â˜ Â Â Emerging growth company â˜ 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. â˜ Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes â˜ No â˜’ Number of common shares of beneficial interest outstanding at October 31, 2024â€”13,849,568 Â Â Â Â UNIVERSAL HEALTH REALTY INCOME TRUST INDEX Â Â Â Â PAGE NO. PART I. FINANCIAL INFORMATION (unaudited) Â Â Item 1. Â Financial Statements Â Â Â Â Condensed Consolidated Statements of Incomeâ€”Three and Nine Months Ended September 30, 2024 and 2023 Â 3 Â Â Condensed Consolidated Statements of Comprehensive Incomeâ€”Three and Nine Months Ended September 30, 2024 and 2023 Â 4 Â Â Condensed Consolidated Balance Sheetsâ€”September 30, 2024 and December 31, 2023 Â 5 Â Â Condensed Consolidated Statements of Changes in Equityâ€”Three and Nine Months Ended September 30, 2024 and 2023 Â 6Â through 7 Â Â Condensed Consolidated Statements of Cash Flowsâ€”Nine Months Ended September 30, 2024 and 2023 Â 8 Â Â Notes to Condensed Consolidated Financial Statements Â 9Â through 19 Item 2. Â Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations Â 20Â through 29 Item 3. Â Quantitative and Qualitative Disclosures About Market Risk Â 29Â through 31 Item 4. Â Controls and Procedures Â 31 PART II. OTHER INFORMATION Â 32 Item 1A. Â Risk Factors Â 32 Item 5. Â Other Information Â 32 Item 6. Â Exhibits Â 32 Â Â Â Â Â Â SIGNATURES Â 33 Â Â Â

This Quarterly Report on Form 10-Q is for the quarter ended September 30, 2024. In this Quarterly Report, â€œwe,â€ â€œus,â€ â€œourâ€ and the â€œTrustâ€ refer to Universal Health Realty Income Trust and its subsidiaries. As disclosed in this Quarterly Report, including in Note 2 to the condensed consolidated financial statementsâ€”Relationship with Universal Health Services, Inc. (â€œUHSâ€) and Related Party Transactions, a wholly-owned subsidiary of UHS (UHS of Delaware, Inc.) serves as our Advisor pursuant to the terms of an annually renewable Advisory Agreement dated December 24, 1986, and as amended and restated as of January 1, 2019. The Advisory Agreement expires on December 31 of each year, however, it is renewable by us, subject to a determination by our Trustees who are unaffiliated with UHS, that the Advisorâ€™s performance has been satisfactory. The Advisory Agreement was renewed for 2024 with the same terms as the Advisory Agreement in place during 2023 and 2022. Our officers are all employees of UHS through its wholly-owned subsidiary, UHS of Delaware, Inc. In addition, five of our hospital facilities are leased to wholly-owned subsidiaries of UHS, one of our hospital facilities is leased to a joint venture between a wholly-owned subsidiary of UHS and a third party, and subsidiaries of UHS are tenants of twenty medical/office buildings or free-standing emergency departments, that are either wholly or jointly-owned by us. Any reference to â€œUHSâ€ or â€œUHS facilitiesâ€ in this report is referring to Universal Health Services, Inc.â€™s subsidiaries, including UHS of Delaware, Inc. In this Quarterly Report, the term â€œrevenuesâ€ does not include

the revenues of the unconsolidated limited liability companies (â€œLLCsâ€) in which we have various non-controlling equity interests ranging from 33% to 95%. As of September 30, 2024, we had investments in four jointly-owned LLCs/LPs. We currently account for our share of the income/loss from these investments by the equity method (see Note 5 to the condensed consolidated financial statements - Summarized Financial Information of Equity Affiliates). Â Â 2 Â Part I. Financial Information Item I. Financial Statements Universal Health Realty Income Trust Condensed Consolidated Statements of Income For the Three and Nine Months Ended September 30, 2024 and 2023 (amounts in thousands, except per share information) (unaudited) Â Â Â Three Months Ended Â Â Nine Months Ended Â Â Â September 30, Â Â September 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Revenues: Â Â Â Â Â Â Â Â Â Â Â Â Â Â Lease revenue - UHS facilities (a.) Â $ 8,248 Â Â $ 8,274 Â Â $ 25,366 Â Â $ 24,297 Â Â Â Lease revenue - Non-related parties Â Â 14,342 Â Â Â 13,926 Â Â Â 43,188 Â Â Â 40,955 Â Â Â Other revenue - UHS facilities Â Â 242 Â Â Â 254 Â Â Â 682 Â Â Â 730 Â Â Â Other revenue - Non-related parties Â Â 305 Â Â Â 404 Â Â Â 1,056 Â Â Â 1,177 Â Â Â Interest income on financing leases - UHS facilities Â Â 1,357 Â Â Â 1,365 Â Â Â 4,077 Â Â Â 4,096 Â Â Â Â 24,494 Â Â Â 24,223 Â Â Â 74,369 Â Â Â 71,255 Â Expenses: Â Â Â Â Â Â Â Â Â Â Â Â Â Â Depreciation and amortization Â Â 7,009 Â Â Â 7,012 Â Â Â 20,624 Â Â Â 20,479 Â Â Â Advisory fees to UHS Â Â 1,386 Â Â Â 1,332 Â Â Â 4,093 Â Â Â 3,957 Â Â Â Other operating expenses Â Â 7,609 Â Â Â 7,854 Â Â Â 22,115 Â Â Â 23,625 Â Â Â 16,004 Â Â Â 16,198 Â Â Â 46,832 Â Â Â 48,061 Â Income before equity in income of unconsolidated limited liability companies ("LLCs") and interest expense Â Â 8,490 Â Â Â 8,025 Â Â Â 27,537 Â Â Â 23,194 Â Â Â Equity in income of unconsolidated LLCs Â Â 300 Â Â Â 314 Â Â Â 956 Â Â Â 953 Â Â Â Interest expense, net Â Â (4,793) Â Â (4,467) Â Â (13,920) Â Â (12,340) Net income Â $ 3,997 Â Â $ 3,872 Â Â $ 14,573 Â Â $ 11,807 Â Basic earnings per share Â $ 0.29 Â Â $ 0.28 Â Â $ 1.06 Â Â $ 0.86 Â Diluted earnings per share Â $ 0.29 Â Â $ 0.28 Â Â $ 1.05 Â Â $ 0.85 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Weighted average number of shares outstanding - Basic Â Â 13,807 Â Â Â 13,790 Â Â Â 13,799 Â Â Â 13,784 Â Weighted average number of shares outstanding - Diluted Â Â 13,849 Â Â Â 13,822 Â Â Â 13,835 Â Â Â 13,811 Â (a.) Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. See accompanying notes to these condensed consolidated financial statements. Â 3 Â Universal Health Realty Income Trust Condensed Consolidated Statements of Comprehensive Income For the Three and Nine Months Ended September 30, 2024 and 2023 (amounts in thousands) (unaudited) Â Â Three Months Ended Â Â Nine Months Ended Â Â Â September 30, Â Â September 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Net income Â $ 3,997 Â Â $ 3,872 Â Â $ 14,573 Â Â $ 11,807 Â Other comprehensive loss: Â Â Â Â Â Â Â Â Â Â Â Â Â Â Unrealized derivative loss on cash flow hedges Â Â (3,184) Â Â (489) Â Â (4,055) Â Â (1,521) Total other comprehensive loss: Â Â (3,184) Â Â (489) Â Â (4,055) Â Â (1,521) Total comprehensive income Â $ 813 Â Â $ 3,383 Â Â $ 10,518 Â Â $ 10,286 Â Â See accompanying notes to these condensed consolidated financial statements. Â 4 Â Universal Health Realty Income Trust Condensed Consolidated Balance Sheets (amounts in thousands, except share information) (unaudited) Â Â September 30, Â Â December 31, Â Â Â 2024 Â Â 2023 Â Assets: Â Â Â Â Â Â Real Estate Investments: Â Â Â Â Â Â Buildings and improvements and construction in progress Â $ 654,154 Â Â $ 649,374 Â Accumulated depreciation Â Â (280,859) Â Â (262,449) Â Â Â 373,295 Â Â Â 386,925 Â Land Â Â 56,870 Â Â Â 56,870 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Net Real Estate Investments Â Â 430,165 Â Â Â 443,795 Â Financing receivable from UHS Â Â 82,921 Â Â Â 83,279 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Net Real Estate Investments and Financing receivable Â Â 513,086 Â Â Â 527,074 Â Investments in limited liability companies ("LLCs") Â Â 14,260 Â Â Â 9,102 Â Other Assets: Â Â Â Â Â Â Cash and cash equivalents Â Â 6,372 Â Â Â 8,212 Â Lease and other receivables from UHS Â Â 6,995 Â Â Â 6,180 Â Lease receivable - other Â Â 8,580 Â Â Â 8,166 Â Intangible assets (net of accumulated amortization of $11.9Â million and Â Â $12.5Â million, respectively) Â Â 7,758 Â Â Â 9,110 Â Right-of-use land assets, net Â Â 10,925 Â Â Â 10,946 Â Deferred charges, notes receivable and other assets, net Â Â 16,354 Â Â Â 17,579 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Total Assets Â $ 584,330 Â Â $ 596,369 Â Liabilities: Â Â Â Â Â Â Line of credit borrowings Â $ 347,750 Â Â $ 326,600 Â Mortgage notes payable, non-recourse to us, net Â Â 19,662 Â Â Â 32,863 Â Accrued interest Â Â 736 Â Â Â 490 Â Accrued expenses and other liabilities Â Â 12,690 Â Â Â 13,500 Â Ground lease liabilities, net Â Â 10,925 Â Â Â 10,946 Â Tenant reserves, deposits and deferred and prepaid rents Â Â 10,928 Â Â Â 11,036 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Total Liabilities Â Â 402,691 Â Â Â 395,435 Â Equity: Â Â Â Â Â Â Preferred shares of beneficial interest, Â Â Â $.01Â par value; 5,000,000Â shares authorized; Â Â Â noneÂ issued and outstanding Â Â - Â Â Â - Â Common shares, $.01Â par value; Â Â Â 95,000,000Â shares authorized; issued and outstanding: 2024 - 13,849,424; Â Â Â 2023 - 13,823,899 Â Â 138 Â Â Â 138 Â Capital in excess of par value Â Â 270,826 Â Â Â 270,398 Â Cumulative net income Â Â 840,634 Â Â Â 826,061 Â Cumulative dividends Â Â (933,216) Â Â (902,975) Accumulated other comprehensive income Â Â 3,257 Â Â Â 7,312 Â Â Â Â Â Â Total Equity Â 181,639 Â Â Â 200,934 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Total Liabilities and Equity Â $ 584,330 Â Â $ 596,369 Â Â See accompanying notes to these condensed consolidated financial statements. Â 5 Â Universal Health Realty Income Trust Condensed Consolidated Statements of Changes in Equity For the Nine Months Ended September 30, 2024 (amounts in thousands) (unaudited) Â Â Â Common Shares Â Capital in Â Â Â Â Â Â Â Â Accumulated other Â Â Â Â Â Number Â Â Â Â Â excess of Â Â Cumulative Â Â Cumulative Â Â comprehensive Â Â Total Â Â Â Â of Shares Â Â Amount Â Â par value Â Â net income Â Â dividends Â Â income/(loss) Â Â Equity Â January 1, 2024 Â Â 13,824 Â Â $ 138 Â Â $ 270,398 Â Â $ 826,061 Â Â $ (902,975) Â $ 7,312 Â Â $ 200,934 Â Shares of Beneficial Interest: Â Issued, net Â Â 26 Â Â Â â€” Â Â Â (180) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (180) Repurchased Â Â (1) Â Â Â â€” Â Â Â (27) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (27) Restricted stock-based compensation expense Â Â Â â€” Â Â Â â€” Â Â Â 635 Â Â Â Â Â Â â€” Â Â Â â€” Â Â Â 635 Â Dividends ($2.185/share) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (30,241) Â Â Â â€” Â Â Â (30,241) Comprehensive income: Â Net income Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â 14,573 Â Â Â â€” Â Â Â â€” Â Â Â 14,573 Â Unrealized net gain on cash flow hedges Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (4,055) Â Â (4,055) Subtotal - comprehensive income Â 14,573 Â (4,055) Â Â 10,518 Â September 30, 2024 Â Â 13,849 Â Â $ 138 Â Â $ 270,826 Â Â $ 840,634 Â Â $ (933,216) Â $ 3,257 Â Â $ 181,639 Â Â Â Â Â Universal Health Realty Income Trust Condensed Consolidated Statements of Changes in Equity For the Nine Months Ended September 30, 2023 (amounts in thousands) (unaudited) Â Â Â Common Shares Â Capital in Â Â Â Â Â Â Â Â Accumulated other Â Â Â Â Â Number Â Â Â Â Â excess of Â Â Cumulative Â Â Cumulative Â Â comprehensive Â Â Total Â Â Â Â of Shares Â Â Amount Â Â par value Â Â net income Â Â dividends Â Â income/(loss) Â Â Equity Â January 1, 2023 Â Â 13,803 Â Â Â $ 138 Â Â $ 269,472 Â Â $ 810,661 Â Â $ (863,181) Â $ 12,011 Â Â Â 229,101 Â Shares of Beneficial Interest: Â Issued, net Â Â 20 Â Â Â â€” Â Â Â 117 Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â 117 Â Repurchased Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â - Â Restricted stock-based compensation expense Â Â Â â€” Â Â Â â€” Â Â Â 577 Â Â Â Â Â Â â€” Â Â Â â€” Â Â Â 577 Â Dividends ($2.155/share) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (29,773) Â Â Â â€” Â Â Â (29,773) Comprehensive income: Â Net income Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â 11,807 Â Â Â â€” Â Â Â â€” Â Â Â 11,807 Â Unrealized net loss on cash flow hedges Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (1,521) Â Â (1,521) Subtotal - comprehensive income Â 11,807 Â (1,521) Â Â 10,286 Â September 30, 2023 Â Â 13,823 Â Â $ 138 Â Â $ 270,166 Â Â $ 822,468 Â Â $ (892,954) Â $ 10,490 Â Â $ 210,308 Â Â Â Â See accompanying notes to these condensed consolidated financial statements. 6 Â Universal Health Realty Income Trust Condensed Consolidated Statements of Changes in Equity For the Three Months Ended September 30, 2024 (amounts in thousands) (unaudited) Â Â Â Common Shares Â Capital in Â Â Â Â Â Â Â Â Accumulated other Â Â Â Â Â Number Â Â Â Â Â excess of Â Â Cumulative Â Â Cumulative Â Â comprehensive Â Â Total Â Â Â Â of Shares Â Â Amount Â Â par value Â Â net income Â Â dividends Â Â income/(loss) Â Â Equity Â July 1, 2024 Â Â 13,849 Â Â $ 138 Â Â $ 270,592 Â Â $ 836,637 Â Â $ (923,107) Â $ 6,441 Â Â $ 190,701 Â Shares of Beneficial Interest: Â Issued Â Â Â â€” Â Â Â â€” Â Â Â 27 Â Â Â â€” Â Â Â â€” Â Â Â 27 Â Repurchased Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (15) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (15) Restricted stock-based compensation expense Â Â Â â€” Â Â Â â€” Â Â Â 222 Â Â Â Â Â Â â€” Â Â Â â€” Â Â Â 222 Â Dividends ($.73/share) Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (10,109) Â Â Â â€” Â Â Â (10,109) Comprehensive income: Â Net income Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â 3,997 Â Â Â â€” Â Â Â â€” Â Â Â 3,997 Â Unrealized net loss on cash flow hedges Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (3,184) Â Â (3,184) Subtotal - comprehensive income Â 3,997 Â (3,184) Â Â 813 Â September 30, 2024 Â Â 13,849 Â Â $ 138 Â Â $ 270,826 Â Â $ 840,634 Â Â $ (933,216) Â $ 3,257 Â Â $ 181,639 Â Â Â Universal Health Realty Income Trust Condensed Consolidated Statements of Changes in Equity For the Three Months Ended September 30, 2023 (amounts in thousands) (unaudited) Â Â Â Common Shares Â Capital in Â Â Â Â Â Â Â Â Accumulated other Â Â Â Â Â Number Â Â Â Â Â excess of Â Â Cumulative Â Â Cumulative Â Â comprehensive Â Â Total Â Â Â Â of Shares Â Â Amount Â Â par value Â Â net income Â Â dividends Â Â income/(loss) Â Â Equity Â July 1, 2023 Â Â 13,822 Â Â $ 138 Â Â $ 269,923 Â Â $ 818,596 Â Â $ (883,001) Â $ 10,979 Â Â $ 216,635 Â Shares of Beneficial Interest: Â Issued Â Â 1 Â Â Â â€” Â Â Â 42 Â Â Â â€” Â Â Â â€” Â Â Â 42 Â Repurchased Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Restricted stock-based compensation expense Â Â â€” Â Â Â â€” Â Â Â 201 Â Â Â Â Â Â â€” Â Â Â â€” Â Â Â 201 Â Dividends ($.72/share) Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (9,953) Â Â â€” Â Â Â (9,953) Comprehensive income: Â Net income Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â 3,872 Â Â Â â€” Â Â Â â€” Â Â Â 3,872 Â Unrealized net loss on cash flow hedges Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â â€” Â Â Â (489) Â Â (489) Subtotal - comprehensive income Â 3,872 Â (489) Â Â 3,383 Â September 30, 2023 Â Â 13,823 Â Â $ 138 Â Â $ 270,166 Â Â $ 822,468 Â Â $ (892,954) Â $ 10,490 Â Â $ 210,308 Â Â See accompanying notes to these condensed consolidated financial statements. 7 Â Universal Health Realty Income Trust Condensed Consolidated Statements of Cash Flows (amounts in thousands) (unaudited) Â Â Nine months ended September 30, Â Â Â 2024 Â Â 2023 Â Cash flows from operating activities: Â Â Â Â Â Â Net income Â $ 14,573 Â Â $ 11,807 Â Adjustments to reconcile net income to net cash provided by operating activities: Â Â Â Â Â Â Depreciation and amortization Â Â 20,624 Â Â Â 20,479 Â Amortization related to above/below market leases, net Â Â (131) Â Â (109) Amortization of debt premium Â Â - Â Â Â (36) Amortization of deferred financing costs Â Â 571 Â Â Â 536 Â Stock-based compensation expense Â Â 635 Â Â Â 577 Â Changes in assets and liabilities: Â Â Â Â Â Â Lease receivable Â Â (1,229) Â Â (741) Accrued expenses and other liabilities Â Â 241 Â Â Â 859 Â Tenant reserves, deposits and deferred and prepaid rents Â Â (108) Â Â 114 Â Accrued interest Â Â 246 Â Â Â (43) Leasing costs paid Â Â (1,100) Â Â (1,370) Other, net Â Â (564) Â Â 411 Â Net cash provided by operating activities Â Â 33,758 Â Â Â 32,484 Â Cash flows from investing activities: Â Â Â Â Â Â Investments in LLCs Â Â (5,892) Â Â (4,058) Cash distributions from LLCs Â Â 765 Â Â Â 531 Â Advance received from LLC Â Â - Â Â Â 3,500 Â Additions to real estate investments, net Â Â (6,037) Â Â (12,220) Cash paid for acquisition of properties Â Â - Â Â Â (7,598) Net cash used in investing activities Â Â (11,164) Â Â (19,845) Cash flows from financing activities: Â Â Â Â Â Â Net borrowings on the line of credit Â Â 21,150 Â Â Â 23,400 Â Repayments of mortgage notes payable Â Â (13,232) Â Â (5,423) Financing costs paid Â Â (2,127) Â Â (222) Dividends paid Â Â (30,242) Â Â (29,767) Issuance of shares of beneficial interest, net Â Â 17 Â Â Â 118 Â Net cash used in financing activities Â Â (24,434) Â Â (11,894) (Decrease)/increase in cash and cash equivalents Â Â (1,840) Â Â 745 Â Cash and cash equivalents, beginning of period Â Â 8,212 Â Â Â 7,614 Â Cash and cash equivalents, end of period Â $ 6,372 Â Â $ 8,359 Â Supplemental disclosures of cash flow information: Â Â Â Â Â Â Interest paid Â $ 13,134 Â Â $ 12,032 Â Invoices accrued for construction and improvements Â $ 1,715 Â Â $ 2,005 Â Â See accompanying notes to these condensed consolidated financial statements. Â 8 Â UNIVERSAL HEALTH REALTY INCOME TRUST NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS September 30, 2024 (unaudited) Â (1) GeneralThis Quarterly Report on Form 10-Q is for the quarter ended September 30, 2024. In this Quarterly Report, â€œwe,â€ â€œus,â€ â€œourâ€ and the â€œTrustâ€ refer to Universal Health Realty Income Trust and its subsidiaries.In this Quarterly Report on Form 10-Q, the term â€œrevenuesâ€ does not include the revenues of the unconsolidated LLCs in which we have various non-controlling equity interests ranging from 33% to 95%. As of September 30, 2024, we had investments in four jointly-owned LLCs/LPs. We currently account for our share of the income/loss from these investments by the equity method (see Note 5). The condensed consolidated financial statements included herein have been prepared by us, without audit, pursuant to the rules and regulations of the SEC and reflect all normal and recurring adjustments which, in our opinion, are necessary to fairly present results for the interim periods. Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles in the United States of America (U.S. GAAP) have been condensed or omitted pursuant to such rules and regulations, although we believe that the accompanying disclosures are adequate to make the information presented not misleading. It is suggested that these condensed consolidated financial statements be read in conjunction with the consolidated financial statements, the notes thereto and accounting policies included in our Annual Report on Form 10-K for the year ended December 31, 2023.The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the amounts reported in our consolidated financial statements and accompanying notes. Â (2) Relationship with Universal Health Services, Inc. (â€œUHSâ€) and Related Party TransactionsLeases: We commenced operations in 1986 by purchasing certain properties from subsidiaries of UHS and immediately leasing the properties back to the respective subsidiaries. The base rentals and lease and renewal terms for each of the hospitals leased to subsidiaries of UHS as of September 30, 2024, are provided below. The base rents are paid monthly. The lease on McAllen Medical Center also provides for bonus rent which is paid quarterly based upon a computation that compares the hospitalâ€™s current quarter revenue to a corresponding quarter in the base year. The hospital leases with subsidiaries of UHS, with the exception of the lease on Clive Behavioral Health Hospital (which is operated by UHS in a joint venture with an unrelated third party), are unconditionally guaranteed by UHS and are cross-defaulted with one another. The lease for the Clive facility is guaranteed on a several basis by UHS (52%) and Catholic Health Initiatives-Iowa (48%). The combined revenues generated from the leases on the three acute care and three behavioral health care hospital facilities leased to subsidiaries of UHS at September 30, 2024, accounted for approximately 24% and 25% of our consolidated revenues for the three months ended September 30, 2024 and 2023, respectively and approximately 24% and 25% of our consolidated revenues for the nine months ended September 30, 2024 and 2023, respectively. In addition to the six UHS hospital facilities, we have twenty properties consisting of medical/office buildings and free-standing emergency departments ("FEDs") that are either wholly or jointly-owned by us that include tenants which are subsidiaries of UHS. The aggregate revenues generated from UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and 41% of our consolidated revenues during each of the nine-month periods ended September 30, 2024 and 2023.On December 31, 2021, we entered into an asset purchase and sale agreement with UHS and certain of its affiliates, which was amended during the first quarter of 2022, pursuant to the terms of which: (i) a wholly-owned subsidiary of UHS purchased from us, the real estate assets of the Inland Valley Campus of Southwest Healthcare System located in Wildomar, California, at its fair market value of $79.6 million; (ii) two wholly-owned subsidiaries of UHS transferred to us, the real estate assets of Aiken Regional Medical Center (â€œAikenâ€), located in Aiken, South Carolina (which includes an acute care hospital and a behavioral health pavilion), at its fair-market value of approximately $57.7 million, and Canyon Creek Behavioral Health (â€œCanyon Creekâ€), located in Temple, Texas, at its fair-market value of approximately $26.0 million, and; (iii) we paid approximately $4.1 million in cash to UHS.As a result of UHSâ€™ purchase option within the lease agreements of Aiken and Canyon Creek, the transaction is accounted for as a failed sale leaseback in accordance with U.S. GAAP and the properties acquired by us in connection with the asset purchase and sale agreement with UHS, as amended, were accounted for as financing arrangements. Our consolidated balance sheets as of September 30, 2024 and December 31, 2023 include financing receivables related to this transaction of $82.9 million and $83.3 million, respectively. Also on December 31, 2021, Aiken and Canyon Creek (as lessees), entered into a master lease and individual property leases as amended, (with us as lessor), for initial lease terms on each property of approximately twelve years, ending on December 31, 2033. Subject to the terms of the master lease, Aiken and Canyon Creek have the right to renew their leases, at the then current fair market rent (as defined 9 Â in the master lease), for seven, five-year optional renewal terms. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental rate during 2024 on the acquired properties, which is payable to us on a monthly basis, is approximately $5.9 million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of the lease payments that is included in our consolidated statements of income, and reflected as interest income on financing leases, was approximately $1.4 million for each of the three months ended September 30, 2024 and 2023, and approximately $4.1 million for each

of the nine-month periods ended September 30, 2024 and 2023. There is no bonus rental component applicable to either of these leases.Pursuant to the terms of the master leases by and among us and certain subsidiaries of UHS, dated December 24, 1986 and December 31, 2021 (the â€œMaster Leasesâ€), which govern the leases of McAllen Medical Center, Wellington Regional Medical Center (governed by the Master Lease dated December 24, 1986), Aiken Regional Medical Center and Canyon Creek Behavioral Health (governed by the Master Lease dated December 31, 2021, as amended), all of which are hospital properties that are wholly-owned subsidiaries of UHS, UHS has the option, among other things, to renew the leases at the lease terms described below by providing notice to us at least 90 days prior to the termination of the then current term. UHS also has the right to purchase the respective leased facilities from us at their appraised fair market value upon any of the following: (i) at the end of the lease terms or any renewal terms; (ii) upon one monthâ€™s notice should a change of control of the Trust occur, or; (iii) within the time period as specified in the leases in the event that UHS provides notice to us of their intent to offer a substitution property/properties in exchange for one (or more) of the four wholly-owned UHS hospital facilities leased from us, should we be unable to reach an agreement with UHS on the properties to be substituted. Additionally, UHS has rights of first refusal to: (i) purchase the respective leased facilities during and for a specified period after the lease terms at the same price, terms and conditions of any third-party offer, or; (ii) renew the lease on the respective leased facility at the end of, and for a specified period after, the lease term at the same terms and conditions pursuant to any third-party offer. In addition, a wholly-owned subsidiary of UHS is the managing, majority member in a joint-venture with an unrelated third-party that operates, and leases from us, Clive Behavioral Health. This 100-bed behavioral health care facility is located in Clive, Iowa and was completed and opened in late December, 2020, and the hospital lease commenced on December 31, 2020. The lease on this facility is triple net and has an initial term of 20 years with five 10-year renewal options. On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. The first three of the five 10-year renewal options will provide for annual rental as stipulated in the lease (2041 through 2070) and the two additional 10-year lease renewal options will be at fair market value lease rates (2071 through 2090). Pursuant to the lease on this facility, the joint venture has the option to, among other things, renew the lease at the terms specified in the lease agreement by providing notice to us at least 270 days prior to the termination of the then current term. The joint venture also has the right to purchase the leased facility from us at its appraised fair market value upon either of the following: (i) by providing notice at least 270 days prior to the end of the lease terms or any renewal terms, or; (ii) upon 30 daysâ€™ notice anytime within 12 months of a change of control of the Trust (UHS also has this right should the joint venture decline to exercise its purchase right). Additionally, the joint venture has rights of first offer to purchase the facility prior to any third-party sale. The table below details the existing lease terms and renewal options for each of the hospital leases that are related to UHS as of September 30, 2024, consisting of three acute care hospitals and three behavioral health hospitals: Â Hospital Name Â AnnualMinimumRent Â Â End ofLease Term Â RenewalTerm(years) Â Â McAllen Medical Center Â $ 5,485,000 Â Â December, 2026 Â Â 5 Â (a) Wellington Regional Medical Center Â $ 6,639,000 Â Â December, 2026 Â Â 5 Â (b) Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services Â $ 4,072,000 Â Â December, 2033 Â Â 35 Â (c) Canyon Creek Behavioral Health Â $ 1,841,000 Â Â December, 2033 Â Â 35 Â (c) Clive Behavioral Health Hospital Â $ 2,775,000 Â Â December, 2040 Â Â 50 Â (d) Â (a)UHS has one 5-year renewal option at existing lease rates (through 2031).(b)UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026.(c)UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033.(d)The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis.In October, 2024, two wholly-owned subsidiaries of UHS each exercised their 5-year renewal options on two FEDs located in Weslaco and Mission, Texas, covering the period of February 1, 2025 through January 31, 2030 (the current lease terms were scheduled to expire on January 31, 2025; with aggregate annual lease rates of approximately $979,000). Pursuant to terms of the leases, and consistent with 10 Â the terms of the leases currently in effect for each property, the lease rates are scheduled to increase 2% per year through the end of the renewed lease terms. The wholly-owned subsidiaries of UHS have five, 5-year renewal options remaining on each of these FEDs, with the first three renewal options (covering the years 2030 through 2044) providing for 2% annual increases to the lease rates, and the remaining two, 5-year renewal options (covering the years 2045 through 2054) providing for lease rates at the then fair market value. These leases are cross-defaulted with one another and the wholly-owned subsidiaries of UHS have the option to purchase the leased properties upon the expiration of each five-year extended term at the fair market value at that time. Upon the December 31, 2021 expiration of the lease on Wellington Regional Medical Center located in West Palm Beach, Florida, a wholly-owned subsidiary of UHS exercised its fair market value renewal option and renewed the lease for a 5-year term scheduled to expire on December 31, 2026. Effective January 1, 2024, the annual lease rate for this hospital, which is payable to us monthly, is $6.6 million and on each January 1st thereafter through 2026, the annual rent will increase by 2.50% on a cumulative and compounded basis (there is no bonus rental component of the lease payment).Management cannot predict whether the leases with wholly-owned subsidiaries of UHS, which have renewal options at existing lease rates or fair market value lease rates, or any of our other leases, will be renewed at the end of their lease term. If the leases are not renewed at their current rates or the fair market value lease rates, we would be required to find other operators for those facilities and/or enter into leases on terms potentially less favorable to us than the current leases. In addition, if subsidiaries of UHS exercise their options to purchase the respective leased hospital or FED facilities upon expiration of the lease terms, our future revenues could decrease if we were unable to earn a favorable rate of return on the sale proceeds received, as compared to the rental revenue currently earned pursuant to these leases. During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas for a purchase price of approximately $7.6 million, including transaction costs. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P, a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. During the first quarter of 2023, construction was substantially completed on Sierra Medical Plaza I, a multi-tenant MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a newly constructed acute care hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024. In connection with this MOB, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS. The master flex lease agreement has a ten-year term scheduled to expire on March 31, 2033, and covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually plus a pro-rata share of the common area maintenance expenses. The master flex-lease is subject to a reduction during the term based upon the execution of third-party leases. The ground lease and the master flex lease each commenced during March, 2023.We are the lessee on thirteen ground leases with subsidiaries of UHS (for consolidated and unconsolidated investments), including one that commenced in March, 2023. The remaining lease terms on the ground leases with subsidiaries of UHS range from approximately 25 years to approximately 74 years. The annual aggregate lease payments on these properties are approximately $571,000 during each of the years ended 2024 through 2028, and an aggregate of $31.3 million thereafter. See Note 7 for additional lease accounting disclosure. Officers and Employees: Our officers are all employees of a wholly-owned subsidiary of UHS and although as of September 30, 2024 we had no salaried employees, our officers do typically receive annual stock-based compensation awards in the form of restricted stock. In special circumstances, if warranted and deemed appropriate by the Compensation Committee of the Board of Trustees, our officers may also receive one-time special compensation awards in the form of restricted stock and/or cash bonuses.Advisory Agreement: UHS of Delaware, Inc. (the â€œAdvisorâ€), a wholly-owned subsidiary of UHS, serves as Advisor to us under an advisory agreement dated December 24, 1986, and as amended and restated as of January 1, 2019 (the â€œAdvisory Agreementâ€). Pursuant to the Advisory Agreement, the Advisor is obligated to present an investment program to us, to use its best efforts to obtain investments suitable for such program (although it is not obligated to present any particular investment opportunity to us), to provide administrative services to us and to conduct our day-to-day affairs. All transactions between us and UHS must be approved by the Trustees who are unaffiliated with UHS (the â€œIndependent Trusteesâ€). In performing its services under the Advisory Agreement, the Advisor may utilize independent professional services, including accounting, legal, tax and other services, for which the Advisor is reimbursed directly by us. The Advisory Agreement may be terminated for any reason upon sixty days written notice by us or the Advisor. The Advisory Agreement expires on December 31 of each year; however, it is renewable by us, subject to a determination by the Independent Trustees, that the Advisorâ€™s performance has been satisfactory. The Advisory Agreement was renewed for 2024 with the same terms as the Advisory Agreement in place during 2023 and 2022. Our advisory fee for the three months ended September 30, 2024 and 2023, was computed at 0.70% of our average invested real estate assets, as derived from our condensed consolidated balance sheets. Based upon a review of our advisory fee and other general and administrative expenses, as compared to an industry peer group, the advisory fee computation remained unchanged for 2024 as compared to 2023 and 2022. The average real estate assets for advisory fee calculation purposes exclude certain items from our condensed 11 Â consolidated balance sheet such as, among other things, accumulated depreciation, cash and cash equivalents, lease receivables, deferred charges and other assets. The advisory fee is payable quarterly, subject to adjustment at year-end based upon our audited financial statements. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $1.4 million and $1.3 million for the three-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $792 million and $761 million, respectively. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $4.1 million and $4.0 million for the nine-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $780 million and $754 million, respectively. Share Ownership: As of September 30, 2024 and December 31, 2023, UHS owned 5.7% of our outstanding shares of beneficial interest.SEC reporting requirements of UHS: UHS is subject to the reporting requirements of the SEC and is required to file annual reports containing audited financial information and quarterly reports containing unaudited financial information. Since the aggregate revenues generated from the UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and approximately 41% during each of the nine-month periods ended September 30, 2024 and 2023, and since a subsidiary of UHS is our Advisor, you are encouraged to obtain the publicly available filings for Universal Health Services, Inc. from the SECâ€™s website. These filings are the sole responsibility of UHS and are not incorporated by reference herein. (3) Dividends and Equity Issuance ProgramDividends and dividend equivalents:We declared and paid dividends of approximately $10.1 million, or $.730 per share, during the third quarter of 2024 and approximately $9.9 million, or $.720 per share, during the third quarter of 2023. We declared and paid dividends of approximately $30.2 million, or $2.185 per share, during the nine-month period ended September 30, 2024, and approximately $29.8 million, or $2.155 per share, during the comparable period of 2023. Amounts reflected above include accrued dividends that were paid related to the vesting of restricted stock. Dividend equivalents, which are applicable to shares of unvested restricted stock, were accrued during the first nine months of 2024 and 2023 and were or will be paid upon vesting of the restricted stock. Equity Issuance Program:During the second quarter of 2024, we filed a shelf registration statement on Form S-3 (File No. 333-278730) (the "Form S-3"), registering the offer and sale, from time-to-time, of an indeterminate amount of the common shares of beneficial interest, preferred shares and debt securities up to an aggregate initial offering price of $100 million to or through one or more underwriters, dealers or agents, or directly to purchasers. The Form S-3 became effective on April 30, 2024.No shares were issued under the Form S-3 since the effective date of April 30, 2024 through September 30, 2024. As of September 30, 2024, we have paid or incurred approximately $297,000 in various fees and expenses related to the Form S-3. The availability of the potential liquidity under this shelf registration statement depends on investor demand, market conditions and other factors. We make no assurance regarding when, or if, we will issue any securities under this registration statement. Â (4) Acquisitions and Divestitures Nine Months Ended September 30, 2024:Acquisitions:There were no acquisitions during the first nine months of 2024.Divestitures:There were no divestitures during the first nine months of 2024. Â Nine Months Ended September 30, 2023:New Construction:In January 2022, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS to develop, construct and own the real property of Sierra Medical Plaza I, an MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. Construction of this MOB, for 12 Â which we engaged a non-related third party to act as construction manager, commenced in January, 2022, and was substantially completed in March, 2023. The master flex lease agreement in connection with this building, which commenced in March, 2023 and has a ten-year term scheduled to expire on March 31, 2033, covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually, plus pro-rata share of the common area maintenance expenses. This master flex lease agreement is subject to reduction based upon the execution of third-party leases. Additionally, during March, 2023, the ground lease for this property commenced and a right-of-use asset and lease liability was recorded in connection with this lease. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024.Acquisitions:During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas, for a purchase price of approximately $7.5 million. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P., a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years and is scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. This acquisition was completed utilizing a qualified third-party intermediary as part of a tax-deferred like-kind-exchange transaction pursuant to Section 1031 of the Internal Revenue Code, as amended.Divestitures:There were no divestitures during the first nine months of 2023. (5) Summarized Financial Information of Equity AffiliatesIn accordance with U.S. GAAP and guidance relating to accounting for investments and real estate ventures, we account for our unconsolidated investments in LLCs/LPs which we do not control using the equity method of accounting. The third-party members in these investments have equal voting rights with regards to issues such as, but not limited to: (i) divestiture of property; (ii) annual budget approval, and; (iii) financing commitments. These investments, which represent 33% to 95% non-controlling ownership interests, are recorded initially at our cost and subsequently adjusted for our net equity in the net income, cash contributions to, and distributions from, the investments. Pursuant to certain agreements, allocations of sales proceeds and profits and losses of some of the LLC investments may be allocated disproportionately as compared to ownership interests after specified preferred return rate thresholds have been satisfied.Distributions received from equity method investees in the consolidated statements of cash flows are classified based upon the nature of the distribution. Returns on investments are presented net of equity in income from unconsolidated investments as cash flows from operating activities. Returns of investments are classified as cash flows from investing activities. At September 30, 2024, we have non-controlling equity investments or commitments in four jointly-owned LLCs/LPs which own MOBs. As of September 30, 2024 we accounted for these LLCs/LPs on an unconsolidated basis pursuant to the equity method since they are not variable interest entities which we are the primary beneficiary nor do we have a controlling voting interest. The majority of these entities are joint-ventures between us and non-related parties that hold minority ownership interests in the entities. Each entity is generally self-sustained from a cash flow perspective and generates sufficient cash flow to meet its operating cash flow requirements and service the third-party debt (if applicable) that is non-recourse to us. Although there is typically no ongoing financial support required from us to these entities since they are cash-flow sufficient, we may, from time to time, provide funding for certain purposes such as, but not limited to, significant capital expenditures, leasehold improvements and debt financing. Although we are not obligated to do so, if approved by us at our sole discretion, additional cash funding is typically advanced as equity or member loans. These entities maintain property insurance on the properties. The following property table represents the four LLCs/LPs in which we owned a non-controlling interest and were accounted for under the equity method as of September 30, 2024: Â Â Â Â Â Â Â Â Name of LLC/LP Â Ownership Â Â Property Owned by LLC/LP Suburban Properties Â Â 33 % Â St. Matthews Medical Plaza II Brunswick Associates (a.) (b.) Â Â 74 % Â Mid Coast Hospital MOB FTX MOB Phase II (c.) Â Â 95 % Â Forney Medical Plaza II Grayson Properties II (d.)(e.) Â Â 95 % Â Texoma Medical Plaza II (a.)This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024.(b.)We are the lessee with a third party on a ground lease for land.(c.)During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing 13 Â borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3

million member loan balance was converted to an equity investment in the LP.(d.)This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated.(e.)We are the lessee with a UHS-related party for the land related to this property.Below are the condensed combined statements of income (unaudited) for the four LLCs/LPs accounted for under the equity method at September 30, 2024 and 2023: Â Â Three Months EndedSeptember 30, Â Â Nine Months EndedSeptember 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Â Â (amounts in thousands) Â Revenues Â $ 2,217 Â Â $ 2,269 Â Â $ 6,524 Â Â $ 6,538 Â Operating expenses Â Â 951 Â Â Â 967 Â Â $ 2,675 Â Â Â 2,684 Â Depreciation and amortization Â Â 476 Â Â Â 478 Â Â $ 1,422 Â Â Â 1,394 Â Interest, net Â Â 142 Â Â Â 199 Â Â $ 443 Â Â Â 638 Â Net income Â $ 648 Â Â $ 625 Â Â $ 1,984 Â Â $ 1,822 Â Our share of net income Â $ 300 Â Â $ 314 Â Â $ 956 Â Â $ 953 Â Below are the condensed combined balance sheets (unaudited) for the four above-mentioned LLCs/LPs that were accounted for under the equity method as of September 30, 2024 and December 31, 2023: Â Â Â September 30,2024 Â Â December 31,2023 Â Â Â (amounts in thousands) Â Net property, including construction in progress Â $ 27,391 Â Â $ 28,488 Â Other assets (a.) Â Â 5,132 Â Â Â 4,667 Â Total assets Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Other liabilities (a.) Â $ 2,628 Â Â $ 2,074 Â Mortgage notes payable, non-recourse to us Â Â 15,165 Â Â Â 21,206 Â Equity Â Â 14,730 Â Â Â 9,875 Â Total liabilities and equity Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Investments in and advances to LLCs before amounts included in Â Â Â Â Â Â Â Â Â accrued expenses and other liabilities Â $ 14,260 Â Â $ 9,102 Â Â Â Â Amounts included in accrued expenses and other liabilities Â Â (1,760) Â Â (1,729) Our share of equity in LLCs, net Â $ 12,500 Â Â $ 7,373 Â (a.)Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. 14 Â As of September 30, 2024, and December 31, 2023, aggregate principal amounts due on mortgage notes payable by unconsolidated LLCs/LPs, which are accounted for under the equity method and are non-recourse to us, are as follows (amounts in thousands): Â Â Mortgage Loan Balance (a.) Â Â Â Name of LLC/LP Â 9/30/2024 Â Â 12/31/2023 Â Â Maturity Date Brunswick Associates (2.80% fixed rate mortgage loan) Â $ 8,244 Â Â $ 8,453 Â Â December, 2030 Grayson Properties II (3.70% fixed rate construction loan) (b.) Â Â 6,921 Â Â Â 12,753 Â Â March, 2026 Â Â $ 15,165 Â Â $ 21,206 Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. (b.)This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. Pursuant to the operating and/or partnership agreements of the four LLCs/LPs in which we continue to hold non-controlling ownership interests, the third-party member and the Trust, at any time, potentially subject to certain conditions, have the right to make an offer (â€œOffering Memberâ€) to the other member(s) (â€œNon-Offering Memberâ€) in which it either agrees to: (i) sell the entire ownership interest of the Offering Member to the Non-Offering Member at a price as determined by the Offering Member (â€œTransfer Priceâ€), or; (ii) purchase the entire ownership interest of the Non-Offering Member at the equivalent proportionate Transfer Price. The Non-Offering Member has 60 to 90 days to either: (i) purchase the entire ownership interest of the Offering Member at the Transfer Price, or; (ii) sell its entire ownership interest to the Offering Member at the equivalent proportionate Transfer Price. The closing of the transfer must occur within 60 to 90 days of the acceptance by the Non-Offering Member. (6) Recent Accounting PronouncementsSegment ReportingIn November, 2023, the FASB issued ASU 2023-07, Segment Reporting, Topic 280, "Improvements to Reportable Segment Disclosures ("ASU 2023-07") which was issued to improve the disclosures about a public entity's reportable segments and address requests from investors for additional, more detailed information about a reportable segment's expenses. The ASU requires existing annual segment disclosures to also be disclosed on an interim basis and also requires disclosures around significant segment expenses and disclosures to identify the title and position of the chief operating decision maker ("CODM"). The standard is effective for the fiscal year ended December 31, 2024 and interim periods thereafter. We do not expect the standard to have a material impact on our consolidated financial statements.Reference Rate ReformIn March 2020, the FASB issued an accounting standard classified under FASB ASC Topic 848, â€œReference Rate Reform.â€ The amendments in this update contain practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASC 848 is optional and may be elected over time as reference rate reform activities occur. Beginning in the first quarter of 2020, we elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. We will continue to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur. In December 2022, the FASB issued ASU 2022-06, Deferral of the Sunset Date of Topic 848 (â€œASU 2022-06â€) which was issued to defer the sunset date of Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform to December 31, 2024. ASU 2022-06 is effective immediately for all companies. ASU 2022-06 has no impact on the Companyâ€™s condensed consolidated financial statements for the three and nine months ended September 30, 2024. (7) Lease AccountingAs Lessor:We lease most of our operating properties to customers under agreements that are typically classified as operating leases (as noted below, two of our leases are accounted for as financing arrangements effective on December 31, 2021). We recognize the total minimum lease payments provided for under the operating leases on a straight-line basis over the lease term. Generally, under the terms of our leases, the majority of our rental expenses, including common area maintenance, real estate taxes and insurance are recovered from our customers. We record amounts reimbursed by customers in the period that the applicable expenses are incurred, which is generally ratably throughout the term of the lease. We have elected the package of practical expedients that allows lessors to not separate lease 15 Â and non-lease components by class of underlying asset. This practical expedient allowed us to not separate expenses reimbursed by our customers (â€œtenant reimbursementsâ€) from the associated rental revenue if certain criteria were met. We assessed these criteria and concluded that the timing and pattern of transfer for rental revenue and the associated tenant reimbursements are the same, and for the leases that qualify as operating leases, we accounted for and presented rental revenue and tenant reimbursements as a single component under Lease revenue in our consolidated statements of income for the three and nine months ended September 30, 2024 and 2023. On December 31, 2021, as a result of the asset purchase and sale transaction with UHS, as amended during the first quarter of 2022, the real estate assets of two wholly-owned subsidiaries of UHS were transferred to us (Aiken and Canyon Creek). As discussed in Note 2, these assets are accounted for as financing arrangements and our consolidated balance sheets at September 30, 2024 and December 31, 2023 reflect financing receivables related to this transaction amounting to $82.9 million and $83.3 million, respectively. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental during 2024 on the acquired properties, which is payable to us on a monthly basis, amounts to approximately $5.9 million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of these lease payments that will be included in our consolidated statements of income, and reflected as interest income on financing leases, is expected to be approximately $5.4 million during the full year of 2024. Lease revenue will not be impacted by the lease payments received related to these two properties.The components of the â€œLease revenue â€“ UHS facilitiesâ€ and â€œLease revenue â€“ Non-related partiesâ€ captions for the three and nine month periods ended September 30, 2024 and 2023 are disaggregated below (in thousands). Base rents are primarily stated rent amounts provided for under the leases that are recognized on a straight-line basis over the term of the lease. Bonus rents and tenant reimbursements represent amounts where tenants are contractually obligated to pay an amount that is variable in nature.Â Â Three Months Ended Â Â Nine Months Ended Â Â September 30, Â Â September 30, Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â UHS facilities: Â Â Â Â Â Â Â Â Â Â Base rents $ 6,785 Â Â $ 6,620 Â Â $ 20,645 Â Â $ 19,400 Â Bonus rents (a.) Â 765 Â Â Â 725 Â Â Â 2,306 Â Â Â 2,219 Â Tenant reimbursements Â 698 Â Â Â 929 Â Â Â 2,415 Â Â Â 2,678 Â Lease revenue - UHS facilities $ 8,248 Â Â $ 8,274 Â Â $ 25,366 Â Â $ 24,297 Â Â Â Â Â Â Â Â Â Â

a balloon principal payment upon maturity. (b.)This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement.On April 10, 2024, the $12.2 million fixed rate mortgage loan on Summerlin Hospital Medical Office Building III was fully repaid utilizing borrowings under our Credit Agreement.At September 30, 2024 and December 31, 2023, we had various mortgages, all of which were non-recourse to us, included in our condensed consolidated balance sheet. The mortgages are secured by the real property of the buildings as well as property leases and rents. The mortgages outstanding as of September 30, 2024, had a combined carrying value of approximately $19.8 million and a combined fair value of approximately $18.4 million. The mortgages outstanding as of December 31, 2023, had a combined carrying value of approximately $33.1 million and a combined fair value of approximately $31.2 million. The fair value of our debt was computed based upon quotes received from financial institutions. We consider these to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosure in connection with debt instruments. Changes in market rates on our fixed rate debt impacts the fair value of debt, but it has no impact on interest incurred or cash flow.Financial Instruments: Active Interest Rate Swap Agreements:In October, 2024, we entered into an interest rate swap agreement on a total notional amount of $85 million with a fixed interest rate of 3.2725% that we designated as a cash flow hedge. The interest rate swap became effective on October 2, 2024 and is scheduled to mature on September 30, 2028. If one-month term SOFR is above 3.2725%, the counterparty pays us, and if one-month term SOFR is less than 3.2725%, we pay the counterparty, the difference between the fixed rate of 3.2725% and one-month term SOFR. This interest rate swap was entered into in replacement of two interest rate swap agreements, on an aggregate total notional amount of $85 million, that expired on September 16, 2024, as discussed below.In December, 2023, we entered into an interest rate swap agreement on a total notional amount of $25 million with a fixed interest rate of 3.9495% that we designated as a cash flow hedge. The interest rate swap became effective on December 1, 2023 and is scheduled to 18 Â mature on December 1, 2027. If one-month term SOFR is above 3.9495%, the counterparty pays us, and if one-month term SOFR is less than 3.9495%, we pay the counterparty, the difference between the fixed rate of 3.9495% and one-month term SOFR.In March, 2020, we entered into an interest rate swap agreement on a total notional amount of $55 million with a fixed interest rate of 0.565% that we designated as a cash flow hedge. The interest rate swap became effective on March 25, 2020 and is scheduled to mature on March 25, 2027. On May 15, 2023, this interest rate swap agreement was modified to replace the benchmark rate from LIBOR to term SOFR. If one-month term SOFR is above 0.505%, the counterparty pays us, and if one-month term SOFR is less than 0.505%, we pay the counterparty, the difference between the fixed rate of 0.505% and one-month term SOFR.Expired Interest Rate Swap Agreements in 2024:On September 16, 2024, the following interest rate swap agreements, on an aggregate total notional amount of $85 million, expired on their maturity dates: (i) an interest rate swap on a total notional amount of $35 million, with a fixed interest rate of 1.4975%, that was effective since January, 2020, and; (ii) an interest rate swap on a total notional amount of $50 million, with a fixed interest rate of 1.144%, that was effective since September, 2019. We measure our interest rate swaps at fair value on a recurring basis. The fair value of our interest rate swaps is based on quotes from third parties. We consider those inputs to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosures in connection with derivative instruments and hedging activities. At September 30, 2024, the fair value of our interest rate swaps was a net asset of $3.3 million which is included in deferred charges and other assets on the accompanying condensed consolidated balance sheet. During the third quarter of 2024, we received approximately $1.5 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2024, we received approximately $4.8 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the third quarter of 2023, we received approximately $1.6 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2023, we received approximately $4.3 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. Cash flow hedges are accounted for by recording the fair value of the derivative instrument on the balance sheet as either an asset or a liability, with a corresponding amount recorded in accumulated other comprehensive income (â€œAOCIâ€) within shareholdersâ€™ equity. Amounts are reclassified from AOCI to the income statement in the period or periods the hedged transaction affects earnings. We do not expect any gains or losses on our interest rate swaps to be reclassified to earnings in the next twelve months. (9) Segment ReportingOur primary business is investing in and leasing healthcare and human service facilities through direct ownership or through joint ventures, which aggregate into a single reportable segment. We actively manage our portfolio of healthcare and human service facilities and may from time to time make decisions to sell lower performing properties not meeting our long-term investment objectives. The proceeds of sales are typically reinvested in new developments or acquisitions, which we believe will meet our planned rate of return. It is our intent that all healthcare and human service facilities will be owned or developed for investment purposes. Our revenue and net income are generated from the operation of our investment portfolio.Our portfolio is located throughout the United States, however, we do not distinguish or group our operations on a geographical basis for purposes of allocating resources or measuring performance. We review operating and financial data for each property on an individual basis; therefore, we define an operating segment as our individual properties. Individual properties have been aggregated into one reportable segment based upon their similarities with regard to both the nature and economics of the facilities, tenants and operational processes, as well as long-term average financial performance. No individual property meets the requirements necessary to be considered its own segment. 19 Â Item 2. Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operations Overview We are a real estate investment trust (â€œREITâ€) that commenced operations in 1986. We invest in healthcare and human-service related facilities currently including acute care hospitals, behavioral health care hospitals, specialty facilities, free-standing emergency departments, childcare centers and medical/office buildings. As of November 1, 2024, we have seventy-six real estate investments or commitments located in twenty-one states consisting of: â€¢six hospital facilities consisting of three acute care hospitals and three behavioral health care hospitals; â€¢four free-standing emergency departments (â€œFEDsâ€); â€¢sixty medical/office buildings, including four owned by unconsolidated limited liability companies (â€œLLCsâ€)/limited liability partnerships (â€œLPsâ€); â€¢four preschool and childcare centers; â€¢one specialty facility that is currently vacant, and; â€¢one vacant parcel of land located in Chicago, Illinois. Forward Looking Statements and Certain Risk Factors You should carefully review all of the information contained in this Quarterly Report, and should particularly consider any risk factors that we set forth in our Annual Report on Form 10-K for the year ended December 31, 2023, this Quarterly Report and in other reports or documents that we file from time to time with the Securities and Exchange Commission (the â€œSECâ€). In this Quarterly Report, we state our beliefs of future events and of our future financial performance. This Quarterly Report contains â€œforward-looking statementsâ€ that reflect our current estimates, expectations and projections about our future results, performance, prospects and opportunities. Words such as â€œmay,â€ â€œwill,â€ â€œshould,â€ â€œcould,â€ â€œwould,â€ â€œpredicts,â€ â€œpotential,â€ â€œcontinue,â€ â€œexpects,â€ â€œanticipates,â€ â€œfuture,â€ â€œintends,â€ â€œplans,â€ â€œbelieves,â€ â€œestimates,â€ â€œappears,â€ â€œprojectsâ€ and similar expressions, or the negative of those words and expressions, as well as statements in future tense, identify forward-looking statements. You should be aware that those statements are only our predictions. Actual events or results may differ materially. In evaluating those statements, you should specifically consider various factors, including the risks described elsewhere herein and in our Annual Report on Form 10-K for the year ended December 31, 2023 in Item 1A Risk Factors and in Item 7. Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operationsâ€”Forward Looking Statements and Risk Factors and in Item 2. Managementâ€™s Discussion and Analysis of Financial Condition and Results of Operationsâ€”Forward Looking Statements and Certain Risk Factors, as included herein. Those factors may cause our actual results to differ materially from any of our forward-looking statements. Forward-looking statements should not be read as a guarantee of future performance or results and will not necessarily be accurate indications of the times at, or by which, such performance or results will be achieved. Forward-looking information is based on information available at the time and/or our good faith belief with respect to future events and is subject to risks and uncertainties that are difficult to predict and many of which are outside of our control. Many factors could cause actual performance or results to differ materially from those expressed in the statements. Such factors include, among other things, the following: â€¢The increase in interest rates has significantly increased our interest expense thereby reducing our net income, cash provided by operating activities and funds from operations, as well as unfavorably impacting our ability to access the capital markets on favorable terms. The increased interest rates on our borrowings and/or the increased costs related to new construction could also affect our ability to make additional attractive investments. The effects of increased interest rates on our borrowings, including the unfavorable impact on the terms of recent and future interest rate swap and/or cap agreements, could unfavorably impact our future rental revenue and expenses, including interest expense, and may potentially have a material unfavorable impact on our future net income, cash provided by operating activities, funds from operations, lease renewal terms, the underlying value of our properties, our ability to grow our portfolio, and the value of our common shares. â€¢Our tenants have experienced inflationary pressures, primarily in personnel and certain other costs. The extent of any future impacts from inflation on our tenantsâ€™ businesses and results of operations will be dependent upon how long the elevated inflation levels persist and the extent to which the rate of inflation further increases, if at all, neither of which we are able to predict. If elevated levels of inflation were to persist or if the rate of inflation were to accelerate, expenses of our tenants, and our direct operating expenses that are not passed on to our tenants, could increase faster than anticipated and may require utilization of our and our tenantsâ€™ capital resources sooner than expected. Further, given the complexities of the reimbursement landscape in which our tenants operate, their payers may be unwilling or unable to increase reimbursement rates to compensate for inflationary impacts. This may impact their ability and willingness to make rental payments. 20 Â â€¢A substantial portion of our revenues are dependent upon one operator, UHS, which comprised approximately 40% and 41% of our consolidated revenues for the three-month periods ended September 30, 2024 and 2023, respectively, and approximately 41% for each of the nine-month periods ended September 30, 2024 and 2023. We cannot assure you that subsidiaries of UHS will renew the leases on the hospital facilities and free-standing emergency departments, upon the scheduled expirations of the existing lease terms. In addition, if subsidiaries of UHS exercise their options to purchase the respective leased hospital facilities and FEDs, and do not enter into a substitution arrangement upon expiration of the lease terms or otherwise, our future revenues and results of operations could decrease if we were unable to earn a favorable rate of return on the sale proceeds received, as compared to the rental revenue currently earned pursuant to these leases. Please see Note 2 to the condensed consolidated financial statements - Relationship with Universal Health Services, Inc. (â€œUHSâ€) and Related Party Transactions, for additional information related to a lease renewal between us and Wellington Regional Medical Center, a wholly-owned subsidiary of UHS. â€¢In the past, staffing shortages have, at times, required our tenants to hire expensive temporary personnel and/or enhance wages and benefits to recruit and retain nurses and other clinical staff and support personnel. Our tenants have also experienced general inflationary cost increases related to certain other operating expenses. Many of these factors, which had a material unfavorable impact on the operating results of certain of our tenants during 2022, moderated to a certain degree during 2023 and 2024. â€¢President Biden signed into law fiscal year 2025 appropriations to federal agencies for continuing projects and activities through December 20, 2024. We cannot predict whether or not there will be future legislation averting a federal government shutdown, however, the operating results and results of operations of certain of our tenants, and therefore potentially ours, could be materially unfavorably impacted by a federal government shutdown. â€¢In certain of our markets, the general real estate market has been unfavorably impacted by increased competition/capacity and decreases in occupancy and rental rates which may adversely impact our operating results and the underlying value of our properties. â€¢A number of legislative initiatives have recently been passed into law that may result in major changes in the health care delivery system on a national or state level to the operators of our facilities, including UHS. No assurances can be given that the implementation of these new laws will not have a material adverse effect on the business, financial condition or results of operations of our operators. â€¢A subsidiary of UHS is our Advisor and our officers are all employees of a wholly-owned subsidiary of UHS, which may create the potential for conflicts of interest. â€¢Potential unfavorable tax consequences and reduced income resulting from an inability to complete, within the statutory timeframes, anticipated tax deferred like-kind exchange transactions pursuant to Section 1031 of the Internal Revenue Code, if, and as, applicable from time-to-time. â€¢The potential unfavorable impact on our business of the deterioration in national, regional and local economic and business conditions, including a worsening of credit and/or capital market conditions, which may adversely affect our ability to obtain capital which may be required to fund the future growth of our business and refinance existing debt with near term maturities. â€¢A deterioration in general economic conditions which may result in increases in the number of people unemployed and/or insured and likely increase the number of individuals without health insurance. Under these circumstances, the operators of our facilities may experience declines in patient volumes which could result in decreased occupancy rates at our medical office buildings. â€¢A worsening of the economic and employment conditions in the United States would likely materially affect the business of our operators, including UHS, which would likely unfavorably impact our future bonus rental revenue (on one UHS hospital facility) and may potentially have a negative impact on the future lease renewal terms and the underlying value of the hospital properties. â€¢There is a heightened risk of future cybersecurity threats, including ransomware attacks targeting healthcare providers. If successful, future cyberattacks could have a material adverse effect on our business. Any costs that we, or our third-party property managers, incur as a result of a data security incident or breach, including costs to update security protocols to mitigate such an incident or breach could be significant. Any breach or failure in our, our third-party property managers', our tenantsâ€™, or our or their respective third-party service providersâ€™ operational security systems, can result in loss of data or an unauthorized disclosure of or access to sensitive or confidential member or protected personal or health information and could result in violations of applicable privacy and other laws, significant penalties or fines, litigation, loss of customers, significant damage to our or their reputation and business, and other liability or losses. We may also incur additional costs related to cybersecurity risk management and remediation. There can be no assurance that we, our third-party property managers, our tenants or our or their service providers, if applicable, will not suffer losses relating to cyber-attacks or other 21 Â information security breaches in the future or that insurance coverage (if applicable) will be adequate to cover all the costs resulting from such events. â€¢The outcome and effects of known and unknown litigation, government investigations, and liabilities and other claims asserted against us, UHS or the other operators of our facilities. UHS and its subsidiaries are subject to legal actions, purported shareholder class actions and shareholder derivative cases, governmental investigations and regulatory actions and the effects of adverse publicity relating to such matters. Since UHS comprised approximately 40% and 41% of our consolidated revenues during the three and nine-months ended September 30, 2024, respectively, and since a subsidiary of UHS is our Advisor, you are encouraged to obtain and review the disclosures contained in the Legal Proceedings section of Universal Health Services, Inc.â€™s Forms 10-Q and 10-K, as publicly filed with the Securities and Exchange Commission. Those filings are the sole responsibility of UHS and are not incorporated by reference herein. â€¢Failure of UHS or the other operators of our hospital facilities to comply with governmental regulations related to the Medicare and Medicaid licensing and certification requirements could have a material adverse impact on our future revenues and the underlying value of the property. â€¢Real estate market factors, including without limitation, the supply and demand of office space and market rental rates, changes in interest rates as well as an increase in the development of medical office condominiums in certain markets. â€¢The impact of property values and results of operations of severe weather conditions, including the effects of hurricanes. â€¢Government regulations, including changes in the reimbursement levels under the Medicare and Medicaid programs. â€¢The issues facing the health care industry that affect the operators of our facilities, including UHS, such as: changes in, or the ability to comply with, existing laws and government regulations; unfavorable changes in the levels and terms of reimbursement by third party payers or government programs, including Medicare (including, but not limited to, the potential unfavorable impact of future reductions to Medicare reimbursements resulting from the Budget Control Act of 2011, as discussed in the next bullet point below) and Medicaid (most states have reported significant budget deficits that have, in the past, resulted in the reduction of Medicaid funding to the operators of our facilities, including UHS); demographic changes; the ability to enter into managed care provider agreements on acceptable terms; an increase in uninsured and self-pay patients which unfavorably impacts the collectability of patient accounts; decreasing in-patient admission trends; technological and pharmaceutical improvements that may increase the cost of providing, or reduce the demand for, health care, and; the ability to attract and retain qualified medical personnel, including physicians. â€¢The Budget Control Act of 2011 imposed annual spending limits for most federal agencies and programs aimed at reducing budget deficits including Medicare payment reductions of up to 2% per fiscal year. Current legislation extended those cuts through 2032. We cannot predict whether Congress will restructure the implemented Medicare payment reductions or what other federal budget deficit reduction initiatives may be proposed by Congress going forward. We also cannot predict the effect these enactments will have on the operators of our properties (including UHS), and thus, our business. â€¢An increasing number of legislative initiatives have been passed into law that may result in major changes in the health care delivery system on a national or state level. Legislation has already been enacted that has eliminated the penalty for failing to maintain health coverage that was part of the original Patient Protection and Affordable Care Act (the â€œACAâ€). President Biden has undertaken executive actions that will strengthen the ACA. To date, the Biden administration has issued executive orders implementing a special enrollment period permitting individuals to enroll in health

plans outside of the annual open enrollment period and reexamining policies that may undermine the ACA or the Medicaid program. The American Rescue Plan Act of 2021's expansion of subsidies to purchase coverage through an exchange, which the Inflation Reduction Act of 2022, passed on August 16, 2022, continues through 2025, is anticipated to increase exchange enrollment. It is also anticipated that these policies, to the extent that they remain as implemented, may create additional cost and reimbursement pressures on hospitals, including ours. In addition, while attempts to repeal the entirety of the ACA have not been successful to date, a key provision of the ACA was eliminated as part of the Tax Cuts and Jobs Act and on December 14, 2018, a federal U.S. District Court Judge in Texas ruled the entire ACA is unconstitutional. That ruling was ultimately appealed to the United States Supreme Court, which decided in California v. Texas that the plaintiffs in the matter lacked standing to bring their constitutionality claims. On September 7, 2022, the ACA faced its most recent challenge when a Texas Federal District Court judge, in the case of Braidwood Management v. Becerra, ruled that certain provisions violate the Appointments Clause of the U.S. Constitution and the Religious Freedom Restoration Act. The decision was appealed to the U.S. Court of Appeals for the Fifth Circuit, which on June 21, 2024 affirmed the District Courtâ€™s ruling regarding preventive services recommended by United States Preventive Services Task Force being unconstitutional. However, the Fifth Circuit overturned the nationwide injunction imposed by the District Court, preserving access to the majority of preventive services in dispute for now. The matter is expected to be the subject of additional litigation, having been remanded in part to the District Court. Any future efforts to challenge, replace or replace the ACA or expand or substantially amend its provision is unknown. 22 Â â€¢There can be no assurance that if any of the announced or proposed changes described above are implemented there will not be negative financial impact on the operators of our hospitals, which material effects may include a potential decrease in the market for health care services or a decrease in the ability of the operators of our hospitals to receive reimbursement for health care services provided which could result in a material adverse effect on the financial condition or results of operations of the operators of our properties, and, thus, our business. â€¢Competition for properties include, but are not limited to, other REITs, private investors and firms, banks and other companies, including UHS. In addition, we may face competition from other REITs for our tenants. â€¢The operators of our facilities face competition from other health care providers, including physician owned facilities and other competing facilities, including certain facilities operated by UHS but the real property of which is not owned by us. Such competition is experienced in markets including, but not limited to, McAllen, Texas, the site of our McAllen Medical Center, a 370-bed acute care hospital. â€¢Changes in, or inadvertent violations of, tax laws and regulations and other factors that can affect REITs and our status as a REIT, including possible future changes to federal tax laws that could materially impact our ability to defer gains on divestitures through like-kind property exchanges. â€¢Should we be unable to comply with the strict income distribution requirements applicable to REITs, utilizing only cash generated by operating activities, we would be required to generate cash from other sources which could adversely affect our financial condition. â€¢We hold non-controlling equity interests in four LLCs/LPs, pursuant to the operating and/or partnership agreements of which, the third-party member and the Trust, at any time, potentially subject to certain conditions, have the right to make an offer (â€œOffering Memberâ€) to the other member(s) (â€œNon-Offering Memberâ€) in which it either agrees to: (i) sell the entire ownership interest of the Offering Member to the Non-Offering Member at a price as determined by the Offering Member (â€œTransfer Priceâ€), or; (ii) purchase the entire ownership interest of the Non-Offering Member at the equivalent proportionate Transfer Price. The Non-Offering Member has 60 to 90 days to either: (i) purchase the entire ownership interest of the Offering Member at the Transfer Price, or; (ii) sell its entire ownership interest to the Offering Member at the equivalent proportionate Transfer Price. The closing of the transfer must occur within 60 to 90 days of the acceptance by the Non-Offering Member. â€¢Fluctuations in the value of our common stock, which, among other things could be affected by the current increasing interest rate environment. â€¢Our business, results of operations, financial condition, or stock price may be adversely affected if we are not able to achieve our environmental, social and governance (â€œESGâ€) goals or comply with emerging ESG regulations, or otherwise meet the expectations of our stakeholders with respect to ESG matters. â€¢Other factors referenced herein or in our other filings with the Securities and Exchange Commission. Given these uncertainties, risks and assumptions, you are cautioned not to place undue reliance on such forward-looking statements. Our actual results and financial condition, including the operating results of our lessees and the facilities leased to subsidiaries of UHS, could differ materially from those expressed in, or implied by, the forward-looking statements. Forward-looking statements speak only as of the date the statements are made. We assume no obligation to publicly update any forward-looking statements to reflect actual results, changes in assumptions or changes in other factors affecting forward-looking information, except as may be required by law. All forward-looking statements attributable to us or persons acting on our behalf are expressly qualified in their entirety by this cautionary statement. Critical Accounting Policies and Estimates There have been no significant changes to our critical accounting policies or estimates from those disclosed in our 2023 Annual Report on Form 10-K. Results of Operations During the three-month period ended September 30, 2024, net income was $4.0 million, as compared to $3.9 million during the third quarter of 2023. The $125,000 increase was attributable to: â€¢an increase of $451,000 resulting from an aggregate net increase in the income generated at various properties, and; â€¢a decrease of $326,000 resulting from an increase in interest expense due primarily to an increase in our average outstanding borrowings as well as a slight increase in our average borrowing rate. 23 Â During the nine-month period ended September 30, 2024, net income was $14.6 million, as compared to $11.8 million during the corresponding nine-month period of 2023. The $2.8 million increase was attributable to: â€¢an increase of $2.5 million resulting from an aggregate net increase in the income generated at various properties; â€¢an increase of $1.9 million resulting from a reduction in the expenses related to our property located in Chicago, Illinois, including $1.1 million from demolition expenses incurred during the first nine months of 2023, and $563,000 related to a property tax reduction recorded during the first nine months of 2024 which related primarily to prior periods, and; â€¢a decrease of $1.6 million resulting from an increase in interest expense due primarily to increases in our average borrowing rate as well as our average outstanding borrowings. Revenues increased $271,000, or 1.1%, to $24.5 million during the three-month period ended September 30, 2024, as compared to $24.2 million during the three-month period ended September 30, 2023. The increase during the third quarter of 2024, as compared to the third quarter of 2023, was primarily due to an aggregate net increase generated at various properties, including the revenues generated at an MOB located in McAllen, Texas, that was acquired during the third quarter of 2023. Revenues increased $3.1 million, or 4.4%, to $74.4 million during the nine-month period ended September 30, 2024, as compared to $71.3 million during the nine-month period ended September 30, 2023. The increase during the first nine months of 2024, as compared to the first nine months of 2023, was primarily due to an aggregate net increase generated at various properties, including the increased revenues generated at a newly constructed MOB located in Reno, Nevada, that opened during the first quarter of 2023, and the revenues generated at an MOB located in McAllen, Texas, that was acquired during the third quarter of 2023. A large portion of the expenses associated with our consolidated medical office buildings is passed on directly to the tenants either directly as tenant reimbursements of common area maintenance expenses or included in base rental amounts. Tenant reimbursements for operating expenses are accrued as revenue in the same period the related expenses are incurred and are included as lease revenue in our condensed consolidated statements of income. Other operating expenses amounted to $6.8 million during the third quarter of 2024 and $7.1 million during the third quarter of 2023. Included in our other operating expenses (excluding ground lease expenses) are expenses related to the consolidated medical office buildings which included two vacant properties during the third quarter of 2024 and three vacant properties during the third quarter of 2023 (the divestiture of one of these vacant properties was completed during the fourth quarter of 2023 and the demolition of one of these vacant properties was substantially completed during the second quarter of 2023). Other operating expenses amounted to $19.5 million and $20.0 million during the nine-month periods ended September 30, 2024 and 2023, respectively, (excluding $1.1 million of demolition expenses incurred during the first nine month of 2023). Our operating expenses during the nine-month period ended September 30, 2024 include a property tax reduction of approximately $563,000, which related primarily to prior periods, recorded in connection with our property located in Chicago, Illinois. Funds from operations (â€œFFOâ€) is a widely recognized measure of performance for Real Estate Investment Trusts (â€œREITsâ€). We believe that FFO and FFO per diluted share, which are non-GAAP financial measures, are helpful to our investors as measures of our operating performance. We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts (â€œNAREITâ€), which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than we interpret the definition. FFO adjusts for the effects of certain items, such as gains on transactions that occurred during the periods presented. To the extent a REIT recognizes a gain or loss with respect to the sale of incidental assets, the REIT has the option to exclude or include such gains and losses in the calculation of FFO. We have opted to exclude gains and losses from sales of incidental assets in our calculation of FFO, if and when applicable. FFO does not represent cash generated from operating activities in accordance with GAAP and should not be considered to be an alternative to net income determined in accordance with GAAP. In addition, FFO should not be used as: (i) an indication of our financial performance determined in accordance with GAAP; (ii) an alternative to cash flow from operating activities determined in accordance with GAAP; (iii) a measure of our liquidity, or; (iv) an indicator of funds available for our cash needs, including our ability to make cash distributions to shareholders. 24 Â Below is a reconciliation of our reported net income to FFO for the three and nine-month periods ended September 30, 2024 and 2023 (in thousands): Â Â Three Months EndedSeptember 30, Â Â Nine Months EndedSeptember 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Net income Â $ 3,997 Â Â $ 3,872 Â Â $ 14,573 Â Â $ 11,807 Â Depreciation and amortization expense on consolidatedÂ Â Â investments Â Â 7,009 Â Â Â 7,012 Â Â Â 20,624 Â Â Â 20,479 Â Depreciation and amortization expense on unconsolidatedÂ Â Â affiliates Â Â 311 Â Â Â 309 Â Â Â 918 Â Â Â 900 Â Funds From Operations Â $ 11,317 Â Â $ 11,193 Â Â $ 36,115 Â Â $ 33,186 Â Weighted average number of shares outstanding - Diluted Â Â 13,849 Â Â Â 13,822 Â Â Â 13,835 Â Â Â 13,811 Â Funds From Operations per diluted share Â $ 0.82 Â Â $ 0.81 Â Â $ 2.61 Â Â $ 2.40 Â Our FFO increased $124,000 to $11.3 million during the third quarter of 2024, as compared to $11.2 million during the third quarter of 2023. The net increase was primarily due to the $125,000 increase in net income, as discussed above. Our FFO increased $2.9 million to $36.1 million during the first nine months of 2024, as compared to $33.2 million during the first nine months of 2023. The net increase was primarily due to: (i) an increase in net income of $2.8 million, as discussed above, and; (ii) an increase in depreciation and amortization expense incurred by our consolidated and unconsolidated affiliates. Other Operating Results Interest Expense: As reflected in the schedule below, interest expense was $4.8 million and $4.5 million during the three-month periods ended September 30, 2024 and 2023, respectively, and $13.9 million and $12.3 million during the nine-month periods ended September 30, 2024 and 2023, respectively (amounts in thousands): Â Â Â Â Â Â Â Â Â Â Â Â Â Â Three MonthsEndedSeptember 30,2024 Â Â Three MonthsEndedSeptember 30,2023 Â Â Nine MonthsEndedSeptember 30,2024 Â Â Nine MonthsEndedSeptember 30,2023 Â Revolving credit agreement Â $ 5,918 Â Â $ 5,408 Â Â $ 17,391 Â Â $ 14,892 Â Mortgage interest Â Â 213 Â Â Â 429 Â Â Â 774 Â Â Â 1,301 Â Interest rate swaps income, net (a.) Â Â (1,520) Â Â (1,547) Â Â (4,805) Â Â (4,190) Amortization of financing fees Â Â 188 Â Â Â 188 Â Â Â 571 Â Â Â 536 Â Amortization of fair value of debt Â Â - Â Â Â (12) Â Â - Â Â Â (36) Capitalized interest on major projects Â Â - Â Â Â - Â Â Â - Â Â Â (149) Other interest Â Â (6) Â Â 1 Â Â Â (11) Â Â (14) Interest expense, net Â $ 4,793 Â Â $ 4,467 Â Â $ 13,920 Â Â $ 12,340 Â (a.)Please see below in Quantitative and Qualitative Disclosures About Market Risk-Financial Instruments for disclosure regarding our various interest rate swap agreements. During the three and nine-month periods ended September 30, 2024 and 2023, net interest was paid to us from the counterparties pursuant to the interest rate swaps that were active during each period. Interest expense increased by $326,000 during the three-month period ended September 30, 2024, as compared to the comparable period of 2023, due primarily to: (i) a $510,000 increase in the interest expense on our Credit Agreement primarily resulting from slight increases in our average cost of borrowings (6.93% average effective rate during the third quarter of 2024, as compared to 6.89% average effective rate during the comparable quarter of 2023) as well as increases in our average outstanding borrowings ($339.6 million during the three months ended September 30, 2024 as compared to $311.4 million in the comparable quarter of 2023); (ii) a $5,000 net increase in other combined interest expenses; (iii) a $27,000 increase due to a net decrease in interest rate swap income, partially offset by; (iv) a $216,000 decrease in mortgage interest expense (due primarily to repayment, utilizing borrowings under our Credit Agreement, of a $12.2 million fixed rate mortgage loan that matured during the second quarter of 2024). Interest expense increased by $1.6 million during the nine-month period ended September 30, 2024, as compared to the comparable period of 2023, due primarily to: (i) a $2.5 million increase in the interest expense on our Credit Agreement primarily resulting from increases in our average cost of borrowings (6.94% average effective rate during the first nine months of 2024, as compared to 6.52% average effective rate during the comparable nine months of 2023) and in our average outstanding borrowings ($334.9 million during the nine months ended September 30, 2024 as compared to $305.4 million in the comparable nine-month period of 2023); (ii) a $149,000 increase due to a decrease in capitalized interest on a major project that was substantially completed during the first quarter of 2023; (iii) a $74,000 net increase in other combined interest expenses, partially offset by; (iv) a $615,000 favorable change in interest rate 25 Â swap income, and; (v) a $527,000 decrease in mortgage interest expense (due primarily to repayment, utilizing borrowings under our Credit Agreement, of a $12.2 million fixed rate mortgage loan that matured during the second quarter of 2024). Liquidity and Capital Resources Net cash provided by operating activities Net cash provided by operating activities was $33.8 million during the nine-month period ended September 30, 2024 as compared to $32.5 million during the comparable period of 2023. The $1.3 million net increase was attributable to: â€¢a favorable change of $3.0 million due to an increase in net income plus/minus the adjustments to reconcile net income to net cash provided by operating activities (depreciation and amortization, amortization related to above/below market leases, amortization of debt premium, amortization of deferred financing costs and stock-based compensation expense), as discussed above; â€¢an unfavorable change of $618,000 in accrued expenses and other liabilities; â€¢an unfavorable change of $488,000 in lease receivable; â€¢a favorable change of $289,000 in accrued interest; â€¢a favorable change of $270,000 in leasing costs paid; â€¢an unfavorable change of $222,000 in tenant reserves, deposits and deferred and prepaid rents, and; â€¢other combined net unfavorable changes of $1.0 million. Net cash used in investing activities Net cash used in investing activities was $11.2 million during the first nine months of 2024 as compared to $19.8 million during the first nine months of 2023. During the nine-month period ended September 30, 2024 we funded: (i) $5.9 million in equity investments in unconsolidated LLCs, and; (ii) $6.0 million in additions to real estate investments, including tenant improvements at various MOBs. In addition, during the nine months ended September 30, 2024, we received $765,000 of cash in excess of income from LLCs. During the nine-month period ended September 30, 2023 we funded: (i) $12.2 million in additions to real estate investments including construction costs related to the Sierra Medical Plaza I medical office building located in Reno, Nevada, that was substantially completed during the first quarter of 2023, as well as tenant improvements at various MOBs; (ii) $7.6 million, including transaction costs, on the August, 2023 acquisition of the McAllen Doctor's Center medical office building, as discussed in Note 4 to the consolidated financial statementsâ€“Acquisitions and Divestitures, and; (iii) $4.1 million in equity investments in unconsolidated LLCs. In addition, during the nine months ended September 30, 2023, we received: (i) $531,000 of cash in excess of income from LLCs, and; (ii) $3.5 million of repayments of an advance we had provided to an unconsolidated LLC during 2021. Net cash used in financing activities Net cash used in financing activities was $24.4 million during the nine months ended September 30, 2024, as compared to $11.9 million during the nine months ended September 30, 2023. During the nine-month period ended September 30, 2024, we paid: (i) $13.2 million on mortgage notes payable that are non-recourse to us, including a $12.2 million repayment of a fixed rate mortgage loan that matured during the second quarter of 2024; (ii) $2.1 million of financing costs, primarily related to the second amendment to the Credit Agreement, as discussed herein, and; (iii) $30.2 million of dividends, including $85,000 of previously accrued dividends. Additionally, during the nine months ended September 30, 2024, we received: (i) $21.2 million of net borrowings pursuant to our Credit Agreement, and; (ii) $17,000 of net cash from the issuance of shares of beneficial interest. During the nine-month period ended September 30, 2023, we paid: (i) $5.4 million on mortgage notes payable that are non-recourse to us, including a $4.2 million repayment of a fixed rate mortgage loan that matured during the first quarter of 2023; (ii) $222,000 of financing costs related to the first amendment to our Credit Agreement, and; (iii) $29.8 million of dividends, including $58,000 of previously accrued dividends. Additionally, during the nine months ended September 30, 2023, we received: (i) $23.4 million of net borrowings pursuant to our Credit Agreement, and; (ii) $118,000 of net cash from the issuance of shares of beneficial interest. During the second quarter of 2024, we filed a shelf registration statement on Form S-3 (File No. 333-278730) (the â€œForm S-3â€), registering the offer and sale, from time-to-time, of an indeterminate amount of the common shares of our beneficial interest, preferred shares and debt securities up to an aggregate initial offering price of $100 million to or through one or more underwriters, dealers or agents, or directly to purchasers. The Form S-3 became effective on April 30, 2024. 26 Â No shares were issued under the Form S-3 since the effective date of April 30, 2024 through September 30, 2024. As of September 30, 2024, we have paid or incurred approximately $297,000 in various fees and expenses related to the Form S-3. The availability of the potential liquidity under this shelf registration statement depends on investor demand, market conditions and other factors. We make no assurance regarding when, or if, we will issue any securities under this registration statement. Additional cash flow and dividends paid information for the nine-month periods ended September 30, 2024 and 2023: As indicated on our condensed consolidated statement of cash flows, we generated net cash provided by operating

activities of $33.8 million and $32.5 million during the nine-month periods ended September 30, 2024 and 2023, respectively. As also indicated on our statement of cash flows, non-cash expenses including depreciation and amortization expense, amortization related to above/below market leases, amortization of debt premium, as applicable, amortization of deferred financing costs and stock-based compensation expense, as well as changes in certain assets and liabilities, are the primary differences between our net income and net cash provided by operating activities during each period. We declared and paid dividends of $30.2 million and $29.8 million during the nine-month periods ended September 30, 2024 and 2023, respectively. During the first nine months of 2024, the $33.8 million of net cash provided by operating activities was approximately $3.5 million greater than the $30.2 million of dividends paid during the first nine months of 2024. During the first nine months of 2023, the $32.5 million of net cash provided by operating activities was approximately $2.7 million greater than the $29.8 million of dividends paid during the first nine months of 2023. As indicated in the cash flows from investing activities and cash flows from financing activities sections of the statements of cash flows, there were various other sources and uses of cash during the nine months ended September 30, 2024 and 2023. From time to time, various other sources and uses of cash may include items such as investments and advances made to/from LLCs, additions to real estate investments, acquisitions/divestiture of properties, net borrowings/repayments of debt, and proceeds generated from the issuance of equity. Therefore, in any given period, the funding source for our dividend payments is not wholly dependent on the operating cash flow generated by our properties. Rather, our dividends as well as our capital reinvestments into our existing properties, acquisitions of real property and other investments are funded based upon the aggregate net cash inflows or outflows from all sources and uses of cash from the properties we own either in whole or through LLCs, as outlined above. In determining and monitoring our dividend level on a quarterly basis, our management and Board of Trustees consider many factors in determining the amount of dividends to be paid each period. These considerations primarily include: (i) the minimum required amount of dividends to be paid in order to maintain our REIT status; (ii) the current and projected operating results of our properties, including those owned in LLCs, and; (iii) our future capital commitments and debt repayments, including those of our LLCs. Based upon the information discussed above, as well as consideration of projections and forecasts of our future operating cash flows, management and the Board of Trustees have determined that our operating cash flows have been sufficient to fund our dividend payments. Future dividend levels will be determined based upon the factors outlined above with consideration given to our projected future results of operations. We expect to finance all capital expenditures and acquisitions and pay dividends utilizing internally generated and additional funds. Additional funds may be obtained through: (i) borrowings under our $425 million Credit Agreement (which had $77.2 million of available borrowing capacity, net of outstanding borrowings as of September 30, 2024); (ii) borrowings under or refinancing of existing third-party debt pursuant to mortgage loan agreements entered into by our consolidated and unconsolidated LLCs/LPs; (iii) the issuance of other long-term debt, and/or; (iv) the issuance of equity. In April, 2024 we filed a shelf registration statement on Form S-3 with the Securities and Exchange Commission pursuant to which we many offer up to $100 million of securities pursuant to supplemental prospectuses which we may file from time to time. We believe that our operating cash flows, cash and cash equivalents, available borrowing capacity under our Credit Agreement and access to the capital markets provide us with sufficient capital resources to fund our operating, investing and financing requirements for the next twelve months, including providing sufficient capital to allow us to make distributions necessary to enable us to continue to qualify as a REIT under Sections 856 to 860 of the Internal Revenue Code of 1986. In the event we need to access the capital markets or other sources of financing, there can be no assurance that we will be able to obtain financing on acceptable terms or within an acceptable time. Our inability to obtain financing on terms acceptable to us could have a material unfavorable impact on our results of operations, financial condition and liquidity. Credit facilities and mortgage debt Management routinely monitors and analyzes the Trustâ€™s capital structure in an effort to maintain the targeted balance among capital resources including the level of borrowings pursuant to our revolving credit facility, the level of borrowings pursuant to non-recourse mortgage debt secured by the real property of our properties and our level of equity including consideration of equity issuances. This ongoing analysis considers factors such as the current debt market and interest rate environment, the current/projected occupancy and financial performance of our properties, the current loan-to-value ratio of our properties, the Trustâ€™s current stock price, the capital resources required for anticipated acquisitions and the expected capital to be generated by anticipated divestitures. This analysis, together with consideration of the Trustâ€™s current borrowings outstanding under the credit agreement, non-recourse mortgage borrowings and 27 Â equity, assists management in deciding which capital resource to utilize when events such as refinancing of specific debt components occur or additional funds are required to finance the Trustâ€™s growth. On September 30, 2024, we entered into a second amendment to our credit agreement, dated as of July, 2021, and amended in May, 2023, among the Trust as borrower, the lenders party thereto and Wells Fargo Bank, N.A., as administrative agent ("Credit Agreement"). Among other things, the second amendment provided for the following: (i) extended the maturity date to September 30, 2028 (from July, 2025 previously), and; (ii) increased the aggregate borrowing capacity under the credit facility to $425 million (from $375 million previously) comprised of a $125 million non-amortizing term loan ("Term Loan"), and a $300 million revolving loan commitment which includes a $40 million sublimit for letters of credit, and a $30 million sublimit for swingline/short-term loans. Under the terms of the Credit Agreement, we may request that the revolving line of credit and/or the Term Loan be increased by up to an additional aggregate amount of $50 million, and we have the option to extend the maturity date for up to two additional six-month periods. Borrowings under the new facility are guaranteed by certain subsidiaries of the Trust. In addition, borrowings under the new facility are secured by first priority security interests in and liens on all equity interests in most of the Trustâ€™s wholly-owned subsidiaries. On May 15, 2023, we entered into the first amendment to our Credit Agreement dated as of July 2, 2021. The amendment replaced LIBOR with term SOFR plus .10% (â€œAdjusted Term SOFRâ€) as an alternative benchmark rate under the Credit Agreement. Borrowings under the Credit Agreement will bear interest at a rate equal to, at our option, the Adjusted Term SOFR for either one, three, or six months or the Base Rate, plus in either case, a specified margin depending on our total leverage ratio, as determined by the formula set forth in the Credit Agreement. The applicable margin after the second amendment ranges from 1.10% to 1.35% for SOFR revolving loans and 0.10% to 0.35% for Base Rate revolving loans. The applicable margin ranges from 1.20% to 1.65% for Adjusted Term SOFR loans and 0.20% to 0.65% for Base Rate term loans. The Credit Agreement, as amended by the second amendment, defines â€œBase Rateâ€ as the greatest of (a) the Administrative Agentâ€™s prime rate, (b) the federal funds effective rate plus 1/2 of 1%, and (c) one month Adjusted Term SOFR plus 1%. The Trust will also pay a quarterly facility fee on the $300 million revolving loan commitment ranging from 0.15% to 0.35% (depending on the Trustâ€™s total leverage ratio). The margins over Adjusted Term SOFR, Base Rate and the facility fee are based upon our total leverage ratio. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for revolving loans was 1.20%, the margin over the Base Rate was 0.20% and the facility fee was 0.20%. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for term loans was 1.35% and the margin over the Base Rate was .35%. At September 30, 2024, we had $347.7 million of outstanding borrowings pursuant to the terms of our $425 million Credit Agreement and $77.2 million of available borrowing capacity. There are no compensating balance requirements. At December 31, 2023, we had $326.6 million of outstanding borrowings pursuant to the terms of our Credit Agreement in effect at that time, $3.1 million of outstanding letters of credit and $45.3 million of available borrowing capacity. In our consolidated statements of cash flows, we report cash flows pursuant to our Credit Agreement on a net basis. Aggregate borrowings under our Credit Agreement were $17.2 million and $23.2 million during the quarters ended September 30, 2024 and 2023, respectively, and aggregate repayments were $12.4 million and $13.1 million during the quarters ended September 30, 2024 and 2023, respectively. Aggregate borrowings under our Credit Agreement were $64.2 million and $57.7 million during the nine-months ended September 30, 2024 and 2023, respectively, and aggregate repayments were $43.0 million and $34.3 million during the nine-months ended September 30, 2024 and 2023, respectively. The Credit Agreement contains customary affirmative and negative covenants, including limitations on certain indebtedness, liens, acquisitions and other investments, fundamental changes, asset dispositions and dividends and other distributions. The Credit Agreement also contains restrictive covenants regarding the Trustâ€™s ratio of total debt to total assets, the fixed charge coverage ratio, the ratio of total secured debt to total asset value, the ratio of total unsecured debt to total unencumbered asset value, and minimum tangible net worth, as well as customary events of default, the occurrence of which may trigger an acceleration of amounts then outstanding under the Credit Agreement. We are in compliance with all of the covenants in the Credit Agreement at September 30, 2024, and were in compliance with all of the covenants of the Credit Agreement at December 31, 2023. We also believe that we would remain in compliance if, based on the assumption that the majority of the potential new borrowings will be used to fund investments, the full amount of our commitment was borrowed. The following table includes a summary of the required compliance ratios, giving effect to the covenants contained in the Credit Agreement (dollar amounts in thousands): Â Â Covenant Â September 30,2024 Â December 31,2023 Â Tangible net worth Â > $125,000 Â $ 173,881 Â $ 191,824 Â Total leverage Â < =60% Â Â 44.4 % Â 44.5 % Secured leverage Â < 30% Â Â 2.4 % Â 4.1 % Unencumbered leverage Â < 60% Â Â 45.8 % Â 44.2 % Fixed charge coverage Â >1.50x Â 3.2x Â 3.1x Â Â 28 Â As indicated on the following table, we have various mortgages, all of which are non-recourse to us, included on our condensed consolidated balance sheet as of September 30, 2024 (amounts in thousands): Facility Name Â OutstandingBalance(in thousands) (a.) Â Â InterestRate Â Â MaturityDate Tuscan Professional Building fixed rate mortgage loan (b.) Â $ 541 Â Â Â 5.56 % Â June, 2025 Phoenix Childrenâ€™s East Valley Care Center fixed rate Â Â Â mortgage loan Â Â 7,718 Â Â Â 3.95 % Â January, 2030 Rosenberg Children's Medical Plaza fixed rate mortgage loan Â Â 11,571 Â Â Â 4.42 % Â September, 2033 Total, excluding net debt premium and net financing fees Â Â 19,830 Â Â Â Â Â Â Â Â Â Â Â Less net financing fees Â Â (168) Â Â Â Â Â Total mortgages notes payable, non-recourse to us, net Â $ 19,662 Â Â Â Â Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. (b.)This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. On April 10, 2024, the $12.2 million fixed rate mortgage loan on Summerlin Hospital Medical Office Building III was fully repaid utilizing borrowings under our Credit Agreement. At September 30, 2024 and December 31, 2023, we had various mortgages, all of which were non-recourse to us, included in our condensed consolidated balance sheet. The mortgages are secured by the real property of the buildings as well as property leases and rents. The mortgages outstanding as of September 30, 2024, had a combined carrying value of approximately $19.8 million and a combined fair value of approximately $18.4 million. The mortgages outstanding as of December 31, 2023, had a combined carrying value of approximately $33.1 million and a combined fair value of approximately $31.2 million. The fair value of our debt was computed based upon quotes received from financial institutions. We consider these to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosure in connection with debt instruments. Changes in market rates on our fixed rate debt impacts the fair value of debt, but it has no impact on interest incurred or cash flow. Off Balance Sheet Arrangements As of September 30, 2024, we had off balance sheet arrangements consisting of certain equity and debt financing commitments. As a result of the first quarter, 2024 partial repayment of the Grayson Properties II construction loan, the associated $3.1 million letter of credit was cancelled. (See Note 5 to the condensed consolidated financial statements-Summarized Financial Information of Equity Affiliates). As of December 31, 2023, we had off balance sheet arrangements consisting of standby letters of credit and equity and debt financing commitments. Our outstanding letters of credit at December 31, 2023 totaled $3.1 million related to Grayson Properties II. Acquisition and Divestiture Activity Please see Note 4 to the condensed consolidated financial statements-Acquisitions and Divestitures.

Item 3. Quantitative and Qualitative Disclosures About Market Risk Financial Instruments Active Interest Rate Swap Agreements: In October, 2024, we entered into an interest rate swap agreement on a total notional amount of $85 million with a fixed interest rate of 3.2725% that we designated as a cash flow hedge. The interest rate swap became effective on October 2, 2024 and is scheduled to mature on September 30, 2028. If one-month term SOFR is above 3.2725%, the counterparty pays us, and if one-month term SOFR is less than 3.2725%, we pay the counterparty, the difference between the fixed rate of 3.2725% and one-month term SOFR. This interest rate swap was entered into in replacement of two interest rate swap agreements, on an aggregate total notional amount of $85 million, that expired on September 16, 2024, as discussed below. In December, 2023, we entered into an interest rate swap agreement on a total notional amount of $25 million with a fixed interest rate of 3.9495% that we designated as a cash flow hedge. The interest rate swap became effective on December 1, 2023 and is scheduled to mature on December 1, 2027. If one-month term SOFR is above 3.9495%, the counterparty pays us, and if one-month term SOFR is less than 3.9495%, we pay the counterparty, the difference between the fixed rate of 3.9495% and one-month term SOFR. In March, 2020, we entered into an interest rate swap agreement on a total notional amount of $55 million with a fixed interest rate of 0.565% that we designated as a cash flow hedge. The interest rate swap became effective on March 25, 2020 and is scheduled to mature 29 Â on March 25, 2027. On May 15, 2023, this interest rate swap agreement was modified to replace the benchmark rate from LIBOR to term SOFR. If one-month term SOFR is above 0.505%, the counterparty pays us, and if one-month term SOFR is less than 0.505%, we pay the counterparty, the difference between the fixed rate of 0.505% and one-month term SOFR. Expired Interest Rate Swap Agreements in 2024: On September 16, 2024, the following interest rate swap agreements, on an aggregate total notional amount of $85 million, expired on their maturity dates: (i) an interest rate swap on a total notional amount of $35 million, with a fixed interest rate of 1.4975%, that was effective since January, 2020, and; (ii) an interest rate swap on a total notional amount of $50 million, with a fixed interest rate of 1.144%, that was effective since September, 2019. We measure our interest rate swaps at fair value on a recurring basis. The fair value of our interest rate swaps is based on quotes from third parties. We consider those inputs to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosures in connection with derivative instruments and hedging activities. At September 30, 2024, the fair value of our interest rate swaps was a net asset of $3.3 million which is included in deferred charges and other assets on the accompanying condensed consolidated balance sheet. During the third quarter of 2024, we received approximately $1.5 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2024, we received approximately $4.8 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the third quarter of 2023, we received approximately $1.6 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2023, we received approximately $4.3 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. Cash flow hedges are accounted for by recording the fair value of the derivative instrument on the balance sheet as either an asset or a liability, with a corresponding amount recorded in accumulated other comprehensive income (â€œAOCIâ€) within shareholdersâ€™ equity. Amounts are reclassified from AOCI to the income statement in the period or periods the hedged transaction affects earnings. We do not expect any gains or losses on our interest rate swaps to be reclassified to earnings in the next twelve months. The sensitivity analysis related to our fixed and variable rate debt assumes current market rates with all other variables held constant. As of September 30, 2024, the fair value and carrying value of our debt is approximately $366.0 million and $367.0 million, respectively. As of that date, the carrying value exceeds the fair value by approximately $1.0 million. The table below presents information regarding our financial instruments that are sensitive to changes in interest rates. For debt obligations, the amounts of which are as of September 30, 2024, the table presents principal cash flows and related weighted average interest rates by contractual maturity dates. Â Â Â Maturity Date, Year Ending December 31 Â (Dollars in thousands) Â 2024 Â Â 2025 Â Â 2026 Â Â 2027 Â Â 2028 Â Â Thereafter Â Â Total Â Long-term debt: Â Fixed rate: Â Debt(a) Â $ 318 Â Â $ 939 Â Â Â $ 600 Â Â Â $ 626 Â Â $ 653 Â Â Â $ 16,694 Â Â $ 19,830 Â Average interest rates Â Â 4.30 % Â Â 4.30 % Â Â 4.20 % Â Â 4.20 % Â Â 4.30 % Â Â 4.40 % Â Â 4.30 % Variable rate: Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â

rate swap agreement entered into on October 2, 2024, on a total notional amount of $85 million with a fixed interest rate of 3.2725%. Item 4. Controls and Procedures As of September 30, 2024, under the supervision and with the participation of our management, including the Trustâ€™s Chief Executive Officer (â€œCEOâ€) and Chief Financial Officer (â€œCFOâ€), we performed an evaluation of the effectiveness of our disclosure controls and procedures as defined in Rule 13a-15(e) or Rule 15d-15(e) under the Securities Exchange Act of 1934, as amended (the â€œ1934 Actâ€). Based on this evaluation, the CEO and CFO have concluded that our disclosure controls and procedures are effective to ensure that material information is recorded, processed, summarized and reported by management on a timely basis in order to comply with our disclosure obligations under the 1934 Act and the SEC rules thereunder. Changes in Internal Control Over Financial Reporting There have been no changes in our internal control over financial reporting or in other factors during the third quarter of 2024 that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting. Â Â Â 31 Â PART II. OTHER INFORMATION UNIVERSAL HEALTH REALTY INCOME TRUST Item 1A. Risk Factors Our Annual Report on Form 10-K for the year ended December 31, 2023 includes a listing of risk factors to be considered by investors in our securities. There have been no material changes in our risk factors from those set forth in our Annual Report on Form 10-K for the year ended December 31, 2023. Item 5. Other Information None of the Trustâ€™s Board of Trustees or officers adopted, modified or terminated a Rule 10b5-1 trading arrangement or a non-Rule 10b5-1 trading arrangement during the Trustâ€™s quarter ended September 30, 2024, as such terms are defined under Item 408(a) of Regulation S-K. Item 6. Exhibits (a.)Exhibits: Â Â Â 10.1 Â Second Amended and Restated Credit Agreement, dated as of September 30, 2024, among Universal Health Realty Income Trust, the Lenders Party thereto and Wells Fargo Bank, National Association, as Administrative Agent, Bank of America, N.A., as Syndication Agent, Fifth Third Bank, N.A., JPMorgan Chase Bank, N.A., PNC Bank, National Association, Truist Bank and U.S. Bank National Association, as Co-Documentation Agents, and Wells Fargo Securities, LLC and BOFA Securities, Inc., as Joint Lead Arrangers and Joint Bookrunners, previously filed as Exhibit 10.1 to our 8-K filed on October 2, 2024, is hereby incorporated by reference. Â Â Â Â Â 31.1 Certification of the Chief Executive Officer pursuant to Rule 13a-14(a)/15d-14(a) under the Securities Exchange Act of 1934, as amended. Â Â 31.2 Certification of the Chief Financial Officer pursuant to Rule 13a-14(a)/15d-14(a) under the Securities Exchange Act of 1934, as amended. Â Â 32.1 Certification of the Chief Executive Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. Â Â 32.2 Certification of the Chief Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. 101.INS Inline XBRL Instance Document â€“ the instance document does not appear in the Interactive Data file because iXBRL tags are embedded within the Inline XBRL document 101.SCH Inline XBRL Taxonomy Extension Schema With Embedded Linkbase Documents Â Â Â Â Â Â 104 Cover Page Interactive Data file (formatted as Inline XBRL and contained in Exhibit 101) Â 32 Â 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. Date: November 8, 2024 Â UNIVERSAL HEALTH REALTY INCOME TRUST(Registrant) Â Â Â Â Â /s/ Alan B. Miller Â Â Alan B. Miller, Â Â Chairman of the Board,President and Chief Executive Officer(Principal Executive Officer) Â Â Â Â Â /s/ Charles F. Boyle Â Â Charles F. Boyle, Senior Vice President and Chief Financial Officer(Principal Financial Officer) Â 33 EX-31.1 2 uht-ex31_1.htm EX-31.1 EX-31.1 Â Exhibit 31.1 CERTIFICATIONâ€"Chief Executive Officer I, Alan B. Miller, certify that: 1. I have reviewed this quarterly report on Form 10-Q of Universal Health Realty Income Trust; 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4. The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c) Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d) Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and 5. The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s auditors and the audit committee of the registrantâ€™s board of directors (or persons performing the equivalent functions): a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; and b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting. Date: November 8, 2024 /s/ Alan B. Miller President and Chief Executive Officer Â Â EX-31.2 3 uht-ex31_2.htm EX-31.2 EX-31.2 Â Exhibit 31.2 CERTIFICATIONâ€"Chief Financial Officer I, Charles F. Boyle, certify that: 1. I have reviewed this quarterly report on Form 10-Q of Universal Health Realty Income Trust; 2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report; 4. The registrantâ€™s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have: a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles; c) Evaluated the effectiveness of the registrantâ€™s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d) Disclosed in this report any change in the registrantâ€™s internal control over financial reporting that occurred during the registrantâ€™s most recent fiscal quarter that has materially affected, or is reasonably likely to materially affect, the registrantâ€™s internal control over financial reporting; and 5. The registrantâ€™s other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrantâ€™s auditors and the audit committee of the registrantâ€™s board of directors (or persons performing the equivalent functions): a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrantâ€™s ability to record, process, summarize and report financial information; and b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrantâ€™s internal control over financial reporting. Date: November 8, 2024 /s/ Charles F. Boyle Senior Vice President and Chief Financial Officer Â Â EX-32.1 4 uht-ex32_1.htm EX-32.1 EX-32.1 Â Exhibit 32.1 CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 In connection with the Quarterly Report of Universal Health Realty Income Trust (the â€œTrustâ€) on Form 10-Q for the quarter ended September 30, 2024, as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Alan B. Miller, President and Chief Executive Officer of the Trust, hereby certify, pursuant to 18 U.S.C. Â§ 1350, as adopted pursuant to Â§ 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge: (i) the Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (ii) the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Trust at the end of, and for the period covered by, the Report. /s/ Alan B. Miller President and Chief Executive Officer November 8, 2024 Â A signed original of this written statement required by Section 906 has been provided to the Trust and will be retained and furnished to the Securities and Exchange Commission or its staff upon request. Â Â EX-32.2 5 uht-ex32_2.htm EX-32.2 EX-32.2 Â Exhibit 32.2 CERTIFICATION PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 In connection with the Quarterly Report of Universal Health Realty Income Trust (the â€œTrustâ€) on Form 10-Q for the quarter ended September 30, 2024, as filed with the Securities and Exchange Commission on the date hereof (the â€œReportâ€), I, Charles F. Boyle, Senior Vice President and Chief Financial Officer of the Trust, hereby certify, pursuant to 18 U.S.C. Â§ 1350, as adopted pursuant to Â§ 906 of the Sarbanes-Oxley Act of 2002, that to the best of my knowledge: (i) the Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and (ii) the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Trust at the end of, and for the period covered by, the Report. /s/ Charles F. Boyle Senior Vice President and Chief Financial Officer Â November 8, 2024 A signed original of this written statement required by Section 906 has been provided to the Trust and will be retained and furnished to the Securities and Exchange Commission or its staff upon request. Â Â EX-101.SCH 6 uht-20240930.xsd XBRL TAXONOMY EXTENSION SCHEMA WITH EMBEDDED LINKBASES DOCUMENT 100000 - Document - Document and Entity Information link:presentationLink link:calculationLink link:definitionLink 100010 - Statement - Condensed Consolidated Statements of Income link:presentationLink link:calculationLink link:definitionLink 100020 - Statement - Condensed Consolidated Statements of Income (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 100030 - Statement - Condensed Consolidated Statements of Comprehensive Income link:presentationLink link:calculationLink link:definitionLink 100040 - Statement - Condensed Consolidated Balance Sheets link:presentationLink link:calculationLink link:definitionLink 100050 - Statement - Condensed Consolidated Balance Sheets (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 100060 - Statement - Condensed Consolidated Statements of Changes in Equity link:presentationLink link:calculationLink link:definitionLink 100070 - Statement - Condensed Consolidated Statements of Changes in Equity (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 100080 - Statement - Condensed Consolidated Statements of Cash Flows link:presentationLink link:calculationLink link:definitionLink 995455 - Disclosure - General link:presentationLink link:calculationLink link:definitionLink 995465 - Disclosure - Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions link:presentationLink link:calculationLink link:definitionLink 995475 - Disclosure - Dividends and Equity Issuance Program link:presentationLink link:calculationLink link:definitionLink 995485 - Disclosure - Acquisitions and Divestitures link:presentationLink link:calculationLink link:definitionLink 995495 - Disclosure - Summarized Financial Information of Equity Affiliates link:presentationLink link:calculationLink link:definitionLink 995505 - Disclosure - Recent Accounting Pronouncements link:presentationLink link:calculationLink link:definitionLink 995515 - Disclosure - Lease Accounting link:presentationLink link:calculationLink link:definitionLink 995525 - Disclosure - Debt and Financial Instruments link:presentationLink link:calculationLink link:definitionLink 995535 - Disclosure - Segment Reporting link:presentationLink link:calculationLink link:definitionLink 995545 - Disclosure - Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions (Tables) link:presentationLink link:calculationLink link:definitionLink 995555 - Disclosure - Summarized Financial Information of Equity Affiliates (Tables) link:presentationLink link:calculationLink link:definitionLink 995565 - Disclosure - Lease Accounting (Tables) link:presentationLink link:calculationLink link:definitionLink 995575 - Disclosure - Debt and Financial Instruments (Tables) link:presentationLink link:calculationLink link:definitionLink 995585 - Disclosure - General - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995595 - Disclosure - Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995605 - Disclosure - Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions - Additional Information (Detail 1) link:presentationLink link:calculationLink link:definitionLink 995615 - Disclosure - Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities (Detail) link:presentationLink link:calculationLink link:definitionLink 995625 - Disclosure - Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities (Parenthetical) (Detail) link:presentationLink link:calculationLink link:definitionLink 995635 - Disclosure - Dividends and Equity Issuance Program - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995645 - Disclosure - Acquisitions and Divestitures - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995655 - Disclosure - Summarized Financial Information of Equity Affiliates - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995665 - Disclosure - Limited Liability Companies Accounted for Under Equity Method (Detail) link:presentationLink link:calculationLink link:definitionLink 995675 - Disclosure - Limited Liability Companies Accounted for Under Equity Method (Parenthetical) (Detail) link:presentationLink link:calculationLink link:definitionLink 995685 - Disclosure - Condensed Combined Statements of Income (Unaudited) for LLCs/LPs Accounted Under Equity Method (Detail) link:presentationLink link:calculationLink link:definitionLink 995695 - Disclosure - Condensed Combined Balance Sheets (Unaudited) for LLCs/LPs Accounted Under Equity Method (Detail) link:presentationLink link:calculationLink link:definitionLink 995705 - Disclosure - Condensed Combined Balance Sheets for LLCs/LPs Accounted Under Equity Method (Parenthetical) (Detail) link:presentationLink link:calculationLink link:definitionLink 995715 - Disclosure - Aggregate Principal Amounts Due on Mortgage Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method (Detail) link:presentationLink link:calculationLink link:definitionLink 995725 - Disclosure - Aggregate Principal Amounts due on Mortgage and Construction Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method (Parenthetical) (Detail) link:presentationLink link:calculationLink link:definitionLink 995735 - Disclosure - Recent Accounting Pronouncements - Additional Information (Details) link:presentationLink link:calculationLink link:definitionLink 995745 - Disclosure - Lease Accounting - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995755 - Disclosure - Lease Accounting - Components of the "Lease Revenue - UHS facilities" and "Lease Revenue - Non-related Parties" Captions (Detail) link:presentationLink link:calculationLink link:definitionLink 995765 - Disclosure - Debt and Financial Instruments - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink 995775 - Disclosure - Summary of Required Compliance Ratios in Connection with Terms of Credit Agreement (Detail) link:presentationLink link:calculationLink link:definitionLink 995785 - Disclosure - Summary of Outstanding Mortgages, Excluding Net Debt Premium (Detail) link:presentationLink link:calculationLink link:definitionLink 995795 - Disclosure - Segment Reporting - Additional Information (Detail) link:presentationLink link:calculationLink link:definitionLink Interest Rate Swap Agreement One Interest Rate Swap Agreement One [Member] Interest Rate Swap Agreement One [Member] Statement [Line Items] Statement [Line Items] Revolving Loan Commitment Revolving Loan Commitment [Member] Revolving Loan Commitment [Member] Amount at the balance sheet date that has been received by the entity that represents collections of cash or other assets related to real estate operations revenue for which revenue has not yet been recognized and money paid in advance to protect the provider of a product or services, such as a lessor, against damage or non-payment by the tenant (lessee) during the term of the agreement. Such damages may include physical damage to the property, theft of property and other contractual breaches. Tenant Reserves Deposits And Deferred And Prepaid Rents Tenant reserves, deposits and deferred and prepaid rents Leases Disclosure [Line Items] Leases Disclosure [Line Items] Leases Disclosure [Line Items] Bonus rents. Bonus Rents [Member] Bonus Rents Increase (Decrease) in Other Operating Assets and Liabilities, Net Other, net Increase (Decrease) in Other Operating Assets and Liabilities, Net, Total Entity Address, Postal Zip Code Entity Address, Postal Zip Code Sierra medical plaza I. Sierra Medical Plaza I [Member] Sierra Medical Plaza I Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Other comprehensive loss: Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent [Abstract] Costs and Expenses [Abstract] Expenses: Business acquisitions and dispositions. Business Acquisitions And Dispositions [Line Items] Business Acquisitions And Dispositions [Line Items] Phoenix children's east valley care center fixed rate mortgage loan. Phoenix Children East Valley Care Center Fixed Rate Mortgage Loan [Member] Phoenix Children East Valley Care Center Fixed Rate Mortgage Loan Proceeds from Collection of Long-Term Loans to Related Parties Advance received from LLC Advance received from LLC Revenues [Abstract] Revenues: Interest Paid, Excluding Capitalized Interest, Operating Activities Interest paid Equity Method Investments Summarized Income Statement Information. Equity Method Investments Summarized Income Statement Information Table [Text Block] Condensed Combined Statements of Income (Unaudited) for LLCs/LPs Accounted Under Equity Method Recourse Status [Axis] Recourse

Status Shares, Outstanding Balance, Shares Balance, Shares Fair Value Hierarchy and NAV [Axis] Fair Value Hierarchy and NAV Operating leases, number of renewal options at existing lease rates. Operating Leases Number Of Renewal Options At Existing Lease Rates Number of renewal options at existing lease rates Number of renewal option at existing lease rates Property, Plant, and Equipment, Lessor Asset under Operating Lease [Table Text Block] Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities Fair Value, Inputs, Level 2 [Member] Level 2 Clive Behavioral Health Hospital. Clive Behavioral Health Hospital [Member] Clive Behavioral Health Hospital Investments Net Real Estate Investments and Financing receivable Aggregate lease payments for 2024 Lessee, Operating Lease, Liability, to be Paid, Remainder of Fiscal Year Number of acute care and behavioral health care hospital facilities. Number Of Acute Care And Behavioral Health Care Hospital Facilities Number of hospital facilities leased Derivative Liability, Subject to Master Netting Arrangement, before Offset Liability derivatives, fair value Interest Rate Swap [Member] Interest Rate Swap Major Property Class [Domain] Major Property Class Product and Service [Axis] Product and Service Investment, Name [Domain] Investment, Name Depreciation, Depletion and Amortization Depreciation and amortization Depreciation, Depletion and Amortization, Total Base Rate [Member] Base Rate SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Period Increase (Decrease) Additions to real estate investments, net SEC Schedule, 12-28, Real Estate Companies, Investment in Real Estate, Period Increase (Decrease), Total Collaborative Arrangement and Arrangement Other than Collaborative [Domain] Collaborative Arrangement and Arrangement Other than Collaborative Stock Repurchased During Period, Shares Repurchased (in shares) Acute Care Hospitals. Acute Care Hospitals [Member] Acute Care Hospitals Investments in and advances to LLCs before amounts included in accrued expenses and other liabilities Investment Owned, Fair Value Investment Owned, Fair Value, Ending Balance Investment Owned, Fair Value, Beginning Balance Investments in limited liability companies ("LLCs") Related Party Transaction [Line Items] Related Party Transaction [Line Items] Concentration Risk Benchmark [Axis] Concentration Risk Benchmark Two seven zero four north Tenaya way fixed rate mortgage loan. Two Seven Zero Four North Tenaya Way Fixed Rate Mortgage Loan [Member] 2704 North Tenaya Way Fixed Rate Mortgage Loan Operating leases, number of renewal options at fair market value lease rates. Operating Leases Number Of Renewal Options At Fair Market Value Lease Rates Number of renewal options at fair market value lease rates Equity [Text Block] Dividends and Equity Issuance Program Repayment of loan. Repayment Of Loan Repayment of loan Long-Term Debt, Gross Outstanding Balance Line of Credit Facility, Remaining Borrowing Capacity Available borrowing capacity Aiken Regional Medical Center. Aiken Regional Medical Center [Member] Aiken Regional Medical Center Entity Central Index Key Entity Central Index Key Increase (Decrease) in Operating Capital [Abstract] Changes in assets and liabilities: Compensating Balance, Amount Compensating Balance Amount Financing receivable. Financing Receivable Financing receivable Common Stock, Shares, Issued Common shares, issued Number of leased properties for medical office buildings and free standing emergency departments. Number Of Leased Properties For Medical Office Buildings And Free Standing Emergency Departments Number of medical office buildings and free standing emergency departments Income Statement [Abstract] Number of lease renewal option exercised. Number Of Lease Renewal Option Exercised Number of lease renewal option exercised Entity Address, State or Province Entity Address, State or Province Unconsolidated limited liabilities or limited partner. Unconsolidated Limited Liabilities Or Limited Partner [Member] 4 Unconsolidated Limited Liability Companies / Limited Partner Cost of medical office building incurred Cost of medical office building incurred. Cost Of Medical Office Building Incurred Revolving A facility. Revolving A Facility [Member] Revolving A Facility Comprehensive Income (Loss), Net of Tax, Including Portion Attributable to Noncontrolling Interest [Abstract] Comprehensive income: Concentration Risk Type [Domain] Concentration Risk Type Product and Service, Other [Member] Other Other operating expenses demolition costs. Other Operating Expenses Demolition Costs Other operating expenses demolition costs Operating Lease, Lease Income Lease revenue Operating Lease, Lease Income, Total Customer [Axis] Customer Customer Concentration Risk [Member] Customer Concentration Risk Chicago, Illinois. Chicago Illinois [Member] Chicago, Illinois Monthly lease rent receivable. Monthly Lease Rent Receivable Monthly lease rent receivable Equity Method Investments and Joint Ventures Disclosure [Text Block] Summarized Financial Information of Equity Affiliates Number of Businesses Acquired Number of acquisitions Renewal option term at existing lease rates Operating Leases Renewal Options Term At Existing Lease Rates Operating leases, renewal options term at existing lease rates. Equity Method Investment, Nonconsolidated Investee [Domain] Equity Method Investment, Nonconsolidated Investee Percentage of rentable square feet. Percentage Of Rentable Square Feet Percentage of rentable square feet Amortization of Debt Issuance Costs Amortization of deferred financing costs Dividends and equity issuance. Dividends And Equity Issuance [Table] Dividends And Equity Issuance [Table] Cover [Abstract] Earnings Per Share, Basic Basic earnings per share Earnings Per Share, Basic, Total Denison, Texas. Denison Texas [Member] Denison Texas Dividends, per share Dividend Per Share Dividends, per share. Universal health services hospital Inc. Universal Health Services Hospital Inc [Member] UHS Hospital Facilities Schedule of Financial Covenants. Schedule Of Financial Covenants Table [Text Block] Summary of Required Compliance Ratios Giving Effect to New Covenants in Credit Agreement Amortization of above and below Market Leases Amortization related to above/below market leases, net Construction in Progress Expenditures Incurred but Not yet Paid Invoices accrued for construction and improvements Retained Earnings (Accumulated Deficit) Cumulative net income Retained Earnings (Accumulated Deficit), Total Number of ground leases for land. Number Of Ground Leases For Land Lessee in connection with ground leases for land Segment Reporting [Abstract] Specialty Facility Evansville Indiana Specialty Facility Evansville Indiana[Member] Specialty facility evansville indiana. Last two year renewal options. Last Two Year Renewal Options [Member] Last Two Year Renewal Options Increase decrease in leasing costs. Increase Decrease In Leasing Costs Leasing costs paid Non-Related Parties Nonrelated Party [Member] Investment Type [Axis] Investment Type Net Cash Provided by (Used in) Operating Activities Net cash provided by operating activities Increase (Decrease) in Leasing Receivables Lease receivable Product and Service [Domain] Product and Service Accumulated Other Comprehensive Income (Loss), Net of Tax Accumulated other comprehensive income Accumulated Other Comprehensive Income (Loss), Net of Tax, Total Lease renewal term Lease contract term Lessee, Operating Lease, Term of Contract Debt Instrument [Line Items] Debt Instrument [Line Items] Operating Leased Assets [Line Items] Operating Leased Assets [Line Items] Aggregate lease payments for 2028 Lessee, Operating Lease, Liability, to be Paid, Year Four Net Cash Provided by (Used in) Operating Activities [Abstract] Cash flows from operating activities: Revolving B facility. Revolving B Facility [Member] Revolving B Facility Proceeds from Sale of Real Estate Cash received for sale of real estate asset Summerlin hospital medical office building three fixed rate mortgage loan. Summerlin Hospital Medical Office Building Three Fixed Rate Mortgage Loan [Member] Summerlin Hospital Medical Office Building III Fixed Rate Mortgage Loan Common Stock, Par or Stated Value Per Share Common shares, par value Statement of Cash Flows [Abstract] Real Estate [Domain] Real Estate Equity Method Investments Our share of equity in LLCs, net Long-Term Debt, Fair Value Mortgage loan fair value Cost of medical office building. Cost Of Medical Office Building Cost of medical office building Debt instrument covenant leverage ratio. Debt Instrument Covenant Leverage Ratio Covenant, Total leverage Equity Components [Axis] Equity Components Entity Address, Address Line One Entity Address, Address Line One Operating leases, renewal options term at fair market value lease rates. Operating Leases Renewal Options Term At Fair Market Value Lease Rates Renewal options term at fair market value lease rates Related Party Transaction [Table] Schedule Of Related Party Transactions By Related Party [Table] Subsequent Event Type [Axis] Lease expiration, month and year. Lease Expiration Month And Year End of Lease Term End of Lease Term Line of Credit Facility, Maximum Borrowing Capacity Outstanding borrowing Hedging Relationship [Axis] Hedging Relationship Accounting Standards Update and Change in Accounting Principle [Text Block] Recent Accounting Pronouncements Renewal options term. Renewal Options Term Renewal option term Lessee operating lease liability payments due after year four. Lessee Operating Lease Liability Payments Due After Year Four Aggregate lease payments for thereafter Amendment Flag Amendment Flag Deferred charges, notes receivable and other assets, net Deferred Charges, Notes Receivable and Other Assets, Net Deferred charges, notes receivable and other assets, net. Lessor, Operating Lease, Term of Contract Term of lease Additional Paid in Capital, Common Stock Capital in excess of par value BRB medical office building fixed rate mortgage loan. B R B Medical Office Building Fixed Rate Mortgage Loan [Member] BRB Medical Office Building Fixed Rate Mortgage Loan Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate [Member] Tenants. Tenants [Member] Tenants Net income Net income Grayson properties two LP. Grayson Properties Two L P [Member] Grayson Properties Two L P Grayson Properties II LP Direct Financing Lease, Interest Income Interest income on financing leases Interest income on financing leases - UHS facilities Variable Rate [Domain] Variable Rate Equity Method Investment Summarized Financial Information Mortgage Notes Payable Equity Method Investment Summarized Financial Information Mortgage Notes Payable Mortgage Loan Balance Mortgage notes payable, non-recourse to us Land Land Customer [Domain] Customer Debt Instrument, Interest Rate Terms Credit facility, Interest Rate Terms Frederick, Maryland. Frederick Maryland [Member] Frederick, Maryland Equity Component [Domain] Equity Component Statistical Measurement [Domain] Statistical Measurement Construction loan outstanding balance. Construction Loan Outstanding Balance Construction loan outstanding balance Proceeds from Lines of Credit Net borrowings on the line of credit Proceeds from Lines of Credit, Total Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Net income Net income Equity method investment summarized financial information other assets. Equity Method Investment Summarized Financial Information Other Assets Other assets Preferred Stock, Shares Issued Preferred shares of beneficial interest, issued Canyon Creek Behavioral Health. Canyon Creek Behavioral Health [Member] Canyon Creek Behavioral Health Renewal option terms maximum additional period. Renewal Option Terms Maximum Additional Period Renewal period of respective leased facilities at same price after lease terms Debt instrument covenant unencumbered leverage ratio. Debt Instrument Covenant Unencumbered Leverage Ratio Covenant, Unencumbered leverage Loans Payable, Noncurrent Third-party term loan Loans Payable, Noncurrent, Total Equity method investment summarized financial information interest expense. Equity Method Investment Summarized Financial Information Interest Expense Interest, net Mortgage debt. Mortgage Debt Mortgage debt Collaborative Arrangement and Arrangement Other than Collaborative [Axis] Collaborative Arrangement and Arrangement Other than Collaborative Comprehensive Income (Loss), Net of Tax, Attributable to Parent Total comprehensive income Common Stock, Shares, Outstanding Common shares, outstanding Common Stock, Shares, Outstanding, Beginning Balance Common Stock, Shares, Outstanding, Ending Balance Payments to Acquire Investments Investments in LLCs Payments to Acquire Investments, Total Interest Income (Expense), Operating Interest expense, net Interest Income (Expense), Net, Total Evansville Rehabilitation Hospital Evansville, Indiana and Corpus Christi Facility Corpus Christi, Texas Evansville Rehabilitation Hospital Evansville Indiana And Corpus Christi Facility Corpus Christi Texas [Member] Evansville Rehabilitation Hospital Evansville Indiana and Corpus Christi Facility Corpus Christi Texas. Preferred Stock, Par or Stated Value Per Share Preferred shares of beneficial interest, par value McAllen medical center. Mc Allen Medical Center [Member] McAllen Medical Center McAllen Doctor's Center Aggregate repayments Repayments of Lines of Credit Subsidiary, Ownership Percentage, Parent Ownership percentage upon completion of the minority ownership purchase Unencumbered leverage ratio. Unencumbered Leverage Ratio Unencumbered leverage Proceeds from Issuance or Sale of Equity Issuance of shares of beneficial interest, net Proceeds from Issuance or Sale of Equity, Total Fair market value of real estate assets received. Fair Market Value Of Real Estate Assets Received Fair market value of real estate assets received Entity Interactive Data Current Entity Interactive Data Current Lease Expiration Date Lease expiration date Subsidiaries [Member] Subsidiary Equity investment distribution. Cash Distributions In Excess Of Income From Limited Liability Companies Cash distributions from LLCs Accounting Standards Update [Domain] Document Quarterly Report Document Quarterly Report Clive behavioral health. Clive Behavioral Health [Member] Clive Behavioral Health Exercised renewal option term Exercised Renewal Option Term Exercised renewal option term Consolidated Entities [Axis] Consolidated Entities Number of trading period. Number Of Trading Period Number of days for Non-Offering Member either to purchase or sell its entire ownership interest to or from Offering Member Related Party Transactions Disclosure [Text Block] Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions Statistical Measurement [Axis] Statistical Measurement Equity Method Investment [Table] Schedule Of Equity Method Investments [Table] Advisory fees to UHS Cost of Goods and Services Sold, Total Advisory fee Related and Nonrelated Parties [Domain] Related Party Aiken Regional Medical Center and Canyon Creek Behavioral Health. Aiken Regional Medical Center And Canyon Creek Behavioral Health [Member] Aiken Regional Medical Center and Canyon Creek Behavioral Health Operating leases, renewal options at fair market value lease rates, expiration year. Operating Leases Renewal Options At Fair Market Value Lease Rates Expiration Year Renewal options at fair market value lease rates expiration year Interest Payable Accrued interest Aggregate initial offering price of threshold amount. Aggregate Initial Offering Price of Threshold Amount Aggregate initial offering price of threshold amount Cumulative dividends. Cumulative Dividends [Member] Cumulative dividends Equity Method Investment, Nonconsolidated Investee or Group of Investees [Member] Equity Method Investment, Nonconsolidated Investee or Group of Investees Ownership [Domain] Ownership Statement of Income Location, Balance [Axis] Income Statement Location Facility fee of revolving loan Financing Receivable, Revolving, Converted to Term Loan Assets Total Assets Schedule of Long-Term Debt Instruments [Table] Debt Instrument [Table] Specialty hospital in chicago, illinois. Specialty Hospital In Chicago, Illinois [Member] Specialty Hospital In Chicago, Illinois Entity Address, City or Town Entity Address, City or Town AOCI Attributable to Parent [Member] Accumulated other comprehensive income/(loss) Equity [Abstract] Income (Loss) from Equity Method Investments Equity in income of unconsolidated LLCs Our share of net income Number of wholly-owned subsidiaries. Number Of Wholly Owned Subsidiaries Number of wholly-owned subsidiaries Operating Leases Renewal Options At Existing Lease Rates Expiration Year Operating leases, renewal options at existing lease rates, expiration year. Renewal option at existing lease rates expiration year Number of real estate properties including property under construction. Number Of Real Estate Properties Including Property Under Construction Number of real estate investments Hedging Relationship [Domain] Hedging Relationship Increase (decrease) in tenant reserves, deposits, deferred and prepaid rents. Increase Decrease In Tenant Reserves Deposits Deferred And Prepaid Rents Tenant reserves, deposits and deferred and prepaid rents Property Owned by Limited Liability Company in which we have a majority, non-controlling equity interest Suburban Properties [Member] Suburban Properties Organization consolidation and presentation of financial statements. Organization Consolidation And Presentation Of Financial Statements [Table] Organization Consolidation And Presentation Of Financial Statements [Table] Debt instrument, maturity, month and year. Debt Instrument Maturity Month And Year Debt Instrument Maturity Date Maturity Date Organization consolidation and presentation of financial statements. Organization Consolidation And Presentation Of Financial Statements [Line Items] Organization Consolidation And Presentation Of Financial Statements [Line Items] Property Owned by Limited Liability Company in which we have a majority, non-controlling equity interest F T X Mob Phase Two L P [Member] FTX MOB Phase II limited partnership Operating leases renewal options at lease rates stipulated in lease expiration year. Operating Leases Renewal Options At Lease Rates Stipulated In Lease Expiration Year Renewal options at lease rate stipulated in lease expiration year Medical office buildings. Medical Office Buildings [Member] Medical Office Buildings Medical office buildings Equity method investment summarized financial information depreciation and amortization. Equity Method Investment Summarized Financial Information Depreciation And Amortization Depreciation and amortization Interest Rate Swap Agreement Three Interest Rate Swap Agreement Three [Member] Interest rate swap agreement three. Palm Beach, Florida. Palm Beach Florida [Member] Palm Beach, Florida Operating leases, annual future minimum payments receivable. Operating Leases Annual Future Minimum Payments Receivable Annual Minimum Rent Non-Amortizing Term Loan ("Term Loan") Non-Amortizing Term Loan [Member] Non-Amortizing Term Loan [Member] Operating lease payments expected. Operating Lease Payments Expected Lease payments expected Lease payments expected Lease percentage. Lease Percentage Lease percentage Commitments to invest. Investment Commitments Commitment to investment Initial Rent. Initial Rent Initial rent Rosenberg children's medical plaza fixed rate mortgage loan. Rosenberg Children Medical Plaza Fixed Rate Mortgage Loan [Member] Rosenberg Children's Medical Plaza Fixed Rate Mortgage Loan Stock Issued During Period, Value, New Issues Issued, net Number of businesses disposed. Number Of Businesses Disposed Number of dispositions Mergers, Acquisitions and Dispositions Disclosures [Text Block] Acquisitions and Divestitures Evansville, Indiana Evansville Indiana[Member] Evansville indiana. Equity Method Investment Summarized Financial Information Other Liabilities Equity Method Investment Summarized Financial Information Other Liabilities Other liabilities Lease Contractual Term [Axis] Lease Contractual Term Interest Rate Swap Agreement Two Interest Rate Swap Agreement Two [Member] Interest rate swap agreement two. Leverage ratio. Leverage Ratio Total leverage Document Type Document Type Accounting Standards Update [Axis] Cost, Product and Service [Extensible Enumeration] Cost, Product and Service [Extensible List] Title of 12(b) Security Title of 12(b) Security Cash and Cash Equivalents, at Carrying Value Cash and cash equivalents Cash and Cash Equivalents, at Carrying Value, Total Percentage of lease. Percentage Of Lease Percentage of lease Statement of Stockholders' Equity [Abstract] Derivative interest rate cap payment received or accrued from counter parties. Derivative Interest Rate Cap Payment Received Or Accrued From Counter Parties Derivative interest rate cap, payment received or accrued from counterparties Document Fiscal Period Focus Document Fiscal Period Focus Southwest Healthcare System Inland Valley Campus Southwest Healthcare System Inland Valley Campus [Member] Southwest Healthcare System Inland Valley Campus. Second Amendment and Restated Revloving Credit Agreement Second Amendment and Restated Revloving Credit Agreement [Member[Second Amendment and Restated Revloving Credit Agreement [Member[Dividends paid Dividends and dividend equivalents Payments of Dividends Dividends declared and paid Payments of Dividends, Total Master Flex Lease Agreement Master Flex Lease Agreement [member] Master flex lease agreement. Asset Class [Domain] Asset Class Subsequent Event Type [Domain] Components of lessor lease

revenue with UHS facilities and non-related parties. Components Of Lessor Lease Revenue With U H S Facilities And Non Related Parties Table [Text Block] Components of the "Lease Revenue - UHS facilities" and "Lease Revenue - Non-related Parties" Captions SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Domain] SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type Financing Arrangements Financing Arrangements [Member] Financing arrangements. Accounting Changes and Error Corrections [Abstract] Financial Instruments [Domain] Financial Instruments APIC, Share-Based Payment Arrangement, Restricted Stock Unit, Increase for Cost Recognition Restricted stock-based compensation expense Net Cash Provided by (Used in) Investing Activities [Abstract] Cash flows from investing activities: Investments [Domain] Investments Debt Instrument 100% consolidated Tuscany Professional Building Fixed Rate Mortgage Loan [Member] Tuscan Professional Building Fixed Rate Mortgage Loan Statement of Comprehensive Income [Abstract] Secured Debt Mortgage notes payable, non-recourse to us, net Total mortgages notes payable, non-recourse to us, net Ownership [Axis] Ownership Consolidated Entities [Domain] Consolidated Entities Nonrecourse [Member] Nonrecourse Short-Term Debt, Type [Axis] Short-Term Debt, Type Stock Repurchased During Period, Value Repurchased Credit Facility [Domain] Credit Facility ASU 2023-07 Accounting Standards Update 2023-07 [Member] Debt Instrument, Unamortized Premium Plus net debt premium Debt Instrument, Unamortized Premium, Total Shelf registration. At Market A T M Programs [Member] At-The-Market Equity Issuance Program (ATM) Depreciation, Depletion and Amortization, Nonproduction Depreciation and amortization Depreciation, Depletion and Amortization, Nonproduction, Total Short-Term Debt, Type [Domain] Short-Term Debt, Type Entity Address, Address Line Two Entity Address, Address Line Two Document Period End Date Document Period End Date Net Cash Provided by (Used in) Financing Activities Net cash used in financing activities Net Rentable Area Rentable square feet Fixed charge coverage ratio. Fixed Charge Coverage Ratio Fixed charge coverage Property Owned by Limited Liability Company in which we have a majority, non-controlling equity interest Grayson Properties [Member] Grayson Properties Number of hospitals operating lease terms of existing and renewal options. Number Of Hospitals Operating Lease Terms Of Existing And Renewal Options Number of hospitals operating lease terms of existing and renewal options Debt instrument covenant compliance secured leverage ratio. Debt Instrument Covenant Compliance Secured Leverage Ratio Covenant, Secured leverage Equity method investments accrued expenses and other liabilities. Equity Method Investments Accrued Expenses And Other Liabilities Amounts included in accrued expenses and other liabilities Non-controlling equity interest, ownership percentage Ownership Non Rule 10b5-1 Arr Modified Flag Non Rule 10b51 Arr Modified Flag Non rule 10b51 arr modified flag Trading Symbol Trading Symbol Business Combinations [Abstract] Variable Rate [Axis] Variable Rate Equity, Attributable to Parent Total Equity Stockholders' Equity Attributable to Parent, Beginning Balance Stockholders' Equity Attributable to Parent, Ending Balance Unrealized derivative loss on cash flow hedges Other Comprehensive Income (Loss), Cash Flow Hedge, Gain (Loss), after Reclassification and Tax, Total Unrealized (loss)/gain on cash flow hedges Unrealized net gain/(loss) on cash flow hedges Number of extension options. Number Of Extension Options Number of additional six month extension options Dividends and equity issuance. Dividends And Equity Issuance [Line Items] Dividends and Equity Issuance [Line Items] Aggregate annual lease Aggregate Annual Lease Rent Aggregate annual lease rent. Number of Real Estate Properties Number of real estate investments Derivative Instrument [Axis] Derivative Instrument Payments to Acquire Businesses, Gross Payment to acquire business Related Party Transactions [Abstract] Disclosures of leases. Disclosures Of Leases [Text Block] Lease Accounting Average invested real estate assets. Average Invested Real Estate Assets Average invested real estate assets Change in Accounting Principle, Accounting Standards Update, Adopted [true false] Short-Term Debt [Member] Swingline/Short-Term Loans Geographical [Axis] Geographical Financing Receivable, before Allowance for Credit Loss Financing receivable from UHS Financing Receivable, before Allowance for Credit Loss, Total Leases [Abstract] Line of credit facility expiration year and month. Line Of Credit Facility Expiration Year And Month Unsecured revolving amended credit agreement terminated date Maturity date Concentration Risk, Percentage Percentage of revenues generated from leases and tenants Revolving credit agreement. Revolving Credit Agreement [Member] Credit Agreement ASU 2022-06 Accounting Standards Update 2022-06 [Member] Construction Loan Construction loan Scenario [Axis] Scenario Real Estate Investments, Net [Abstract] Real Estate Investments: Security Exchange Name Security Exchange Name Cash Flow Hedging [Member] Cash Flow Hedge Derivative, Contract End Date Expiration date of interest rate Debt and financial instruments disclosure. Debt And Financial Instruments Disclosure [Text Block] Debt and Financial Instruments Number of bed facility. Number Of Bed Facility Number of bed facility Aggregate lease payments for 2027 Lessee, Operating Lease, Liability, to be Paid, Year Three Subsidiary, Ownership Percentage, Noncontrolling Owner Minority ownership interest held by a third-party Subsequent Event Subsequent Event [Member] Maximum [Member] Maximum Liabilities and Equity Total Liabilities and Equity Repayments of Secured Debt Repayments of mortgage notes payable Operating Lease, Right-of-Use Asset Right-of-use land assets, net Right-of-use land assets Supplemental Cash Flow Information [Abstract] Supplemental disclosures of cash flow information: Earnings Per Share, Diluted Diluted earnings per share Earnings Per Share, Diluted, Total Dividends Dividends Dividends, Total Liabilities Total Liabilities Number of behavioral health care hospital leased. Number Of Behavioral Health Care Hospital Leased Number of behavioral health care hospital leased Fair Value Hierarchy and NAV [Domain] Fair Value Hierarchy and NAV Aiken, South Carolina. Aiken South Carolina [Member] Aiken, South Carolina Weslaco and Mission, Texas Weslaco And Mission Texas [Member] Weslaco and mission texas member. Net Cash Provided by (Used in) Investing Activities Net cash used in investing activities Real Estate Investment Property, at Cost Buildings and improvements and construction in progress Real Estate Investment Property, at Cost, Total Forecast [Member] Forecast Percentage Of Lease Guaranteed. Percentage Of Lease Guaranteed Percentage of lease guaranteed Stock Issued During Period, Shares, New Issues Share issued Issued, net (in shares) Number of lease property. Number Of Lease Property Number of lease property Lessee, Operating Lease, Existence of Option to Extend [true false] Lessee operating lease, existence of option to extend Entity Filer Category Entity Filer Category Leases Disclosure [Table] Leases Disclosure [Table] Leases Disclosure [Table] Equity, Including Portion Attributable to Noncontrolling Interest Balance Balance Equity Stockholders' Equity, Including Portion Attributable to Noncontrolling Interest, Total Organization, Consolidation and Presentation of Financial Statements Disclosure [Text Block] General Gain (Loss) on Disposition of Real Estate, Discontinued Operations Gain on sale of real estate assets Aggregate borrowings under Credit Agreement Net Proceeds from Lines of Credit Net proceeds from lines of credit. Derivative, Notional Amount Notional amount Current Fiscal Year End Date Current Fiscal Year End Date Secured leverage ratio. Secured Leverage Ratio Secured leverage Share-Based Payment Arrangement, Noncash Expense Stock-based compensation expense Share-Based Payment Arrangement, Noncash Expense, Total Related and Nonrelated Parties [Axis] Related Party Bonus rental income. Bonus Rental Income Bonus rental SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Axis] SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type Entity Registrant Name Entity Registrant Name Number of Reportable Segments Number of reportable segments Debt Instrument, Maturity Date Maturity date Entity Emerging Growth Company Entity Emerging Growth Company Real Estate, Type of Property [Axis] Real Estate, Type of Property Real Estate Property Ownership [Axis] Real Estate Property Ownership Investment, Type [Extensible Enumeration] Equity Method Investments and Joint Ventures [Abstract] Weighted Average Number of Shares Outstanding, Basic Weighted average number of shares outstanding - Basic Weighted Average Number of Shares Outstanding, Basic, Total Schedule of Equity Method Investments [Line Items] Schedule Of Equity Method Investments [Line Items] Real Estate Properties [Domain] Real Estate Properties Common Stock, Shares Authorized Common shares, shares authorized Other Cost and Expense, Operating Other operating expenses Inland Valley Campus of Southwest Healthcare System. Inland Valley Campus Of Southwest Healthcare System [Member] Inland Valley Campus of Southwest Healthcare System Schedule of Long-Term Debt Instruments [Table Text Block] Outstanding Mortgages, Excluding Net Debt Premium Proceeds from Issuance of Common Stock Net cash proceeds from stock issued Number of renewal options. Number Of Renewal Options Number of term renewal options Concentration Risk Type [Axis] Concentration Risk Type Equity Method Investment, Nonconsolidated Investee [Axis] Equity Method Investment, Nonconsolidated Investee Specialty Facility In Corpus Christi Texas Specialty Facility In Corpus Christi Texas [Member] Specialty Facility In Corpus Christi Texas [Member] Debt Disclosure [Abstract] Fair market value of real estate asset sold. Fair Market Value Of Real Estate Asset Sold Fair market value of real estate asset sold Major Property Class [Axis] Major Property Class Financial Instrument [Axis] Financial Instrument Shares of beneficial interest. Shares Of Beneficial Interest [Abstract] Shares of Beneficial Interest: Corpus Christi, Texas Corpus Christi, Texas [Member] Corpus Christi, Texas. Financing fees net. Financing Fees Net Less net financing fees Share-Based Payment Arrangement [Abstract] Ground lease and master flex-lease agreement. Ground Lease And Master Flex Lease Agreement [Member] Ground Lease and Master Flex-lease Agreement Member loan used to repay mortgage loan. Member Loan Used To Repay Mortgage Loan Member loan used to repay mortgage loan Corpus Christi Corpus Christi, Texas. Corpus Christi Corpus Christi Texas [Member] Corpus Christi Corpus Christi Texas Accounting Policies [Abstract] Margin on base rate. Margin On Base Rate Margin points added to the base rate Long-Term Line of Credit Line of credit borrowings Outstanding borrowings under revolving credit agreement Long-Term Line of Credit, Total Schedule of Operating Leased Assets [Table] Schedule Of Operating Leased Assets [Table] Equity, Attributable to Parent [Abstract] Equity: Statement [Table] Statement [Table] Letters of Credit Terminated Amount The total amount of the contingent obligation under letters of credit terminated as of the reporting date. Preferred Stock, Shares Authorized Preferred shares of beneficial interest, shares authorized Revenue from Contract with Customer, Including Assessed Tax Other revenue Securities Act File Number Entity File Number Segment Reporting Disclosure [Text Block] Segment Reporting Kindred Chicago Central Hospital Central Chicago, Illinois. Kindred Chicago Central Hospital Central Chicago Illinois [Member] Kindred Chicago Central Hospital Central Chicago, Illinois (Decrease)/increase in cash and cash equivalents Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Including Exchange Rate Effect Clive, Iowa. Clive Iowa [Member] Clive, Iowa Aggregate Principal Amounts Due on Mortgage Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method Contractual Obligation, Fiscal Year Maturity [Table Text Block] Lease Contractual Term [Domain] Lease Contractual Term Statement of Financial Position [Abstract] Equity Method Investments [Table Text Block] Limited Liability Companies Accounted for Under Equity Method Operating Income (Loss) Income before equity in income of unconsolidated limited liability companies ("LLCs") and interest expense Lessor, Operating Lease, Renewal Term Renewal Term (years) Letter of Credit [Member] Letters of Credit Entity Shell Company Entity Shell Company Other Assets [Abstract] Other Assets: Increase (Decrease) in Accrued Interest Receivable, Net Accrued interest Entity Tax Identification Number Entity Tax Identification Number Lease receivable, other. Lease Receivable Other Lease receivable - other Assets [Abstract] Assets: Equity method investment summarized financial information advance payment to loans to related party. Equity Method Investment Summarized Financial Information Advance Payment To Loans To Related Party Advances payable to us Entity Current Reporting Status Entity Current Reporting Status Percentage of ownership interest related parties. Percentage Of Ownership Interest Related Parties Percentage ownership of outstanding shares Base rents. Base Rents [Member] Base Rents Geographical [Domain] Geographical Document Fiscal Year Focus Document Fiscal Year Focus TEXAS Preferred Stock, Value, Issued Preferred shares of beneficial interest, $.01 par value; 5,000,000 shares authorized; none issued and outstanding Finite-Lived Intangible Assets, Accumulated Amortization Intangible assets, accumulated amortization Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations Cash and cash equivalents, end of period Cash and cash equivalents, beginning of period Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations, Total City Area Code City Area Code Period to purchase respective leased facilities prior to end of lease term or renewal terms. Period To Purchase Respective Leased Facilities Prior To End Of Lease Term Or Renewal Terms Period to purchase respective leased facilities prior to end of lease term or renewal terms Letters of Credit Outstanding, Amount Letters Of Credit Outstanding Amount Derivative Contract [Domain] Derivative Contract Accrued Liabilities and Other Liabilities Accrued expenses and other liabilities Organization, Consolidation and Presentation of Financial Statements [Abstract] Local Phone Number Local Phone Number Equity Method Investments [Member] Equity Method Investments Triple net lease agreement period. Triple Net Lease Agreement Period Initial lease term on property Preferred Stock, Shares Outstanding Preferred shares of beneficial interest, outstanding Preferred Stock, Shares Outstanding, Beginning Balance Preferred Stock, Shares Outstanding, Ending Balance Operating lease remaining lease term. Operating Lease Remaining Lease Term Remaining lease terms on ground leases Declared and paid dividends, per share Dividends and dividend equivalents, per share Common Stock, Dividends, Per Share, Cash Paid Revenue. Revenue [Member] Revenues Derivative, Fixed Interest Rate Derivative instruments, fixed rate Operating Lease Additional Number Of Renewal Options At Fair Market Value Lease Rates Operating Lease Additional Number Of Renewal Options At Fair Market Value Lease Rates Business acquisitions and dispositions. Business Acquisitions And Dispositions [Table] Business Acquisitions And Dispositions [Table] First three year renewal options. First Three Year Renewal Options [Member] First Three Year Renewal Options Other Expense [Member] Other Expenses Percentage of annual rental increase on cumulative and compound basis Percentage Of Annual Rental Increase On Cumulative And Compound Basis Percentage of annual rental increase on cumulative and compound basis. Percentage of annual rental increase Debt Instrument, Interest Rate, Stated Percentage Debt Instrument Interest Rate Stated Percentage Interest Rate Retained Earnings [Member] Cumulative net income Payments to Acquire Property, Plant, and Equipment Cash paid for acquisition of properties Payments to Acquire Property, Plant, and Equipment, Total Management Service [Member] Management Service Document Transition Report Document Transition Report Property Owned by Limited Liability Company in which we have a majority, non-controlling equity interest Brunswick Associates [Member] Brunswick Associates Aggregate lease payments for 2026 Lessee, Operating Lease, Liability, to be Paid, Year Two Real Estate Investment Property, Net Real Estate Investment Property, Net, Total Number of subsidiaries exercised renewal option Number of Subsidiaries Exercised Renewal Option Number of subsidiaries exercised renewal option. Minimum [Member] Minimum Common Stock [Member] Common stock Investment, Name [Axis] Investment, Name Additional Paid-in Capital [Member] Capital in excess of par value Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Adjustments to reconcile net income to net cash provided by operating activities: Statement of Income Location, Balance [Domain] Income Statement Location Aggregate lease payments for 2025 Lessee, Operating Lease, Liability, to be Paid, Year One Lease option to renew Lessor, Operating Lease, Existence of Option to Extend [true false] Recourse Status [Domain] Recourse Status Related-party principal tenant. Universal Health Services Inc [Member] UHS Facilities Universal Health Services, Inc Annual advisory fees as percentage of average invested real estate assets. Annual Advisory Fees As Percentage Of Average Invested Real Estate Assets Annual advisory fee as percentage of average invested real estate assets Reno, Nevada. Reno Nevada [Member] Reno, Nevada Payments of Financing Costs Financing costs paid Payments of Financing Costs, Total Tenant reimbursements. Tenant Reimbursements [Member] Tenant Reimbursements Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Increase (Decrease) in Accrued Liabilities and Other Operating Liabilities Accrued expenses and other liabilities Percentage of annual rental increase. Percentage Of Annual Rental Increase Percentage of annual rental increase on cumulative and compound basis Percentage of annual rental increase Equity, Attributable to Noncontrolling Interest Minority ownership interest Stockholders' Equity Attributable to Noncontrolling Interest, Total Stockholders' Equity Attributable to Noncontrolling Interest, Beginning Balance Stockholders' Equity Attributable to Noncontrolling Interest, Ending Balance Limited liability company or limited partner. Limited Liability Company Or Limited Partner [Member] Limited Liability Companies Dearborn michigan. Dearborn Michigan [Member] Dearborn Michigan Period to purchase respective leased facilities after lease terms. Period To Purchase Respective Leased Facilities After Lease Terms Period to purchase respective leased facilities at same price after lease terms Scenario [Domain] Scenario Lease demolition cost. Lease Demolition Cost Common shares, $.01 par value; 95,000,000 shares authorized; issued and outstanding: 2024 - 13,849,424; 2023 - 13,823,899 Common Stock, Value, Issued Line of credit increase in borrowing capacity. Line Of Credit Increase In Borrowing Capacity Increase in borrowing capacity Lease renewal, notice period. Lease Renewal Notice Period Option to renew lease, notice period prior to termination date of current term Tangible net worth. Tangible Net Worth Tangible net worth Evansville Rehabilitation Hospital Evansville, Indiana. Evansville Rehabilitation Hospital Evansville Indiana [Member] Evansville Rehabilitation Hospital Evansville, Indiana Equity method investment summarized financial information assets property plant and equipment net. Equity Method Investment Summarized Financial Information Assets Property Plant And Equipment Net Net property, including construction in progress Four Zero Five Eight W. Melrose Facility Chicago, Illinois. Four Zero Five Eight W Melrose Facility Chicago Illinois [Member] 4058 W. Melrose Specialty Facility, Chicago, Illinois Wholly-owned subsidiary of Universal Health Services, Inc.; Advisor to UHT Universal Health Services Of Delaware Inc [Member] Universal Health Services of Delaware Inc Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services. Aiken Regional Medical Center Aurora Pavilion Behavioral Health Services [Member] Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services Ground lease liabilities, net Right-of-use land liabilities Operating Lease, Liability, Total Ground lease liabilities New Accounting Pronouncements or Change in Accounting Principle [Line Items] Equity method investment, group of investees name. Equity Method Investment Group Of Investees Name [Member] Equity Method Investment, Nonconsolidated Investee or Group of Investees Weighted Average Number of Shares Outstanding, Diluted Weighted average number of shares outstanding - Diluted Weighted Average Number of Shares Outstanding, Diluted, Total Lessee, Operating Lease, Renewal Term Operating lease renewal term Number of acute care hospital leased. Number Of Acute Care Hospital Leased Number of acute care hospital leased Equity method investment, summarized financial information, operating expenses. Equity Method Investment Summarized Financial

Information Operating Expenses Operating expenses Temple, Texas. Temple Texas [Member] Temple, Texas Rule 10b5-1 Arr Modified Flag Rule 10b51 Arr Modified Flag Rule 10b51 arr modified flag. Concentration Risk Benchmark [Domain] Concentration Risk Benchmark Property owned by limited liability or limited partner company. Property Owned By Limited Liability Or Limited Partner Company Property Owned by LLC/LP Number of ground leases. Number Of Ground Leases Number of ground leases Comprehensive Income (Loss), Net of Tax, Including Portion Attributable to Noncontrolling Interest Subtotal - comprehensive income Entity Small Business Entity Small Business Debt Instrument, Basis Spread on Variable Rate Margin points added to the reference rate Repayments of Debt Repayment of mortgage loan Catholic Health Initiatives-Iowa. Catholic Health Initiatives Iowa [Member] Catholic Health Initiatives Iowa Real Estate Investment Property, Accumulated Depreciation Accumulated depreciation Revenues Revenues Revenues, Total Cumulative Dividends Cumulative dividends Accounting Standards Update and Change in Accounting Principle [Table] Lease and other receivables. Lease And Other Receivables Lease and other receivables from UHS Credit Facility [Axis] Credit Facility Wildomar, California. Wildomar California [Member] Wildomar, California Real Estate Investments, Net Net Real Estate Investments Wellington regional medical center. Wellington Regional Medical Center [Member] Wellington Regional Medical Center Federal funds effective rate. Federal Funds Effective Rate [Member] Federal Funds Effective Rate Net Cash Provided by (Used in) Financing Activities [Abstract] Cash flows from financing activities: Desert valley medical center fixed rate mortgage loan. Desert Valley Medical Center Fixed Rate Mortgage Loan [Member] Desert Valley Medical Center Fixed Rate Mortgage Loan Amortization of Debt Discount (Premium) Amortization of debt premium Liabilities [Abstract] Liabilities: Asset Class [Axis] Asset Class Asset purchase and sale agreement. Asset Purchase And Sale Agreement [Member] Asset Purchase and Sale Agreement Derivative, Number of Instruments Held Number of interest rate cap agreements Derivative, Number of Instruments Held, Total Intangible assets (net of accumulated amortization of $11.9 million and $12.5 million, respectively) Intangible Assets, Net (Excluding Goodwill) Intangible Assets, Net (Excluding Goodwill), Total Line of Credit Facility, Commitment Fee Percentage Facility fee payable on commitment Debt instrument covenant fixed charge coverage ratio. Debt Instrument Covenant Fixed Charge Coverage Ratio Covenant, Fixed charge coverage Total other comprehensive loss: Other Comprehensive Income (Loss), Net of Tax, Portion Attributable to Parent Debt instrument covenant tangible net worth. Debt Instrument Covenant Tangible Net Worth Covenant, Tangible net worth London Interbank Offered Rate (LIBOR) London Interbank Offered Rates (LIBOR) [Member] London interbank offered rates libor. Change in Accounting Principle, Accounting Standards Update, Immaterial Effect [true false] Costs and Expenses Costs and Expenses, Total Conversion of Loan to Equity Method Investment Conversion of loan to equity method investment. Conversion of Loan to Equity Method Investment Loan balance converted to equity invesment Equity Method Investments Summarized Combined Balance Sheet Information. Equity Method Investments Summarized Combined Balance Sheet Information Table [Text Block] Condensed Combined Balance Sheets (Unaudited) for LLCs/LPs Accounted Under Equity Method XML 8 R1.htm IDEA: XBRL DOCUMENT v3.24.3 Document and Entity Information - shares 9 Months Ended Sep. 30, 2024 Oct. 31, 2024 Cover [Abstract] Â Â Document Type 10-Q Â Amendment Flag false Â Document Period End Date Sep. 30, 2024 Â Document Fiscal Year Focus 2024 Â Document Fiscal Period Focus Q3 Â Entity Registrant Name UNIVERSAL HEALTH REALTY INCOME TRUST Â Entity Central Index Key 0000798783 Â Current Fiscal Year End Date --12-31 Â Entity Filer Category Large Accelerated Filer Â Entity Small Business false Â Entity Emerging Growth Company false Â Entity Common Stock, Shares Outstanding Â 13,849,568 Entity Current Reporting Status Yes Â Entity Shell Company false Â Entity File Number 1-9321 Â Entity Tax Identification Number 23-6858580 Â Entity Address, Address Line One UNIVERSAL CORPORATE CENTER Â Entity Address, Address Line Two 367 SOUTH GULPH ROAD Â Entity Address, City or Town KING OF PRUSSIA Â Entity Address, State or Province PA Â Entity Address, Postal Zip Code 19406-0958 Â City Area Code 610 Â Local Phone Number 265-0688 Â Entity Interactive Data Current Yes Â Title of 12(b) Security Shares of beneficial interest, $0.01 par value Â Trading Symbol UHT Â Security Exchange Name NYSE Â Entity Incorporation, State or Country Code MD Â Document Quarterly Report true Â Document Transition Report false Â X - DefinitionBoolean flag that is true when the XBRL content amends previously-filed or accepted submission. + ReferencesNo definition available. + Details Name: dei_AmendmentFlag Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionArea code of city + ReferencesNo definition available. + Details Name: dei_CityAreaCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCover page. + ReferencesNo definition available. + Details Name: dei_CoverAbstract Namespace Prefix: dei_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionEnd date of current fiscal year in the format --MM-DD. + ReferencesNo definition available. + Details Name: dei_CurrentFiscalYearEndDate Namespace Prefix: dei_ Data Type: xbrli:gMonthDayItemType Balance Type: na Period Type: duration X - DefinitionFiscal period values are FY, Q1, Q2, and Q3. 1st, 2nd and 3rd quarter 10-Q or 10-QT statements have value Q1, Q2, and Q3 respectively, with 10-K, 10-KT or other fiscal year statements having FY. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalPeriodFocus Namespace Prefix: dei_ Data Type: dei:fiscalPeriodItemType Balance Type: na Period Type: duration X - DefinitionThis is focus fiscal year of the document report in YYYY format. For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006. + ReferencesNo definition available. + Details Name: dei_DocumentFiscalYearFocus Namespace Prefix: dei_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionFor the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. The format of the date is YYYY-MM-DD. + ReferencesNo definition available. + Details Name: dei_DocumentPeriodEndDate Namespace Prefix: dei_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as an quarterly report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Form 10-Q -Number 240 -Section 308 -Subsection a + Details Name: dei_DocumentQuarterlyReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true only for a form used as a transition report. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Forms 10-K, 10-Q, 20-F -Number 240 -Section 13 -Subsection a-1 + Details Name: dei_DocumentTransitionReport Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe type of document being provided (such as 10-K, 10-Q, 485BPOS, etc). The document type is limited to the same value as the supporting SEC submission type, or the word 'Other'. + ReferencesNo definition available. + Details Name: dei_DocumentType Namespace Prefix: dei_ Data Type: dei:submissionTypeItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 1 such as Attn, Building Name, Street Name + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine1 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionAddress Line 2 such as Street or Suite number + ReferencesNo definition available. + Details Name: dei_EntityAddressAddressLine2 Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the City or Town + ReferencesNo definition available. + Details Name: dei_EntityAddressCityOrTown Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionCode for the postal or zip code + ReferencesNo definition available. + Details Name: dei_EntityAddressPostalZipCode Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionName of the state or province. + ReferencesNo definition available. + Details Name: dei_EntityAddressStateOrProvince Namespace Prefix: dei_ Data Type: dei:stateOrProvinceItemType Balance Type: na Period Type: duration X - DefinitionA unique 10-digit SEC-issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityCentralIndexKey Namespace Prefix: dei_ Data Type: dei:centralIndexKeyItemType Balance Type: na Period Type: duration X - DefinitionIndicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument. + ReferencesNo definition available. + Details Name: dei_EntityCommonStockSharesOutstanding Namespace Prefix: dei_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionIndicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesNo definition available. + Details Name: dei_EntityCurrentReportingStatus Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionIndicate if registrant meets the emerging growth company criteria. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityEmergingGrowthCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionCommission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen. + ReferencesNo definition available. + Details Name: dei_EntityFileNumber Namespace Prefix: dei_ Data Type: dei:fileNumberItemType Balance Type: na Period Type: duration X - DefinitionIndicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityFilerCategory Namespace Prefix: dei_ Data Type: dei:filerCategoryItemType Balance Type: na Period Type: duration X - DefinitionTwo-character EDGAR code representing the state or country of incorporation. + ReferencesNo definition available. + Details Name: dei_EntityIncorporationStateCountryCode Namespace Prefix: dei_ Data Type: dei:edgarStateCountryItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-T -Number 232 -Section 405 + Details Name: dei_EntityInteractiveDataCurrent Namespace Prefix: dei_ Data Type: dei:yesNoItemType Balance Type: na Period Type: duration X - DefinitionThe exact name of the entity filing the report as specified in its charter, which is required by forms filed with the SEC. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityRegistrantName Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionBoolean flag that is true when the registrant is a shell company as defined in Rule 12b-2 of the Exchange Act. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityShellCompany Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionIndicates that the company is a Smaller Reporting Company (SRC). + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntitySmallBusiness Namespace Prefix: dei_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionThe Tax Identification Number (TIN), also known as an Employer Identification Number (EIN), is a unique 9-digit value assigned by the IRS. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b-2 + Details Name: dei_EntityTaxIdentificationNumber Namespace Prefix: dei_ Data Type: dei:employerIdItemType Balance Type: na Period Type: duration X - DefinitionLocal phone number for entity. + ReferencesNo definition available. + Details Name: dei_LocalPhoneNumber Namespace Prefix: dei_ Data Type: xbrli:normalizedStringItemType Balance Type: na Period Type: duration X - DefinitionTitle of a 12(b) registered security. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection b + Details Name: dei_Security12bTitle Namespace Prefix: dei_ Data Type: dei:securityTitleItemType Balance Type: na Period Type: duration X - DefinitionName of the Exchange on which a security is registered. + ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Exchange Act -Number 240 -Section 12 -Subsection d1-1 + Details Name: dei_SecurityExchangeName Namespace Prefix: dei_ Data Type: dei:edgarExchangeCodeItemType Balance Type: na Period Type: duration X - DefinitionTrading symbol of an instrument as listed on an exchange. + ReferencesNo definition available. + Details Name: dei_TradingSymbol Namespace Prefix: dei_ Data Type: dei:tradingSymbolItemType Balance Type: na Period Type: duration XML 9 R2.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Income - USD ($) shares in Thousands, $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Revenues: Â Â Â Â Revenues, Total $ 24,494 $ 24,223 $ 74,369 $ 71,255 Expenses: Â Â Â Â Depreciation and amortization 7,009 7,012 20,624 20,479 Other operating expenses 7,609 7,854 22,115 23,625 Costs and Expenses, Total 16,004 16,198 46,832 48,061 Income before equity in income of unconsolidated limited liability companies ("LLCs") and interest expense 8,490 8,025 27,537 23,194 Equity in income of unconsolidated LLCs 300 314 956 953 Interest expense, net (4,793) (4,467) (13,920) (12,340) Net income $ 3,997 $ 3,872 $ 14,573 $ 11,807 Basic earnings per share $ 0.29 $ 0.28 $ 1.06 $ 0.86 Diluted earnings per share $ 0.29 $ 0.28 $ 1.05 $ 0.85 Weighted average number of shares outstanding - Basic 13,807 13,790 13,799 13,784 Weighted average number of shares outstanding - Diluted 13,849 13,822 13,835 13,811 Management Service Â Â Â Â Expenses: Â Â Â Â Advisory fees to UHS $ 1,386 $ 1,332 $ 4,093 $ 3,957 UHS Facilities Â Â Â Â Revenues: Â Â Â Â Lease revenue [1] 8,248 8,274 25,366 24,297 Interest income on financing leases - UHS facilities 1,357 1,365 4,077 4,096 UHS Facilities | Other Â Â Â Â Revenues: Â Â Â Â Other revenue 242 254 682 730 Non-Related Parties Â Â Â Â Revenues: Â Â Â Â Lease revenue 14,342 13,926 43,188 40,955 Non-Related Parties | Other Â Â Â Â Revenues: Â Â Â Â Other revenue $ 305 $ 404 $ 1,056 $ 1,177 [1] Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. X - DefinitionThe aggregate costs related to goods produced and sold and services rendered by an entity during the reporting period. This excludes costs incurred during the reporting period related to financial services rendered and other revenue generating activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1 + Details Name: us-gaap_CostOfGoodsAndServicesSold Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionTotal costs of sales and operating expenses for the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_CostsAndExpenses Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_CostsAndExpensesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe current period expense charged against earnings on long-lived, physical assets not used in production, and which are not intended for resale, to allocate or recognize the cost of such assets over their useful lives; or to record the reduction in book value of an intangible asset over the benefit period of such asset; or to reflect consumption during the period of an asset that is not used in production. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 360 -SubTopic 10 -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-1 + Details Name: us-gaap_DepreciationAndAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of interest income from net investment in direct financing lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5 + Details Name: us-gaap_DirectFinancingLeaseInterestIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe amount of net income (loss) for the period per each share of common stock or

unit outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-15Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting 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available to each share of common stock or common unit outstanding during the reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 52 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482635/260-10-55-52Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: 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-Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(25)) -Publisher FASB -URI 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equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI 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https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of interest income (expense) classified as operating. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_InterestIncomeExpenseNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: 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https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45

-Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe net result for the period of deducting operating expenses from operating revenues. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31 + Details Name: us-gaap_OperatingIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of operating lease income from lease payments and variable lease payments paid and payable to lessor. Includes, but is not limited to, variable lease payments not included in measurement of lease receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479016/842-30-45-3 + Details Name: us-gaap_OperatingLeaseLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe total amount of other operating cost and expense items that are associated with the entity's normal revenue producing operation. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(7)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1 + Details Name: us-gaap_OtherCostAndExpenseOperating Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount, including tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value-added and excise. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-5Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 606 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479806/606-10-50-4 + Details Name: us-gaap_RevenueFromContractWithCustomerIncludingAssessedTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss). + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards 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Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 11: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2 + Details Name: us-gaap_Revenues Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_RevenuesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe average number of shares or units issued and outstanding that are used in calculating diluted EPS or earnings per unit (EPU), determined based on the timing of issuance of shares or units in the period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-16 + Details Name: us-gaap_WeightedAverageNumberOfDilutedSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionNumber of [basic] shares or units, after adjustment for contingently issuable shares or units and other shares or units not deemed outstanding, determined by relating the portion of time within a reporting period that common shares or units have been outstanding to the total time in that period. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482662/260-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-10 + Details Name: us-gaap_WeightedAverageNumberOfSharesOutstandingBasic Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Details Name: srt_ProductOrServiceAxis=us-gaap_ManagementServiceMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ProductOrServiceAxis=us-gaap_ProductAndServiceOtherMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=us-gaap_NonrelatedPartyMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 10 R3.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Income (Parenthetical) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 UHS Hospital Facilities | McAllen Medical Center Â Â Â Â Bonus rental $ 765 $ 725 $ 2,306 $ 2,219 X - DefinitionBonus rental income. + ReferencesNo definition available. + Details Name: uht_BonusRentalIncome Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesHospitalIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_McAllenMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 11 R4.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Comprehensive Income - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Statement of Comprehensive Income [Abstract] Â Â Â Â Net Income (Loss) $ 3,997 $ 3,872 $ 14,573 $ 11,807 Other comprehensive loss: Â Â Â Â Unrealized derivative loss on cash flow hedges (3,184) (489) (4,055) (1,521) Total other comprehensive loss: (3,184) (489) (4,055) (1,521) Total comprehensive income $ 813 $ 3,383 $ 10,518 $ 10,286 X - DefinitionAmount after tax of increase (decrease) in equity from transactions and other events and circumstances from net income and other comprehensive income, attributable to parent entity. Excludes changes in equity resulting from investments by owners and distributions to owners. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(26)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 220 -SubTopic 10 -Section 45 -Paragraph 5 -Publisher FASB -URI

https://asc.fasb.org/1943274/2147482790/220-10-45-5 + Details Name: us-gaap_ComprehensiveIncomeNetOfTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, after tax and reclassification, of gain (loss) from derivative instrument designated and qualifying as cash flow hedge included in assessment of hedge effectiveness. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-11Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-10A + Details Name: us-gaap_OtherComprehensiveIncomeLossCashFlowHedgeGainLossAfterReclassificationAndTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount after tax of other comprehensive income (loss) attributable to parent entity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 20 -SubTopic 10 -Topic 810 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-20Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(3) -SubTopic 10 -Topic 810 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1A + Details Name: us-gaap_OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_OtherComprehensiveIncomeLossNetOfTaxPortionAttributableToParentAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_StatementOfIncomeAndComprehensiveIncomeAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 12 R5.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Balance Sheets - USD ($) $ in Thousands Sep. 30, 2024 Dec. 31, 2023 Real Estate Investments: Â Â Buildings and improvements and construction in progress $ 654,154 $ 649,374 Accumulated depreciation (280,859) (262,449) Real Estate Investment Property, Net, Total 373,295 386,925 Land 56,870 56,870 Net Real Estate Investments 430,165 443,795 Financing receivable from UHS 82,921 83,279 Net Real Estate Investments and Financing receivable 513,086 527,074 Investments in limited liability companies ("LLCs") 14,260 9,102 Other Assets: Â Â Cash and cash equivalents 6,372 8,212 Lease and other receivables from UHS 6,995 6,180 Lease receivable - other 8,580 8,166 Intangible assets (net of accumulated amortization of $11.9 million and $12.5 million, respectively) 7,758 9,110 Right-of-use land assets, net 10,925 10,946 Deferred charges, notes receivable and other assets, net 16,354 17,579 Total Assets 584,330 596,369 Liabilities: Â Â Line of credit borrowings 347,750 326,600 Mortgage notes payable, non-recourse to us, net 19,662 32,863 Accrued interest 736 490 Accrued expenses and other liabilities 12,690 13,500 Ground lease liabilities, net 10,925 10,946 Tenant reserves, deposits and deferred and prepaid rents 10,928 11,036 Total Liabilities 402,691 395,435 Equity: Â Â Preferred shares of beneficial interest, $.01 par value; 5,000,000 shares authorized; none issued and outstanding Common shares, $.01 par value; 95,000,000 shares authorized; issued and outstanding: 2024 - 13,849,424; 2023 - 13,823,899 138 138 Capital in excess of par value 270,826 270,398 Cumulative net income 840,634 826,061 Cumulative dividends (933,216) (902,975) Accumulated other comprehensive income 3,257 7,312 Total Equity 181,639 200,934 Total Liabilities and Equity $ 584,330 $ 596,369 X - DefinitionDeferred charges, notes receivable and other assets, net. + ReferencesNo definition available. + Details Name: uht_DeferredChargesNotesReceivableAndOtherAssetsNet Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLease and other receivables. + ReferencesNo definition available. + Details Name: uht_LeaseAndOtherReceivables Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLease receivable, other. + ReferencesNo definition available. + Details Name: uht_LeaseReceivableOther Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount at the balance sheet date that has been received by the entity that represents collections of cash or other assets related to real estate operations revenue for which revenue has not yet been recognized and money paid in advance to protect the provider of a product or services, such as a lessor, against damage or non-payment by the tenant (lessee) during the term of the agreement. Such damages may include physical damage to the property, theft of property and other contractual breaches. + ReferencesNo definition available. + Details Name: uht_TenantReservesDepositsAndDeferredAndPrepaidRents Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of expenses incurred but not yet paid nor invoiced, and liabilities classified as other. + ReferencesNo definition available. + Details Name: us-gaap_AccruedLiabilitiesAndOtherLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount, after tax, of accumulated increase (decrease) in equity from transaction and other event and circumstance from nonowner source. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 220 -SubTopic 10 -Section 45 -Paragraph 14A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-14AReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-11Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (h)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)(a)(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(23)(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 220 -SubTopic 10 -Section 45 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-14 + Details Name: us-gaap_AccumulatedOtherComprehensiveIncomeLossNetOfTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionValue received from shareholders in common stock-related transactions that are in excess of par value or stated value and amounts received from other stock-related transactions. Includes only common stock transactions (excludes preferred stock transactions). May be called contributed capital, capital in excess of par, capital surplus, or paid-in capital. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_AdditionalPaidInCapitalCommonStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (bb) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-25Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-

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-Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 19: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30Reference 30: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483467/210-10-45-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashAndCashEquivalentsAtCarryingValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAggregate par or stated value of issued nonredeemable common stock (or common stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within stockholders' equity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_CommonStockValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of cumulative cash dividends distributed to shareholders. + ReferencesNo definition available. + Details Name: us-gaap_CumulativeDividends Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionSum of the carrying amounts of all intangible assets, excluding goodwill, as of the balance sheet date, net of accumulated amortization and impairment charges. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482686/350-30-45-1 + Details Name: us-gaap_IntangibleAssetsNetExcludingGoodwill Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of interest payable on debt, including, but not limited to, trade payables. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(15)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(15)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_InterestPayableCurrentAndNoncurrent Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFair value of investment in security owned. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 55 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477439/946-210-55-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef 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(a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 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-Paragraph 6 -Subparagraph (SX 210.12-14(Column A)(Footnote 1)(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-6Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 6 -Subparagraph (SX 210.12-14(Column A)(Footnote 1)(b)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-6Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 6 -Subparagraph (SX 210.12-14(Column F)(Footnote 4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-6Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 6 -Subparagraph (SX 210.12-14(Column F)(Footnote 7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-6 + Details Name: us-gaap_InvestmentOwnedAtFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionSum of the carrying amounts as of the balance sheet date of all investments. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 944 -SubTopic 80 -Name Accounting Standards Codification -Section 55 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480078/944-80-55-14Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 944 -SubTopic 80 -Name Accounting Standards Codification -Section 55 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480078/944-80-55-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(h)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_Investments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount before accumulated depletion of real estate held for productive use, excluding land held for sale. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(13)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_Land Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of liability recognized for present obligation requiring transfer or otherwise providing economic benefit to others. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)) -Publisher FASB -URI 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Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 28: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481404/852-10-50-7Reference 29: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 30 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-30 + Details Name: us-gaap_LiabilitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_LiabilitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of liabilities and equity items, including the portion of equity attributable to noncontrolling interests, if any. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(25)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(23)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(32)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LiabilitiesAndStockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe carrying value as of the balance sheet date of the current and noncurrent portions of long-term obligations drawn from a line of credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_LineOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmortized cost, before allowance for credit loss, of financing receivable. Excludes financing receivable covered under loss sharing agreement and net investment in lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-13Reference 2: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7A -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-7AReference 3: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 29 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481962/310-10-50-29Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Regulation S-K (SK) -Number 229 -Section 1405 -Paragraph a -Subparagraph (1) -Publisher SECReference 5: http://www.xbrl.org/2003/role/disclosureRef -Name Regulation S-K (SK) -Number 229 -Section 1405 -Paragraph a -Subparagraph (2) -Publisher SECReference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Name Regulation S-K (SK) -Number 229 -Section 1404 -Paragraph a -Publisher SECReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 80 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479294/326-20-55-80Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 79 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479294/326-20-55-79Reference 9: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479344/326-20-45-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(3)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-14Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-5 + Details Name: us-gaap_NotesReceivableGross Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's right to use underlying asset under operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseRightOfUseAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_OtherAssetsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAggregate par or stated value of issued nonredeemable preferred stock (or preferred stock redeemable solely at the option of the issuer). This item includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable preferred shares, par value and other disclosure concepts are in another section within stockholders' equity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(21)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_PreferredStockValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe cumulative amount of depreciation for real estate property held for investment purposes. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentPropertyAccumulatedDepreciation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of real estate investment property which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; and (7) other real estate investments. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentPropertyAtCost Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of real estate investment property, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; and (7) other real estate investments. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestmentPropertyNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount of real estate investments, net of accumulated depreciation, which may include the following: (1) land available-for-sale; (2) land available-for-development; (3) investments in building and building improvements; (4) tenant allowances; (5) developments in-process; (6) rental properties; (7) other real estate investments; (8) real estate joint ventures; and (9) unconsolidated real estate and other joint ventures not separately presented. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-15Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 944 -SubTopic 80 -Name Accounting Standards Codification -Section 55 -Paragraph 14 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480078/944-80-55-14Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 944 -SubTopic 80 -Name Accounting Standards Codification -Section 55 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480078/944-80-55-9Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(3)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(1)(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_RealEstateInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_RealEstateInvestmentsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of accumulated undistributed earnings (deficit). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)(a)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI

https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (h)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-11Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(23)(a)(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(17)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_RetainedEarningsAccumulatedDeficit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_SecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of equity (deficit) attributable to parent. Excludes temporary equity and equity attributable to noncontrolling interest. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(30)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(31)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 852 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481372/852-10-55-10Reference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 12 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-12Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 8: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 11: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 12: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 13: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 14: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SAB Topic 4.E) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480418/310-10-S99-2 + Details Name: us-gaap_StockholdersEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_StockholdersEquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 13 R6.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Balance Sheets (Parenthetical) - USD ($) $ in Millions Sep. 30, 2024 Dec. 31, 2023 Statement of Financial Position [Abstract] Â Â Intangible assets, accumulated amortization $ 11.9 $ 12.5 Preferred shares of beneficial interest, par value $ 0.01 $ 0.01 Preferred shares of beneficial interest, shares authorized 5,000,000 5,000,000 Preferred shares of beneficial interest, issued 0 0 Preferred shares of beneficial interest, outstanding 0 0 Common shares, par value $ 0.01 $ 0.01 Common shares, shares authorized 95,000,000 95,000,000 Common shares, issued 13,849,424 13,823,899 Common shares, outstanding 13,849,424 13,823,899 X - DefinitionFace amount or stated value per share of common stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CommonStockParOrStatedValuePerShare Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionThe maximum number of common shares permitted to be issued by an entity's charter and bylaws. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_CommonStockSharesAuthorized Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionTotal number of common shares of an entity that have been sold or granted to shareholders (includes common shares that were issued, repurchased and remain in the treasury). These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CommonStockSharesIssued Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of shares of common stock outstanding. Common stock represent the ownership interest in a corporation. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 6: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3 + Details Name: us-gaap_CommonStockSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionAccumulated amount of amortization of assets, excluding financial assets and goodwill, lacking physical substance with a finite life. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482640/350-30-55-40Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 10 -Name Accounting Standards Codification -Section S45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480265/350-10-S45-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482665/350-30-50-2Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_FiniteLivedIntangibleAssetsAccumulatedAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFace amount or stated value per share of preferred stock nonredeemable or redeemable solely at the option of the issuer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13 + Details Name: us-gaap_PreferredStockParOrStatedValuePerShare Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: instant X - DefinitionThe maximum number of nonredeemable preferred shares (or preferred stock redeemable solely at the option of the issuer) permitted to be issued by an entity's charter and bylaws. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1 + Details Name: us-gaap_PreferredStockSharesAuthorized Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of shares issued for nonredeemable preferred shares and preferred shares redeemable solely at option of issuer. Includes, but is not limited to, preferred shares issued, repurchased, and held as treasury shares. Excludes preferred shares classified as debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13 + Details Name: us-gaap_PreferredStockSharesIssued Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionAggregate share number for all nonredeemable preferred stock (or preferred stock redeemable solely at the option of the issuer) held by stockholders. Does not include preferred shares that have been repurchased. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(16)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3 + Details Name: us-gaap_PreferredStockSharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - ReferencesNo definition available. + Details Name: us-gaap_StatementOfFinancialPositionAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 14 R7.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Changes in Equity - USD ($) $ in Thousands Total Common stock Capital in excess of par value Cumulative net income Cumulative dividends Accumulated other comprehensive income/(loss) Balance at Dec. 31, 2022 $ 229,101 $ 138 $ 269,472 $ 810,661 $ (863,181) $ 12,011 Balance, Shares at Dec. 31, 2022 Â 13,803 Â Â Â Â Shares of Beneficial Interest: Â Â Â Â Â Â Issued, net 117 Â 117 Â Â Â Issued, net (in shares) Â 20 Â Â Â Â Restricted stock-based compensation expense 577 Â 577 Â Â Â Dividends (29,773) Â Â Â (29,773) Â Comprehensive income: Â Â Â Â Â Â Net income 11,807 Â Â 11,807 Â Â Unrealized net gain/(loss) on cash flow hedges (1,521) Â Â Â Â (1,521) Subtotal - comprehensive income 10,286 Â Â 11,807 Â (1,521) Balance at Sep. 30, 2023 210,308 $ 138 270,166 822,468 (892,954) 10,490 Balance, Shares at Sep. 30, 2023 Â 13,823 Â Â Â Â Balance at Jun. 30, 2023 216,635 $ 138 269,923 818,596 (883,001) 10,979 Balance, Shares at Jun. 30, 2023 Â 13,822 Â Â Â Â Shares of Beneficial Interest: Â Â Â Â Â Â Issued, net 42 Â 42 Â Â Â Issued, net (in shares) Â 1 Â Â Â Â Restricted stock-based compensation expense 201 Â 201 Â Â Â Dividends (9,953) Â Â Â (9,953) Â Comprehensive income: Â Â Â Â Â Â Net income 3,872 Â Â 3,872 Â Â Unrealized net gain/(loss) on cash flow hedges (489) Â Â Â Â (489) Subtotal - comprehensive income 3,383 Â Â 3,872 Â (489) Balance at Sep. 30, 2023 210,308 $ 138 270,166 822,468 (892,954) 10,490 Balance, Shares at Sep. 30, 2023 Â 13,823 Â Â Â Â Balance at Dec. 31, 2023 200,934 $ 138 270,398 826,061 (902,975) 7,312 Balance, Shares at Dec. 31, 2023 Â 13,824 Â Â Â Â Shares of Beneficial Interest: Â Â Â Â Â Â Issued, net (180) Â (180) Â Â Â Issued, net (in shares) Â 26 Â Â Â Â Repurchased (27) Â (27) Â Â Â Repurchased (in shares) Â (1) Â Â Â Â Restricted stock-based compensation expense 635 Â 635 Â Â Â Dividends (30,241) Â Â Â (30,241) Â Comprehensive income: Â Â Â Â Â Â Net income 14,573 Â Â 14,573 Â Â Unrealized net gain/(loss) on cash flow hedges (4,055) Â Â Â Â (4,055) Subtotal - comprehensive income 10,518 Â Â 14,573 Â (4,055) Balance at Sep. 30, 2024 181,639 $ 138 270,826 840,634 (933,216) 3,257 Balance, Shares at Sep. 30, 2024 Â 13,849 Â Â Â Â Balance at Jun. 30, 2024 190,701 $ 138 270,592 836,637 (923,107) 6,441 Balance, Shares at Jun. 30, 2024 Â 13,849 Â Â Â Â Shares of Beneficial Interest: Â Â Â Â Â Â Issued, net 27 Â 27 Â Â Â Repurchased (15) Â (15) Â Â Â Restricted stock-based compensation expense 222 Â 222 Â Â Â Dividends (10,109) Â Â Â (10,109) Â Comprehensive income: Â Â Â Â Â Â Net income 3,997 Â Â 3,997 Â Â Unrealized net gain/(loss) on cash flow hedges (3,184) Â Â Â Â (3,184) Subtotal - comprehensive income 813 Â Â 3,997 Â (3,184) Balance at Sep. 30, 2024 $ 181,639 $ 138 $ 270,826 $ 840,634 $ (933,216) $ 3,257 Balance, Shares at Sep. 30, 2024 Â 13,849 Â Â Â Â X - DefinitionShares of beneficial interest. + ReferencesNo definition available. + Details Name: uht_SharesOfBeneficialInterestAbstract Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of increase to additional paid-in capital (APIC) for recognition of cost for restricted stock unit under share-based payment arrangement. + ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsToAdditionalPaidInCapitalShareBasedCompensationRestrictedStockUnitsRequisiteServicePeriodRecognition Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount after tax of increase (decrease) in equity from transactions and other events and circumstances from net income and other comprehensive income. Excludes changes in equity resulting from investments by owners and distributions to owners. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 2:

http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(24)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4K -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4K + Details Name: us-gaap_ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterestAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of paid and unpaid cash, stock, and paid-in-kind (PIK) dividends declared, for example, but not limited to, common and preferred stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 2 -SubTopic 405 -Topic 942 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477787/942-405-45-2 + Details Name: us-gaap_Dividends Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI 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https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name 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Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: 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https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount, after tax and reclassification, of gain (loss) from derivative instrument designated and qualifying as cash flow hedge included in assessment of hedge effectiveness. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-11Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 10A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-10A + Details Name: us-gaap_OtherComprehensiveIncomeLossCashFlowHedgeGainLossAfterReclassificationAndTax Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionNumber of shares issued which are neither cancelled nor held in the treasury. + ReferencesNo definition available. + Details Name: us-gaap_SharesOutstanding Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: instant X - DefinitionNumber of new stock issued during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification 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-Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockIssuedDuringPeriodSharesNewIssues Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionEquity impact of the value of new stock issued during the period. Includes shares issued in an initial public offering or a secondary public offering. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-4Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockIssuedDuringPeriodValueNewIssues Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionNumber of shares that have been repurchased during the period and have not been retired and are not held in treasury. Some state laws may govern the circumstances under which an entity may acquire its own stock and prescribe the accounting treatment therefore. This element is used when state law does not recognize treasury stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockRepurchasedDuringPeriodShares Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - DefinitionEquity impact of the value of stock that has been repurchased during the period and has not been retired and is not held in treasury. Some state laws may mandate the circumstances under which an entity may acquire its own stock and prescribe the accounting treatment therefore. This element is used when state law does not recognize treasury stock. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section

45 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-4Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockRepurchasedDuringPeriodValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (a)(3)(iii)(03) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (c)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479832/842-10-65-8Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-24Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 23 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-23Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 5 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-5Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph (c)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (h)(1)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (i)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-6Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 8 -Subparagraph (d)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-5Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-1Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-17Reference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-20Reference 34: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3Reference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4IReference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant XML 15 R8.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Changes in Equity (Parenthetical) - $ / shares 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Statement of Stockholders' Equity [Abstract] Â Â Â Â Dividends, per share $ 0.73 $ 0.72 $ 2.185 $ 2.155 X - DefinitionDividends, per share. + ReferencesNo definition available. + Details Name: uht_DividendsPerShare Namespace Prefix: uht_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_StatementOfStockholdersEquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 16 R9.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Consolidated Statements of Cash Flows - USD ($) $ in Thousands 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Cash flows from operating activities: Â Â Net income $ 14,573 $ 11,807 Adjustments to reconcile net income to net cash provided by operating activities: Â Â Depreciation and amortization 20,624 20,479 Amortization related to above/below market leases, net (131) (109) Amortization of debt premium Â (36) Amortization of deferred financing costs 571 536 Stock-based compensation expense 635 577 Changes in assets and liabilities: Â Â Lease receivable (1,229) (741) Accrued expenses and other liabilities 241 859 Tenant reserves, deposits and deferred and prepaid rents (108) 114 Accrued interest 246 (43) Leasing costs paid (1,100) (1,370) Other, net (564) 411 Net cash provided by operating activities 33,758 32,484 Cash flows from investing activities: Â Â Investments in LLCs (5,892) (4,058) Cash distributions from LLCs 765 531 Advance received from LLC Â 3,500 Additions to real estate investments, net (6,037) (12,220) Cash paid for acquisition of properties Â (7,598) Net cash used in investing activities (11,164) (19,845) Cash flows from financing activities: Â Â Net borrowings on the line of credit 21,150 23,400 Repayments of mortgage notes payable (13,232) (5,423) Financing costs paid (2,127) (222) Dividends paid (30,242) (29,767) Issuance of shares of beneficial interest, net 17 118 Net cash used in financing activities (24,434) (11,894) (Decrease)/increase in cash and cash equivalents (1,840) 745 Cash and cash equivalents, beginning of period 8,212 7,614 Cash and cash equivalents, end of period 6,372 8,359 Supplemental disclosures of cash flow information: Â Â Interest paid 13,134 12,032 Invoices accrued for construction and improvements $ 1,715 $ 2,005 X - DefinitionEquity investment distribution. + ReferencesNo definition available. + Details Name: uht_CashDistributionsInExcessOfIncomeFromLimitedLiabilityCompanies Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionIncrease decrease in leasing costs. + ReferencesNo definition available. + Details Name: uht_IncreaseDecreaseInLeasingCosts Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionIncrease (decrease) in tenant reserves, deposits, deferred and prepaid rents. + ReferencesNo definition available. + Details Name: uht_IncreaseDecreaseInTenantReservesDepositsDeferredAndPrepaidRents Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_AdjustmentsToReconcileNetIncomeLossToCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of non-cash amortization of intangible asset (liability) for above and below market leases. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_AmortizationOfAboveAndBelowMarketLeases Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of noncash expense included in interest expense to amortize debt discount and premium associated with the related debt instruments. Excludes amortization of financing costs. Alternate captions include noncash interest expense. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap_AmortizationOfDebtDiscountPremium Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of amortization expense attributable to debt issuance costs. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(8)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-3 + Details Name: us-gaap_AmortizationOfFinancingCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including, but not limited to, disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-8Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-4 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType

Balance Type: debit Period Type: instant X - DefinitionAmount of increase (decrease) in cash, cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 1 -SubTopic 230 -Topic 830 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477401/830-230-45-1 + Details Name: us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseIncludingExchangeRateEffect Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionFuture cash outflow to pay for construction in progress expenditures that have occurred. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-4Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-3Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-5 + Details Name: us-gaap_ConstructionInProgressExpendituresIncurredButNotYetPaid Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 49 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-49Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22 + Details Name: us-gaap_DepreciationDepletionAndAmortization Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amount due from borrowers for interest payments. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccruedInterestReceivableNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of increase (decrease) in accrued expenses, and obligations classified as other. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInAccruedLiabilitiesAndOtherOperatingLiabilities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe increase (decrease) during the reporting period in the amount due from lessees arising from lease agreements. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInLeasingReceivables Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_IncreaseDecreaseInOperatingCapitalAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of increase (decrease) in operating assets after deduction of operating liabilities classified as other. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_IncreaseDecreaseInOtherOperatingCapitalNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash paid for interest, excluding capitalized interest, classified as operating activity. Includes, but is not limited to, payment to settle zero-coupon bond for accreted interest of debt discount and debt instrument with insignificant coupon interest rate in relation to effective interest rate of borrowing attributable to accreted interest of debt discount. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-17Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482913/230-10-50-2 + Details Name: us-gaap_InterestPaidNet Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash inflow (outflow) from financing activities, including discontinued operations. Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from investing activities, including discontinued operations. Investing activity cash flows include making and collecting loans and acquiring and disposing of debt or equity instruments and property, plant, and equipment and other productive assets. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24 + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInInvestingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of cash inflow (outflow) from operating activities, including discontinued operations. Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 24 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-24Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 25 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-25 + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivities Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCash outflow in the form of capital distributions and dividends to common shareholders, preferred shareholders and noncontrolling interests. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_PaymentsOfDividends Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow for loan and debt issuance costs. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_PaymentsOfFinancingCosts Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the purchase of all investments (debt, security, other) during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the acquisition of long-lived, physical assets that are used in the normal conduct of business to produce goods and services and not intended for resale; includes cash outflows to pay for construction of self-constructed assets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquirePropertyPlantAndEquipment Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash inflow associated with collection, whether partial or full, of long-term loans to a related party. Alternate caption: Proceeds from Advances to Affiliates. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 12 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-12 + Details Name: us-gaap_ProceedsFromCollectionOfLongtermLoansToRelatedParties Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe cash inflow from the issuance of common stock, preferred stock, treasury stock, stock options, and other types of equity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 14 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3 + Details Name: us-gaap_ProceedsFromIssuanceOrSaleOfEquity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash inflow from contractual arrangement with the lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24:

http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 942 -SubTopic 235 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-05(b)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477314/942-235-S99-1Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 31: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4J -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4JReference 32: http://www.xbrl.org/2003/role/exampleRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 4K -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4KReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 34: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-2Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1AReference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of increase (decrease) before accumulated depreciation of real estate investments for entities with a substantial portion of business acquiring and holding investment real estate. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 970 -SubTopic 360 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.12-28(Column E)(Footnote 4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478979/970-360-S99-1 + Details Name: us-gaap_RealEstatePeriodIncreaseDecrease Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: duration X - DefinitionThe cash outflow to repay long-term debt that is wholly or partially secured by collateral. Excludes repayments of tax exempt secured debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfSecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of noncash expense for share-based payment arrangement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28 + Details Name: us-gaap_ShareBasedCompensation Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SupplementalCashFlowInformationAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 17 R10.htm IDEA: XBRL DOCUMENT v3.24.3 Pay vs Performance Disclosure - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Pay vs Performance Disclosure Â Â Â Â Net Income (Loss) $ 3,997 $ 3,872 $ 14,573 $ 11,807 X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 402 -Subsection v -Paragraph 1 + Details Name: ecd_PvpTable Namespace Prefix: ecd_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe portion of profit or loss for the period, net of income taxes, which is attributable to the parent. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(20)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-3Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 11 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-11Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-4Reference 17: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 10 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-10Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(18)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iii)(B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1BReference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 260 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 60B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482689/260-10-45-60BReference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483499/205-20-50-7Reference 34: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1A -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1AReference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482790/220-10-45-1BReference 37: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(22)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_NetIncomeLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration XML 18 R11.htm IDEA: XBRL DOCUMENT v3.24.3 Insider Trading Arrangements 3 Months Ended Sep. 30, 2024 Trading Arrangements, by Individual Â Rule 10b5-1 Arrangement Adopted false Non-Rule 10b5-1 Arrangement Adopted false Rule 10b5-1 Arrangement Terminated false Non-Rule 10b5-1 Arrangement Terminated false Rule 10b5-1 Arr Modified Flag false Non Rule 10b5-1 Arr Modified Flag false X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_NonRule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_NonRule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrAdoptedFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 1 + Details Name: ecd_Rule10b51ArrTrmntdFlag Namespace Prefix: ecd_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - ReferencesReference 1: http://www.xbrl.org/2003/role/presentationRef -Publisher SEC -Name Regulation S-K -Number 229 -Section 408 -Subsection a -Paragraph 2 -Subparagraph A + Details Name: ecd_TradingArrByIndTable Namespace Prefix: ecd_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionNon rule 10b51 arr modified flag + ReferencesNo definition available. + Details Name: uht_NonRule10B51ArrModifiedFlag Namespace Prefix: uht_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionRule 10b51 arr modified flag. + ReferencesNo definition available. + Details Name: uht_Rule10B51ArrModifiedFlag Namespace Prefix: uht_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration XML 19 R12.htm IDEA: XBRL DOCUMENT v3.24.3 General 9 Months Ended Sep. 30, 2024 Organization, Consolidation and Presentation of Financial Statements [Abstract] Â General (1) GeneralThis Quarterly Report on Form 10-Q is for the quarter ended September 30, 2024. In this Quarterly Report, â€œwe,â€ â€œus,â€ â€œourâ€ and the â€œTrustâ€ refer to Universal Health Realty Income Trust and its subsidiaries.In this Quarterly Report on Form 10-Q, the term â€œrevenuesâ€ does not include the revenues of the unconsolidated LLCs in which we have various non-controlling equity interests ranging from 33% to 95%. As of September 30, 2024, we had investments in four jointly-owned LLCs/LPs. We currently account for our share of the income/loss from these investments by the equity method (see Note 5). The condensed consolidated financial statements included herein have been prepared by us, without audit, pursuant to the rules and regulations of the SEC and reflect all normal and recurring adjustments which, in our opinion, are necessary to fairly present results for the interim periods. Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles in the United States of America (U.S. GAAP) have been condensed or omitted pursuant to such rules and regulations, although we believe that the accompanying disclosures are adequate to make the information presented not misleading. It is suggested that these condensed consolidated financial statements be read in conjunction with the consolidated financial statements, the notes thereto and accounting policies included in our Annual Report on Form 10-K for the year ended December 31, 2023.The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the amounts reported in our consolidated financial statements and accompanying notes. X - ReferencesNo definition available. + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for organization, consolidation and basis of presentation of financial statements disclosure. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480424/946-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480424/946-10-50-2Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 810 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/810/tableOfContentReference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 205 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/205/tableOfContent + Details Name: us-gaap_OrganizationConsolidationAndPresentationOfFinancialStatementsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 20 R13.htm IDEA: XBRL DOCUMENT v3.24.3 Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions 9 Months Ended Sep. 30, 2024 Related Party Transactions [Abstract] Â Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions (2) Relationship with Universal Health Services, Inc. (â€œUHSâ€) and Related Party TransactionsLeases: We commenced operations in 1986 by purchasing

certain properties from subsidiaries of UHS and immediately leasing the properties back to the respective subsidiaries. The base rentals and lease and renewal terms for each of the hospitals leased to subsidiaries of UHS as of September 30, 2024, are provided below. The base rents are paid monthly. The lease on McAllen Medical Center also provides for bonus rent which is paid quarterly based upon a computation that compares the hospitalâ€™s current quarter revenue to a corresponding quarter in the base year. The hospital leases with subsidiaries of UHS, with the exception of the lease on Clive Behavioral Health Hospital (which is operated by UHS in a joint venture with an unrelated third party), are unconditionally guaranteed by UHS and are cross-defaulted with one another. The lease for the Clive facility is guaranteed on a several basis by UHS (52%) and Catholic Health Initiatives-Iowa (48%). The combined revenues generated from the leases on the three acute care and three behavioral health care hospital facilities leased to subsidiaries of UHS at September 30, 2024, accounted for approximately 24% and 25% of our consolidated revenues for the three months ended September 30, 2024 and 2023, respectively and approximately 24% and 25% of our consolidated revenues for the nine months ended September 30, 2024 and 2023, respectively. In addition to the six UHS hospital facilities, we have twenty properties consisting of medical/office buildings and free-standing emergency departments ("FEDs") that are either wholly or jointly-owned by us that include tenants which are subsidiaries of UHS. The aggregate revenues generated from UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and 41% of our consolidated revenues during each of the nine-month periods ended September 30, 2024 and 2023.On December 31, 2021, we entered into an asset purchase and sale agreement with UHS and certain of its affiliates, which was amended during the first quarter of 2022, pursuant to the terms of which: (i) a wholly-owned subsidiary of UHS purchased from us, the real estate assets of the Inland Valley Campus of Southwest Healthcare System located in Wildomar, California, at its fair market value of $79.6 million; (ii) two wholly-owned subsidiaries of UHS transferred to us, the real estate assets of Aiken Regional Medical Center (â€œAikenâ€), located in Aiken, South Carolina (which includes an acute care hospital and a behavioral health pavilion), at its fair-market value of approximately $57.7 million, and Canyon Creek Behavioral Health (â€œCanyon Creekâ€), located in Temple, Texas, at its fair-market value of approximately $26.0 million, and; (iii) we paid approximately $4.1 million in cash to UHS.As a result of UHSâ€™ purchase option within the lease agreements of Aiken and Canyon Creek, the transaction is accounted for as a failed sale leaseback in accordance with U.S. GAAP and the properties acquired by us in connection with the asset purchase and sale agreement with UHS, as amended, were accounted for as financing arrangements. Our consolidated balance sheets as of September 30, 2024 and December 31, 2023 include financing receivables related to this transaction of $82.9 million and $83.3 million, respectively. Also on December 31, 2021, Aiken and Canyon Creek (as lessees), entered into a master lease and individual property leases as amended, (with us as lessor), for initial lease terms on each property of approximately twelve years, ending on December 31, 2033. Subject to the terms of the master lease, Aiken and Canyon Creek have the right to renew their leases, at the then current fair market rent (as defined in the master lease), for seven, five-year optional renewal terms. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental rate during 2024 on the acquired properties, which is payable to us on a monthly basis, is approximately $5.9 million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of the lease payments that is included in our consolidated statements of income, and reflected as interest income on financing leases, was approximately $1.4 million for each of the three months ended September 30, 2024 and 2023, and approximately $4.1 million for each of the nine-month periods ended September 30, 2024 and 2023. There is no bonus rental component applicable to either of these leases.Pursuant to the terms of the master leases by and among us and certain subsidiaries of UHS, dated December 24, 1986 and December 31, 2021 (the â€œMaster Leasesâ€), which govern the leases of McAllen Medical Center, Wellington Regional Medical Center (governed by the Master Lease dated December 24, 1986), Aiken Regional Medical Center and Canyon Creek Behavioral Health (governed by the Master Lease dated December 31, 2021, as amended), all of which are hospital properties that are wholly-owned subsidiaries of UHS, UHS has the option, among other things, to renew the leases at the lease terms described below by providing notice to us at least 90 days prior to the termination of the then current term. UHS also has the right to purchase the respective leased facilities from us at their appraised fair market value upon any of the following: (i) at the end of the lease terms or any renewal terms; (ii) upon one monthâ€™s notice should a change of control of the Trust occur, or; (iii) within the time period as specified in the leases in the event that UHS provides notice to us of their intent to offer a substitution property/properties in exchange for one (or more) of the four wholly-owned UHS hospital facilities leased from us, should we be unable to reach an agreement with UHS on the properties to be substituted. Additionally, UHS has rights of first refusal to: (i) purchase the respective leased facilities during and for a specified period after the lease terms at the same price, terms and conditions of any third-party offer, or; (ii) renew the lease on the respective leased facility at the end of, and for a specified period after, the lease term at the same terms and conditions pursuant to any third-party offer. In addition, a wholly-owned subsidiary of UHS is the managing, majority member in a joint-venture with an unrelated third-party that operates, and leases from us, Clive Behavioral Health. This 100-bed behavioral health care facility is located in Clive, Iowa and was completed and opened in late December, 2020, and the hospital lease commenced on December 31, 2020. The lease on this facility is triple net and has an initial term of 20 years with five 10-year renewal options. On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. The first three of the five 10-year renewal options will provide for annual rental as stipulated in the lease (2041 through 2070) and the two additional 10-year lease renewal options will be at fair market value lease rates (2071 through 2090). Pursuant to the lease on this facility, the joint venture has the option to, among other things, renew the lease at the terms specified in the lease agreement by providing notice to us at least 270 days prior to the termination of the then current term. The joint venture also has the right to purchase the leased facility from us at its appraised fair market value upon either of the following: (i) by providing notice at least 270 days prior to the end of the lease terms or any renewal terms, or; (ii) upon 30 daysâ€™ notice anytime within 12 months of a change of control of the Trust (UHS also has this right should the joint venture decline to exercise its purchase right). Additionally, the joint venture has rights of first offer to purchase the facility prior to any third-party sale. The table below details the existing lease terms and renewal options for each of the hospital leases that are related to UHS as of September 30, 2024, consisting of three acute care hospitals and three behavioral health hospitals: Â Hospital Name Â AnnualMinimumRent Â Â End ofLease Term Â RenewalTerm(years) Â Â McAllen Medical Center Â $ 5,485,000 Â Â December, 2026 Â Â 5 Â (a) Wellington Regional Medical Center Â $ 6,639,000 Â Â December, 2026 Â Â 5 Â (b) Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services Â $ 4,072,000 Â Â December, 2033 Â Â 35 Â (c) Canyon Creek Behavioral Health Â $ 1,841,000 Â Â December, 2033 Â Â 35 Â (c) Clive Behavioral Health Hospital Â $ 2,775,000 Â Â December, 2040 Â Â 50 Â (d) Â (a)UHS has one 5-year renewal option at existing lease rates (through 2031).(b)UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026.(c)UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033.(d)The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis.In October, 2024, two wholly-owned subsidiaries of UHS each exercised their 5-year renewal options on two FEDs located in Weslaco and Mission, Texas, covering the period of February 1, 2025 through January 31, 2030 (the current lease terms were scheduled to expire on January 31, 2025; with aggregate annual lease rates of approximately $979,000). Pursuant to terms of the leases, and consistent with the terms of the leases currently in effect for each property, the lease rates are scheduled to increase 2% per year through the end of the renewed lease terms. The wholly-owned subsidiaries of UHS have five, 5-year renewal options remaining on each of these FEDs, with the first three renewal options (covering the years 2030 through 2044) providing for 2% annual increases to the lease rates, and the remaining two, 5-year renewal options (covering the years 2045 through 2054) providing for lease rates at the then fair market value. These leases are cross-defaulted with one another and the wholly-owned subsidiaries of UHS have the option to purchase the leased properties upon the expiration of each five-year extended term at the fair market value at that time. consolidated balance sheet such as, among other things, accumulated depreciation, cash and cash equivalents, lease receivables, deferred charges and other assets. The advisory fee is payable quarterly, subject to adjustment at year-end based upon our audited financial statements. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $1.4 million and $1.3 million for the three-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $792 million and $761 million, respectively. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $4.1 million and $4.0 million for the nine-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $780 million and $754 million, respectively. Share Ownership: As of September 30, 2024 and December 31, 2023, UHS owned 5.7% of our outstanding shares of beneficial interest.SEC reporting requirements of UHS: UHS is subject to the reporting requirements of the SEC and is required to file annual reports containing audited financial information and quarterly reports containing unaudited financial information. Since the aggregate revenues generated from the UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and approximately 41% during each of the nine-month periods ended September 30, 2024 and 2023, and since a subsidiary of UHS is our Advisor, you are encouraged to obtain the publicly available filings for Universal Health Services, Inc. from the SECâ€™s website. These filings are the sole responsibility of UHS and are not incorporated by reference herein. X - ReferencesNo definition available. + Details Name: us-gaap_RelatedPartyTransactionsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-5Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480990/946-20-50-6Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(g)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(e)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/850/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-6Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 850 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483326/850-10-50-1 + Details Name: us-gaap_RelatedPartyTransactionsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 21 R14.htm IDEA: XBRL DOCUMENT v3.24.3 Dividends and Equity Issuance Program 9 Months Ended Sep. 30, 2024 Equity [Abstract] Â Dividends and Equity Issuance Program (3) Dividends and Equity Issuance ProgramDividends and dividend equivalents:We declared and paid dividends of approximately $10.1 million, or $.730 per share, during the third quarter of 2024 and approximately $9.9 million, or $.720 per share, during the third quarter of 2023. We declared and paid dividends of approximately $30.2 million, or $2.185 per share, during the nine-month period ended September 30, 2024, and approximately $29.8 million, or $2.155 per share, during the comparable period of 2023. Amounts reflected above include accrued dividends that were paid related to the vesting of restricted stock. Dividend equivalents, which are applicable to shares of unvested restricted stock, were accrued during the first nine months of 2024 and 2023 and were or will be paid upon vesting of the restricted stock. Equity Issuance Program:During the second quarter of 2024, we filed a shelf registration statement on Form S-3 (File No. 333-278730) (the "Form S-3"), registering the offer and sale, from time-to-time, of an indeterminate amount of the common shares of beneficial interest, preferred shares and debt securities up to an aggregate initial offering price of $100 million to or through one or more underwriters, dealers or agents, or directly to purchasers. The Form S-3 became effective on April 30, 2024.No shares were issued under the Form S-3 since the effective date of April 30, 2024 through September 30, 2024. As of September 30, 2024, we have paid or incurred approximately $297,000 in various fees and expenses related to the Form S-3. The availability of the potential liquidity under this shelf registration statement depends on investor demand, market conditions and other factors. We make no assurance regarding when, or if, we will issue any securities under this registration statement. X - ReferencesNo definition available. + Details Name: us-gaap_EquityAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 235 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477968/946-235-50-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-6Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480237/815-40-50-6Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(e)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/505/tableOfContentReference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-13Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 14 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-14Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic

10 -Name Accounting Standards Codification -Section 50 -Paragraph 16 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-16Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-18 + Details Name: us-gaap_StockholdersEquityNoteDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 22 R15.htm IDEA: XBRL DOCUMENT v3.24.3 Acquisitions and Divestitures 9 Months Ended Sep. 30, 2024 Business Combinations [Abstract] Â Acquisitions and Divestitures (4) Acquisitions and Divestitures Nine Months Ended September 30, 2024:Acquisitions:There were no acquisitions during the first nine months of 2024.Divestitures:There were no divestitures during the first nine months of 2024. Â Nine Months Ended September 30, 2023:New Construction:In January 2022, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS to develop, construct and own the real property of Sierra Medical Plaza I, an MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. Construction of this MOB, for which we engaged a non-related third party to act as construction manager, commenced in January, 2022, and was substantially completed in March, 2023. The master flex lease agreement in connection with this building, which commenced in March, 2023 and has a ten-year term scheduled to expire on March 31, 2033, covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually, plus pro-rata share of the common area maintenance expenses. This master flex lease agreement is subject to reduction based upon the execution of third-party leases. Additionally, during March, 2023, the ground lease for this property commenced and a right-of-use asset and lease liability was recorded in connection with this lease. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024.Acquisitions:During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas, for a purchase price of approximately $7.5 million. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P., a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years and is scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. This acquisition was completed utilizing a qualified third-party intermediary as part of a tax-deferred like-kind-exchange transaction pursuant to Section 1031 of the Internal Revenue Code, as amended.Divestitures:There were no divestitures during the first nine months of 2023. X - ReferencesNo definition available. + Details Name: us-gaap_BusinessCombinationsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for business combinations, including leverage buyout transactions (as applicable), and divestitures. This may include a description of a business combination or divestiture (or series of individually immaterial business combinations or divestitures) completed during the period, including background, timing, and assets and liabilities recognized and reclassified or sold. This element does not include fixed asset sales and plant closings. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 805 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/805/tableOfContentReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 205 -SubTopic 20 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/205-20/tableOfContent + Details Name: us-gaap_MergersAcquisitionsAndDispositionsDisclosuresTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 23 R16.htm IDEA: XBRL DOCUMENT v3.24.3 Summarized Financial Information of Equity Affiliates 9 Months Ended Sep. 30, 2024 Equity Method Investments and Joint Ventures [Abstract] Â Summarized Financial Information of Equity Affiliates (5) Summarized Financial Information of Equity AffiliatesIn accordance with U.S. GAAP and guidance relating to accounting for investments and real estate ventures, we account for our unconsolidated investments in LLCs/LPs which we do not control using the equity method of accounting. The third-party members in these investments have equal voting rights with regards to issues such as, but not limited to: (i) divestiture of property; (ii) annual budget approval, and; (iii) financing commitments. These investments, which represent 33% to 95% non-controlling ownership interests, are recorded initially at our cost and subsequently adjusted for our net equity in the net income, cash contributions to, and distributions from, the investments. Pursuant to certain agreements, allocations of sales proceeds and profits and losses of some of the LLC investments may be allocated disproportionately as compared to ownership interests after specified preferred return rate thresholds have been satisfied.Distributions received from equity method investees in the consolidated statements of cash flows are classified based upon the nature of the distribution. Returns on investments are presented net of equity in income from unconsolidated investments as cash flows from operating activities. Returns of investments are classified as cash flows from investing activities. At September 30, 2024, we have non-controlling equity investments or commitments in four jointly-owned LLCs/LPs which own MOBs. As of September 30, 2024 we accounted for these LLCs/LPs on an unconsolidated basis pursuant to the equity method since they are not variable interest entities which we are the primary beneficiary nor do we have a controlling voting interest. The majority of these entities are joint-ventures between us and non-related parties that hold minority ownership interests in the entities. Each entity is generally self-sustained from a cash flow perspective and generates sufficient cash flow to meet its operating cash flow requirements and service the third-party debt (if applicable) that is non-recourse to us. Although there is typically no ongoing financial support required from us to these entities since they are cash-flow sufficient, we may, from time to time, provide funding for certain purposes such as, but not limited to, significant capital expenditures, leasehold improvements and debt financing. Although we are not obligated to do so, if approved by us at our sole discretion, additional cash funding is typically advanced as equity or member loans. These entities maintain property insurance on the properties. The following property table represents the four LLCs/LPs in which we owned a non-controlling interest and were accounted for under the equity method as of September 30, 2024: Â Â Â Â Â Â Â Name of LLC/LP Â Ownership Â Â Property Owned by LLC/LP Suburban Properties Â Â 33 % Â St. Matthews Medical Plaza II Brunswick Associates (a.) (b.) Â Â 74 % Â Mid Coast Hospital MOB FTX MOB Phase II (c.) Â Â 95 % Â Forney Medical Plaza II Grayson Properties II (d.)(e.) Â Â 95 % Â Texoma Medical Plaza II (a.)This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024.(b.)We are the lessee with a third party on a ground lease for land.(c.)During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP.(d.)This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated.(e.)We are the lessee with a UHS-related party for the land related to this property.As of September 30, 2024, and December 31, 2023, aggregate principal amounts due on mortgage notes payable by unconsolidated LLCs/LPs, which are accounted for under the equity method and are non-recourse to us, are as follows (amounts in thousands): Â Â Mortgage Loan Balance (a.) Â Â Â Name of LLC/LP Â 9/30/2024 Â Â 12/31/2023 Â Â Maturity Date Brunswick Associates (2.80% fixed rate mortgage loan) Â $ 8,244 Â Â $ 8,453 Â Â December, 2030 Grayson Properties II (3.70% fixed rate construction loan) (b.) Â Â 6,921 Â Â Â 12,753 Â Â March, 2026 Â Â $ 15,165 Â Â $ 21,206 Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. (b.)This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rata equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. Pursuant to the operating and/or partnership agreements of the four LLCs/LPs in which we continue to hold non-controlling ownership interests, the third-party member and the Trust, at any time, potentially subject to certain conditions, have the right to make an offer (â€œOffering Memberâ€) to the other member(s) (â€œNon-Offering Memberâ€) in which it either agrees to: (i) sell the entire ownership interest of the Offering Member to the Non-Offering Member at a price as determined by the Offering Member (â€œTransfer Priceâ€), or; (ii) purchase the entire ownership interest of the Non-Offering Member at the equivalent proportionate Transfer Price. The Non-Offering Member has 60 to 90 days to either: (i) purchase the entire ownership interest of the Offering Member at the Transfer Price, or; (ii) sell its entire ownership interest to the Offering Member at the equivalent proportionate Transfer Price. The closing of the transfer must occur within 60 to 90 days of the acceptance by the Non-Offering Member. X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for equity method investments and joint ventures. Equity method investments are investments that give the investor the ability to exercise significant influence over the operating and financial policies of an investee. Joint ventures are entities owned and operated by a small group of businesses as a separate and specific business or project for the mutual benefit of the members of the group. + ReferencesReference 1: http://www.xbrl.org/2003/role/recommendedDisclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478156/740-323-50-2Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Topic 323 -Publisher FASB -URI https://asc.fasb.org/323/tableOfContent + Details Name: us-gaap_EquityMethodInvestmentsDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 24 R17.htm IDEA: XBRL DOCUMENT v3.24.3 Recent Accounting Pronouncements 9 Months Ended Sep. 30, 2024 Accounting Policies [Abstract] Â Recent Accounting Pronouncements (6) Recent Accounting PronouncementsSegment ReportingIn November, 2023, the FASB issued ASU 2023-07, Segment Reporting, Topic 280, "Improvements to Reportable Segment Disclosures ("ASU 2023-07") which was issued to improve the disclosures about a public entity's reportable segments and address requests from investors for additional, more detailed information about a reportable segment's expenses. The ASU requires existing annual segment disclosures to also be disclosed on an interim basis and also requires disclosures around significant segment expenses and disclosures to identify the title and position of the chief operating decision maker ("CODM"). The standard is effective for the fiscal year ended December 31, 2024 and interim periods thereafter. We do not expect the standard to have a material impact on our consolidated financial statements.Reference Rate ReformIn March 2020, the FASB issued an accounting standard classified under FASB ASC Topic 848, â€œReference Rate Reform.â€ The amendments in this update contain practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASC 848 is optional and may be elected over time as reference rate reform activities occur. Beginning in the first quarter of 2020, we elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. We will continue to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur. In December 2022, the FASB issued ASU 2022-06, Deferral of the Sunset Date of Topic 848 (â€œASU 2022-06â€) which was issued to defer the sunset date of Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform to December 31, 2024. ASU 2022-06 is effective immediately for all companies. ASU 2022-06 has no impact on the Companyâ€™s condensed consolidated financial statements for the three and nine months ended September 30, 2024. X - ReferencesNo definition available. + Details Name: us-gaap_AccountingPoliciesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for change in accounting principle. Includes, but is not limited to, nature, reason, and method of adopting amendment to accounting standards or other change in accounting principle. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476173/280-10-65-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-7Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-1Reference 11: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(ii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(iii) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(2)(iv) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (h)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SAB Topic 11.M.Q2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480530/250-10-S99-5Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (i)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (e)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 926 -SubTopic

20 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483194/926-20-65-2Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 926 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483194/926-20-65-2Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 926 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (f)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483194/926-20-65-2Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480530/250-10-S99-6Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Name Accounting Standards Codification -Topic 250 -Publisher FASB -URI https://asc.fasb.org/250/tableOfContentReference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1 + Details Name: us-gaap_NewAccountingPronouncementsAndChangesInAccountingPrinciplesTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 25 R18.htm IDEA: XBRL DOCUMENT v3.24.3 Lease Accounting 9 Months Ended Sep. 30, 2024 Leases [Abstract] Â Lease Accounting (7) Lease AccountingAs Lessor:We lease most of our operating properties to customers under agreements that are typically classified as operating leases (as noted below, two of our leases are accounted for as financing arrangements effective on December 31, 2021). We recognize the total minimum lease payments provided for under the operating leases on a straight-line basis over the lease term. Generally, under the terms of our leases, the majority of our rental expenses, including common area maintenance, real estate taxes and insurance are recovered from our customers. We record amounts reimbursed by customers in the period that the applicable expenses are incurred, which is generally ratably throughout the term of the lease. We have elected the package of practical expedients that allows lessors to not separate lease and non-lease components by class of underlying asset. This practical expedient allowed us to not separate expenses reimbursed by our customers (â€œtenant reimbursementsâ€) from the associated rental revenue if certain criteria were met. We assessed these criteria and concluded that the timing and pattern of transfer for rental revenue and the associated tenant reimbursements are the same, and for the leases that qualify as operating leases, we accounted for and presented rental revenue and tenant reimbursements as a single component under Lease revenue in our consolidated statements of income for the three and nine months ended September 30, 2024 and 2023. On December 31, 2021, as a result of the asset purchase and sale transaction with UHS, as amended during the first quarter of 2022, the real estate assets of two wholly-owned subsidiaries of UHS were transferred to us (Aiken and Canyon Creek). As discussed in Note 2, these assets are accounted for as financing arrangements and our consolidated balance sheets at September 30, 2024 and December 31, 2023 reflect financing receivables related to this transaction amounting to $82.9 million and $83.3 million, respectively. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental during 2024 on the acquired properties, which is payable to us on a monthly basis, amounts to approximately $5.9 million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of these lease payments that will be included in our consolidated statements of income, and reflected as interest income on financing leases, is expected to be approximately $5.4 million during the full year of 2024. Lease revenue will not be impacted by the lease payments received related to these two properties.The components of the â€œLease revenue â€“ UHS facilitiesâ€ and â€œLease revenue â€“ Non-related partiesâ€ captions for the three and nine month periods ended September 30, 2024 and 2023 are disaggregated below (in thousands). Base rents are primarily stated rent amounts provided for under the leases that are recognized on a straight-line basis over the term of the lease. Bonus rents and tenant reimbursements represent amounts where tenants are contractually obligated to pay an amount that is variable in nature.Â Â Three Months Ended Â Â Nine Months Ended Â Â September 30, Â Â September 30, Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â UHS facilities: Â Â Â Â Â Â Â Â Â Â Â Â Base rents $ 6,785 Â Â $ 6,620 Â Â $ 20,645 Â Â $ 19,400 Â Bonus rents (a.) Â 765 Â Â Â 725 Â Â Â 2,306 Â Â Â 2,219 Â Tenant reimbursements Â 698 Â Â Â 929 Â Â Â 2,415 Â Â Â 2,678 Â Lease revenue - UHS facilities $ 8,248 Â Â $ 8,274 Â Â $ 25,366 Â Â $ 24,297 Â Non-related parties: Â Â Â Â Â Â Â Â Â Â Base rents Â 11,034 Â Â Â 10,542 Â Â Â 33,078 Â Â Â 31,256 Â Tenant reimbursements Â 3,308 Â Â Â 3,384 Â Â Â 10,110 Â Â Â 9,699 Â Lease revenue - Non-related parties $ 14,342 Â Â $ 13,926 Â Â $ 43,188 Â Â $ 40,955 Â (a.) Consists of bonus rental earned in connection with McAllen Medical Center. Â Disclosures Related to Certain Hospital Facilities: Vacant Specialty Facility and Land: Chicago, Illinois - Land: The lease on this facility expired on December 31, 2021. Demolition of the former hospital was completed during 2023. The aggregate demolition expenses amounted to approximately $1.5 million, of which approximately $1.1 million were incurred during the first and second quarters of 2023, and $332,000 were incurred during the fourth quarter of 2022. Evansville, Indiana - Specialty Facility: The lease on this specialty facility expired during 2019, and the facility has been vacant since that time. We continue to market the Chicago, Illinois, and Evansville, Indiana properties to third parties. Future operating expenses related to these properties will be incurred by us during the time they remain owned and unleased. Former facility - Corpus Christi, Texas: In December, 2023, we sold this vacant specialty facility.As Lessee:We are the lessee with various third parties, including subsidiaries of UHS, in connection with ground leases for land at fifteen of our consolidated properties. Our right-of-use land assets represent our right to use the land for the lease term and our lease liabilities represent our obligation to make lease payments arising from the leases. Right-of-use assets and lease liabilities were recognized upon adoption of Topic 842 based on the present value of lease payments over the lease term. We utilized our estimated incremental borrowing rate, which was derived from information available as of January 1, 2019, or the commencement date of the ground lease, whichever is later, in determining the present value of lease payments for active leases on that date. A right-of-use asset and lease liability are not recognized for leases with an initial term of 12 months or less, as these short-term leases are accounted for similarly to previous guidance for operating leases. We do not currently have any ground leases with an initial term of 12 months or less. As of September 30, 2024, our condensed consolidated balance sheet includes right-of-use land assets of approximately $10.9 million and ground lease liabilities of approximately $10.9 million. During the first quarter of 2023, the ground lease for the newly constructed and substantially completed Sierra Medical Plaza I commenced and a right-of-use asset and lease liability was recorded in connection with this lease. X - DefinitionDisclosures of leases. + ReferencesNo definition available. + Details Name: uht_DisclosuresOfLeasesTextBlock Namespace Prefix: uht_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_LeasesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 26 R19.htm IDEA: XBRL DOCUMENT v3.24.3 Debt and Financial Instruments 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] Â Debt and Financial Instruments (8) Debt and Financial InstrumentsDebt:Management routinely monitors and analyzes the Trustâ€™s capital structure in an effort to maintain the targeted balance among capital resources including the level of borrowings pursuant to our revolving credit facility, the level of borrowings pursuant to non-recourse mortgage debt secured by the real property of our properties and our level of equity including consideration of equity issuances. This ongoing analysis considers factors such as the current debt market and interest rate environment, the current/projected occupancy and financial performance of our properties, the current loan-to-value ratio of our properties, the Trustâ€™s current stock price, the capital resources required for anticipated acquisitions and the expected capital to be generated by anticipated divestitures. This analysis, together with consideration of the Trustâ€™s current borrowings outstanding under the credit agreement, non-recourse mortgage borrowings and equity, assists management in deciding which capital resource to utilize when events such as refinancing of specific debt components occur or additional funds are required to finance the Trustâ€™s growth.On September 30, 2024, we entered into a second amendment to our credit agreement, dated as of July, 2021, and amended in May, 2023, among the Trust as borrower, the lenders party thereto and Wells Fargo Bank, N.A., as administrative agent ("Credit Agreement"). Among other things, the second amendment provided for the following: (i) extended the maturity date to September 30, 2028 (from July, 2025 previously), and; (ii) increased the aggregate borrowing capacity under the credit facility to $425 million (from $375 million previously) comprised of a $125 million non-amortizing term loan ("Term Loan"), and a $300 million revolving loan commitment which includes a $40 million sublimit for letters of credit, and a $30 million sublimit for swingline/short-term loans. Under the terms of the Credit Agreement, we may request that the revolving line of credit and/or the Term Loan be increased by up to an additional aggregate amount of $50 million, and we have the option to extend the maturity date for up to two additional six-month periods. Borrowings under the new facility are guaranteed by certain subsidiaries of the Trust. In addition, borrowings under the new facility are secured by first priority security interests in and liens on all equity interests in most of the Trustâ€™s wholly-owned subsidiaries. On May 15, 2023, we entered into the first amendment to our Credit Agreement dated as of July 2, 2021. The amendment replaced LIBOR with term SOFR plus .10% (â€œAdjusted Term SOFRâ€) as an alternative benchmark rate under the Credit Agreement.Borrowings under the Credit Agreement will bear interest at a rate equal to, at our option, the Adjusted Term SOFR for either one, three, or six months or the Base Rate, plus in either case, a specified margin depending on our total leverage ratio, as determined by the formula set forth in the Credit Agreement. The applicable margin after the second amendment ranges from 1.10% to 1.35% for SOFR revolving loans and 0.10% to 0.35% for Base Rate revolving loans. The applicable margin ranges from 1.20% to 1.65% for Adjusted Term SOFR loans and 0.20% to 0.65% for Base Rate term loans. The Credit Agreement, as amended by the second amendment, defines â€œBase Rateâ€ as the greatest of (a) the Administrative Agentâ€™s prime rate, (b) the federal funds effective rate plus 1/2 of 1%, and (c) one month Adjusted Term SOFR plus 1%. The Trust will also pay a quarterly facility fee on the $300 million revolving loan commitment ranging from 0.15% to 0.35% (depending on the Trustâ€™s total leverage ratio). The margins over Adjusted Term SOFR, Base Rate and the facility fee are based upon our total leverage ratio. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for revolving loans was 1.20%, the margin over the Base Rate was 0.20% and the facility fee was 0.20%. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for term loans was 1.35% and the margin over the Base Rate was .35%.At September 30, 2024, we had $347.7 million of outstanding borrowings pursuant to the terms of our $425 million Credit Agreement and $77.2 million of available borrowing capacity. There are no compensating balance requirements. At December 31, 2023, we had $326.6 million of outstanding borrowings pursuant to the terms of our Credit Agreement in effect at that time, $3.1 million of outstanding letters of credit and $45.3 million of available borrowing capacity. In our consolidated statements of cash flows, we report cash flows pursuant to our Credit Agreement on a net basis. Aggregate borrowings under our Credit Agreement were $17.2 million and $23.2 million during the quarters ended September 30, 2024 and 2023, respectively, and aggregate repayments were $12.4 million and $13.1 million during the quarters ended September 30, 2024 and 2023, respectively. Aggregate borrowings under our Credit Agreement were $64.2 million and $57.7 million during the nine-months ended September 30, 2024 and 2023, respectively, and aggregate repayments were $43.0 million and $34.3 million during the nine-months ended September 30, 2024 and 2023, respectively.The Credit Agreement contains customary affirmative and negative covenants, including limitations on certain indebtedness, liens, acquisitions and other investments, fundamental changes, asset dispositions and dividends and other distributions. The Credit Agreement also contains restrictive covenants regarding the Trustâ€™s ratio of total debt to total assets, the fixed charge coverage ratio, the ratio of total secured debt to total asset value, the ratio of total unsecured debt to total unencumbered asset value, and minimum tangible net worth, as well as customary events of default, the occurrence of which may trigger an acceleration of amounts then outstanding under the Credit Agreement. We are in compliance with all of the covenants in the Credit Agreement at September 30, 2024, and were in compliance with all of the covenants of the Credit Agreement at December 31, 2023. We also believe that we would remain in compliance if, based on the assumption that the majority of the potential new borrowings will be used to fund investments, the full amount of our commitment was borrowed.The following table includes a summary of the required compliance ratios, giving effect to the covenants contained in the Credit Agreement (dollar amounts in thousands): Â Â Covenant Â September 30,2024 Â December 31,2023 Â Tangible net worth Â > $125,000 Â $ 173,881 Â $ 191,824 Â Total leverage Â < =60% Â Â 44.4 % Â 44.5 % Secured leverage Â < 30% Â Â 2.4 % Â 4.1 % Unencumbered leverage Â < 60% Â Â 45.8 % Â 44.2 % Fixed charge coverage Â >1.50x Â 3.2x Â 3.1x Â As indicated on the following table, we have various mortgages, all of which are non-recourse to us, included on our condensed consolidated balance sheet as of September 30, 2024 (amounts in thousands): Facility Name Â OutstandingBalance(in thousands) (a.) Â Â InterestRate Â Â MaturityDate Tuscan Professional Building fixed rate mortgage loan (b.) Â $ 541 Â Â Â 5.56 % Â June, 2025 Phoenix Childrenâ€™s East Valley Care Center fixed rate Â Â Â mortgage loan Â Â 7,718 Â Â Â 3.95 % Â January, 2030 Rosenberg Children's Medical Plaza fixed rate mortgage loan Â Â 11,571 Â Â Â 4.42 % Â September, 2033 Total, excluding net debt premium and net financing fees Â Â 19,830 Â Â Â Â Â Â Â Â Â Â Less net financing fees Â Â (168) Â Â Â Â Â Total mortgages notes payable, non-recourse to us, net Â $ 19,662 Â Â Â Â Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. (b.)This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement.On April 10, 2024, the $12.2 million fixed rate mortgage loan on Summerlin Hospital Medical Office Building III was fully repaid utilizing borrowings under our Credit Agreement.At September 30, 2024 and December 31, 2023, we had various mortgages, all of which were non-recourse to us, included in our condensed consolidated balance sheet. The mortgages are secured by the real property of the buildings as well as property leases and rents. The mortgages outstanding as of September 30, 2024, had a combined carrying value of approximately $19.8 million and a combined fair value of approximately $18.4 million. The mortgages outstanding as of December 31, 2023, had a combined carrying value of approximately $33.1 million and a combined fair value of approximately $31.2 million. The fair value of our debt was computed based upon quotes received from financial institutions. We consider these to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosure in connection with debt instruments. Changes in market rates on our fixed rate debt impacts the fair value of debt, but it has no impact on interest incurred or cash flow.Financial Instruments: Active Interest Rate Swap Agreements:In October, 2024, we entered into an interest rate swap agreement on a total notional amount of $85 million with a fixed interest rate of 3.2725% that we designated as a cash flow hedge. The interest rate swap became effective on October 2, 2024 and is scheduled to mature on September 30, 2028. If one-month term SOFR is above 3.2725%, the counterparty pays us, and if one-month term SOFR is less than 3.2725%, we pay the counterparty, the difference between the fixed rate of 3.2725% and one-month term SOFR. This interest rate swap was entered into in replacement of two interest rate swap agreements, on an aggregate total notional amount of $85 million, that expired on September 16, 2024, as discussed below.In December, 2023, we entered into an interest rate swap agreement on a total notional amount of $25 million with a fixed interest rate of 3.9495% that we designated as a cash flow hedge. The interest rate swap became effective on December 1, 2023 and is scheduled to mature on December 1, 2027. If one-month term SOFR is above 3.9495%, the counterparty pays us, and if one-month term SOFR is less than 3.9495%, we pay the counterparty, the difference between the fixed rate of 3.9495% and one-month term SOFR.In March, 2020, we entered into an interest rate swap agreement on a total notional amount of $55 million with a fixed interest rate of 0.565% that we designated as a cash flow hedge. The interest rate swap became effective on March 25, 2020 and is scheduled to mature on March 25, 2027. On May 15, 2023, this interest rate swap agreement was modified to replace the benchmark rate from LIBOR to term SOFR. If one-month term SOFR is above 0.505%, the counterparty pays us, and if one-month term SOFR is less than 0.505%, we pay the counterparty, the difference between the fixed rate of 0.505% and one-month term SOFR.Expired Interest Rate Swap Agreements in 2024:On September 16, 2024, the following interest rate swap agreements, on an aggregate total notional amount of $85 million, expired on their maturity dates: (i) an interest rate swap on a total notional amount of $35 million, with a fixed interest rate of 1.4975%, that was effective since January, 2020, and; (ii) an interest rate swap on a total notional amount of $50 million, with a fixed interest rate of 1.144%, that was effective since September, 2019. We measure our interest rate swaps at fair value on a recurring basis. The fair value of our interest rate swaps is based on quotes from third parties. We consider those inputs to be â€œlevel 2â€ in the fair value hierarchy as outlined in the authoritative guidance for disclosures in connection with derivative instruments and hedging activities. At September 30, 2024, the fair value of our interest rate swaps was a net asset of $3.3 million which is included in deferred charges and other assets on the accompanying condensed consolidated balance sheet. During the third quarter of 2024, we received approximately $1.5 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2024, we received approximately $4.8 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the third quarter of 2023, we received approximately $1.6 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2023, we received approximately $4.3 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. Cash flow hedges are accounted for by recording the fair value of the derivative instrument on the balance sheet as either an asset or a liability, with a corresponding amount recorded in accumulated other comprehensive income (â€œAOCIâ€) within shareholdersâ€™ equity. Amounts

are reclassified from AOCI to the income statement in the period or periods the hedged transaction affects earnings. We do not expect any gains or losses on our interest rate swaps to be reclassified to earnings in the next twelve months. X - DefinitionDebt and financial instruments disclosure. + ReferencesNo definition available. + Details Name: uht_DebtAndFinancialInstrumentsDisclosureTextBlock Namespace Prefix: uht_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_DebtDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 27 R20.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Reporting 9 Months Ended Sep. 30, 2024 Segment Reporting [Abstract] Â Segment Reporting (9) Segment ReportingOur primary business is investing in and leasing healthcare and human service facilities through direct ownership or through joint ventures, which aggregate into a single reportable segment. We actively manage our portfolio of healthcare and human service facilities and may from time to time make decisions to sell lower performing properties not meeting our long-term investment objectives. The proceeds of sales are typically reinvested in new developments or acquisitions, which we believe will meet our planned rate of return. It is our intent that all healthcare and human service facilities will be owned or developed for investment purposes. Our revenue and net income are generated from the operation of our investment portfolio.Our portfolio is located throughout the United States, however, we do not distinguish or group our operations on a geographical basis for purposes of allocating resources or measuring performance. We review operating and financial data for each property on an individual basis; therefore, we define an operating segment as our individual properties. Individual properties have been aggregated into one reportable segment based upon their similarities with regard to both the nature and economics of the facilities, tenants and operational processes, as well as long-term average financial performance. No individual property meets the requirements necessary to be considered its own segment. X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe entire disclosure for reporting segments including data and tables. Reportable segments include those that meet any of the following quantitative thresholds a) it's reported revenue, including sales to external customers and intersegment sales or transfers is 10 percent or more of the combined revenue, internal and external, of all operating segments b) the absolute amount of its reported profit or loss is 10 percent or more of the greater, in absolute amount of 1) the combined reported profit of all operating segments that did not report a loss or 2) the combined reported loss of all operating segments that did report a loss c) its assets are 10 percent or more of the combined assets of all operating segments. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 5: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 9: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 10: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 31 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-31Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 34 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-34Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26C -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26CReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26B -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26BReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-15Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 40 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-40Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -Name Accounting Standards Codification -Publisher FASB -URI https://asc.fasb.org/280/tableOfContentReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 26 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-26Reference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 21 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-21Reference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32 + Details Name: us-gaap_SegmentReportingDisclosureTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 28 R21.htm IDEA: XBRL DOCUMENT v3.24.3 Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions (Tables) 9 Months Ended Sep. 30, 2024 Related Party Transactions [Abstract] Â Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities The table below details the existing lease terms and renewal options for each of the hospital leases that are related to UHS as of September 30, 2024, consisting of three acute care hospitals and three behavioral health hospitals: Â Hospital Name Â AnnualMinimumRent Â Â End ofLease Term Â RenewalTerm(years) Â Â McAllen Medical Center Â $ 5,485,000 Â Â December, 2026 Â Â 5 Â (a) Wellington Regional Medical Center Â $ 6,639,000 Â Â December, 2026 Â Â 5 Â (b) Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services Â $ 4,072,000 Â Â December, 2033 Â Â 35 Â (c) Canyon Creek Behavioral Health Â $ 1,841,000 Â Â December, 2033 Â Â 35 Â (c) Clive Behavioral Health Hospital Â $ 2,775,000 Â Â December, 2040 Â Â 50 Â (d) Â (a)UHS has one 5-year renewal option at existing lease rates (through 2031).(b)UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026.(c)UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033.(d)The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. X - ReferencesNo definition available. + Details Name: us-gaap_RelatedPartyTransactionsAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of lessor's underlying asset for which right to use has been conveyed to lessee under operating lease. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/otherTransitionRef -Topic 840 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481501/840-20-50-4Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-13Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 360 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482099/360-10-50-1 + Details Name: us-gaap_ScheduleOfPropertySubjectToOrAvailableForOperatingLeaseTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 29 R22.htm IDEA: XBRL DOCUMENT v3.24.3 Summarized Financial Information of Equity Affiliates (Tables) 9 Months Ended Sep. 30, 2024 Equity Method Investments and Joint Ventures [Abstract] Â Limited Liability Companies Accounted for Under Equity Method The following property table represents the four LLCs/LPs in which we owned a non-controlling interest and were accounted for under the equity method as of September 30, 2024: Â Â Â Â Â Â Name of LLC/LP Â Ownership Â Â Property Owned by LLC/LP Suburban Properties Â Â 33 % Â St. Matthews Medical Plaza II Brunswick Associates (a.)(b.) Â Â 74 % Â Mid Coast Hospital MOB FTX MOB Phase II (c.) Â Â 95 % Â Forney Medical Plaza II Grayson Properties II (d.)(e.) Â Â 95 % Â Texoma Medical Plaza II (a.)This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024.(b.)We are the lessee with a third party on a ground lease for land.(c.)During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP. Condensed Combined Statements of Income (Unaudited) for LLCs/LPs Accounted Under Equity Method Below are the condensed combined statements of income (unaudited) for the four LLCs/LPs accounted for under the equity method at September 30, 2024 and 2023: Â Â Three Months EndedSeptember 30, Â Â Nine Months EndedSeptember 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Â Â (amounts in thousands) (amounts in thousands) Â Revenues Â $ 2,217 Â Â $ 2,269 Â Â $ 6,524 Â Â $ 6,538 Â Operating expenses Â Â 951 Â Â Â 967 Â Â $ 2,675 Â Â Â 2,684 Â Depreciation and amortization Â Â 476 Â Â Â 478 Â Â $ 1,422 Â Â Â 1,394 Â Interest, net Â Â 142 Â Â Â 199 Â Â $ 443 Â Â Â 638 Â Net income Â $ 648 Â Â $ 625 Â Â $ 1,984 Â Â $ 1,822 Â Our share of net income Â $ 300 Â Â $ 314 Â Â $ 956 Â Â $ 953 Â Condensed Combined Balance Sheets (Unaudited) for LLCs/LPs Accounted Under Equity Method Below are the condensed combined balance sheets (unaudited) for the four above-mentioned LLCs/LPs that were accounted for under the equity method as of September 30, 2024 and December 31, 2023: Â Â Â September 30,2024 Â Â December 31,2023 Â Â Â (amounts in thousands) Â Net property, including construction in progress Â $ 27,391 Â Â $ 28,488 Â Other assets (a.) Â Â 5,132 Â Â Â 4,667 Â Total assets Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Other liabilities (a.) Â $ 2,628 Â Â $ 2,074 Â Mortgage notes payable, non-recourse to us Â Â 15,165 Â Â Â 21,206 Â Equity Â Â 14,730 Â Â Â 9,875 Â Total liabilities and equity Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Investments in and advances to LLCs before amounts included in Â Â Â Â Â Â Â Â Â accrued expenses and other liabilities Â $ 14,260 Â Â $ 9,102 Â Â Â Â Amounts included in accrued expenses and other liabilities Â Â (1,760) Â Â (1,729) Our share of equity in LLCs, net Â $ 12,500 Â Â $ 7,373 Â (a.)Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. Aggregate Principal Amounts Due on Mortgage Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method As of September 30, 2024, and December 31, 2023, aggregate principal amounts due on mortgage notes payable by unconsolidated LLCs/LPs, which are accounted for under the equity method and are non-recourse to us, are as follows (amounts in thousands): Â Â Mortgage Loan Balance (a.) Â Â Â Name of LLC/LP Â 9/30/2024 Â Â 12/31/2023 Â Â Maturity Date Brunswick Associates (2.80% fixed rate mortgage loan) Â $ 8,244 Â Â $ 8,453 Â Â December, 2030 Grayson Properties II (3.70% fixed rate construction loan) (b.) Â Â 6,921 Â Â Â 12,753 Â Â March, 2026 Â Â $ 15,165 Â Â $ 21,206 Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. (b.)This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. X - DefinitionTabular disclosure of contractual obligation by timing of payment due. Includes, but is not limited to, long-term debt obligation, lease obligation, and purchase obligation. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Name Regulation S-X (SX) -Number 210 -Section 12 -Subsection 04 -Subparagraph (a) -Publisher SECReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3 + Details Name: srt_ContractualObligationFiscalYearMaturityScheduleTableTextBlock Namespace Prefix: srt_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionEquity Method Investments Summarized Combined Balance Sheet Information. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentsSummarizedCombinedBalanceSheetInformationTableTextBlock Namespace Prefix: uht_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - DefinitionEquity Method Investments Summarized Income Statement Information. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentsSummarizedIncomeStatementInformationTableTextBlock Namespace Prefix: uht_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_EquityMethodInvestmentsAndJointVenturesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of equity method investments including, but not limited to, name of each investee or group of investments, percentage ownership, difference between recorded amount of an investment and the value of the underlying equity in the net assets, and summarized financial information. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 30 R23.htm IDEA: XBRL DOCUMENT v3.24.3 Lease Accounting (Tables) 9 Months Ended Sep. 30, 2024 Leases [Abstract] Â Components of the "Lease Revenue - UHS facilities" and "Lease Revenue - Non-related Parties" Captions The components of the â€œLease revenue â€“ UHS facilitiesâ€ and â€œLease revenue â€“ Non-related partiesâ€ captions for the three and nine month periods ended September 30, 2024 and 2023 are disaggregated below (in thousands). Base rents are primarily stated rent amounts provided for under the leases that are recognized on a straight-line basis over the term of the lease. Bonus rents and tenant reimbursements represent amounts where tenants are contractually obligated to pay an amount that is variable in nature.Â Â Three Months Ended Â Â Nine Months Ended Â Â September 30, Â Â September 30, Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â UHS facilities: Â Â Â Â Â Â Â Â Â Â Base rents $ 6,785 Â Â $ 6,620 Â Â $ 20,645 Â Â $ 19,400 Â Bonus rents (a.) Â 765 Â Â Â 725 Â Â Â 2,306 Â Â Â 2,219 Â Tenant reimbursements Â 698 Â Â Â 929 Â Â Â 2,415 Â Â Â 2,678 Â Lease revenue - UHS facilities $ 8,248 Â Â $ 8,274 Â Â $ 25,366 Â Â $ 24,297 Â Â Â Â Â Â Â Â Â Â

Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_LeasesAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration XML 31 R24.htm IDEA: XBRL DOCUMENT v3.24.3 Debt and Financial Instruments (Tables) 9 Months Ended Sep. 30, 2024 Debt Disclosure [Abstract] Â Summary of Required Compliance Ratios Giving Effect to New Covenants in Credit Agreement The following table includes a summary of the required compliance ratios, giving effect to the covenants contained in the Credit Agreement (dollar amounts in thousands): Â Â Covenant Â September 30,2024 Â December 31,2023 Â Tangible net worth Â > $125,000 Â $ 173,881 Â $ 191,824 Â Total leverage Â < =60% Â Â 44.4 % Â 44.5 % Secured leverage Â < 30% Â Â 2.4 % Â 4.1 % Unencumbered leverage Â < 60% Â Â 45.8 % Â 44.2 % Fixed charge coverage Â >1.50x Â 3.2x Â 3.1x Â Outstanding Mortgages, Excluding Net Debt Premium As indicated on the following table, we have various mortgages, all of which are non-recourse to us, included on our condensed consolidated balance sheet as of September 30, 2024 (amounts in thousands): Facility Name Â OutstandingBalance(in thousands) (a.) Â Â InterestRate Â Â MaturityDate Tuscan Professional Building fixed rate mortgage loan (b.) Â $ 541 Â Â Â Â 5.56 % Â June, 2025 Phoenix Childrenâ€™s East Valley Care Center fixed rate Â Â Â mortgage loan Â Â 7,718 Â Â Â 3.95 % Â January, 2030 Rosenberg Children's Medical Plaza fixed rate mortgage loan Â Â 11,571 Â Â Â 4.42 % Â September, 2033 Total, excluding net debt premium and net financing fees Â Â 19,830 Â Â Â Â Â Â Â Â Â Â Â Â Less net financing fees Â Â (168) Â Â Â Â Â Total mortgages notes payable, non-recourse to us, net Â $ 19,662 Â Â Â Â Â Â Â (a.)All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. (b.)This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. X - DefinitionSchedule of Financial Covenants. + ReferencesNo definition available. + Details Name: uht_ScheduleOfFinancialCovenantsTableTextBlock Namespace Prefix: uht_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_DebtDisclosureAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionTabular disclosure of long-debt instruments or arrangements, including identification, terms, features, collateral requirements and other information necessary to a fair presentation. These are debt arrangements that originally required repayment more than twelve months after issuance or greater than the normal operating cycle of the entity, if longer. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 5: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 10 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-3Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 942 -SubTopic 470 -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477734/942-470-50-3Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 505 -SubTopic 10 -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-8Reference 9: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-6Reference 10: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-7 + Details Name: us-gaap_ScheduleOfDebtInstrumentsTextBlock Namespace Prefix: us-gaap_ Data Type: dtr-types:textBlockItemType Balance Type: na Period Type: duration XML 32 R25.htm IDEA: XBRL DOCUMENT v3.24.3 General - Additional Information (Detail) Sep. 30, 2024 Property Limited Liability Companies Â Organization Consolidation And Presentation Of Financial Statements [Line Items] Â Number of real estate investments 4 4 Unconsolidated Limited Liability Companies / Limited Partner | Minimum Â Organization Consolidation And Presentation Of Financial Statements [Line Items] Â Non-controlling equity interest, ownership percentage 33.00% 4 Unconsolidated Limited Liability Companies / Limited Partner | Maximum Â Organization Consolidation And Presentation Of Financial Statements [Line Items] Â Non-controlling equity interest, ownership percentage 95.00% X - DefinitionNumber of real estate properties including property under construction. + ReferencesNo definition available. + Details Name: uht_NumberOfRealEstatePropertiesIncludingPropertyUnderConstruction Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionOrganization consolidation and presentation of financial statements. + ReferencesNo definition available. + Details Name: uht_OrganizationConsolidationAndPresentationOfFinancialStatementsLineItems Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionThe percentage of ownership of common stock or equity participation in the investee accounted for under the equity method of accounting. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentOwnershipPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_LimitedLiabilityCompanyOrLimitedPartnerMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_UnconsolidatedLimitedLiabilitiesOrLimitedPartnerMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 33 R26.htm IDEA: XBRL DOCUMENT v3.24.3 Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions - Additional Information (Detail) 1 Months Ended 3 Months Ended 9 Months Ended 12 Months Ended Oct. 31, 2024 Subsidiary Renewaloptions Sep. 30, 2024 USD ($) Time Lease Hospital Sep. 30, 2023 USD ($) ftÂ² Mar. 31, 2023 USD ($) ftÂ² Mar. 31, 2022 USD ($) Subsidiary Sep. 30, 2024 USD ($) Time Hospital RenewalOption Lease Bed Property Renewaloptions Sep. 30, 2023 USD ($) ftÂ² Dec. 31, 2021 USD ($) Mar. 31, 2024 USD ($) Dec. 31, 2023 USD ($) Jan. 31, 2022 ftÂ² Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Â Number of bed facility | Bed Â Â Â Â Â Â 100 Â Â Â Â Â Â Annual advisory fee as percentage of average invested real estate assets Â 0.70% 0.70% Â 0.70% 0.70% Â Â Â Â Â McAllen Medical Center Â Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Initial rent Â Â $ 624,000 Â Â Â Â Â Â Â Â Rentable square feet | ftÂ² Â Â 79,500 Â Â Â 79,500 Â Â Â Â Payment to acquire business Â Â $ 7,600,000 Â Â Â Â Â Â Â Â Percentage of lease guaranteed Â Â 100.00% Â Â Â Â Â Â Â Aiken Regional Medical Center Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Monthly lease rent receivable Â $ 4,100,000 Â Â $ 4,100,000 $ 4,100,000 Â Â Â Â Canyon Creek Behavioral Health Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Monthly lease rent receivable Â $ 1,800,000 Â Â 1,800,000 $ 1,800,000 Â Â Â Â Aiken Regional Medical Center and Canyon Creek Behavioral Health Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Â Â Â Â Â Â Â Dec. 31, 2033 Â Â Â Â Lease renewal term Â 5 years Â Â Â Â 5 years Â Â Â Â Monthly lease rent receivable Â $ 5,900,000 Â Â $ 5,900,000 $ 5,900,000 Â Â Â Â Â Lease payments expected Â $ 1,400,000 $ 1,400,000 Â Â $ 4,100,000 $ 4,100,000 Â Â Â Â Term of lease Â Â Â Â Â Â Â 12 years Â Â Â Number of term renewal options | Time Â 7 Â Â Â 7 Â Â Â Â Â Universal Health Services, Inc Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Number of acute care hospital leased | Hospital Â 3 Â Â Â 3 Â Â Â Â Â Number of behavioral health care hospital leased | Hospital Â 3 Â Â Â 3 Â Â Â Â Â Number of hospital facilities leased | Hospital Â Â Â Â Â 6 Â Â Â Â Â Number of medical office buildings and free standing emergency departments | Property Â Â Â Â Â 20 Â Â Â Â Â Financing receivable Â $ 82,900,000 Â Â Â $ 82,900,000 Â Â Â $ 83,300,000 Â Lease revenue [1] Â $ 8,248,000 $ 8,274,000 Â Â $ 25,366,000 $ 24,297,000 Â Â Â Option to renew lease, notice period prior to termination date of current term Â Â Â Â Â 90 days Â Â Â Â Â Number of ground leases | Lease Â 13 Â Â Â 13 Â Â Â Â Â Aggregate lease payments for 2024 Â $ 571,000 Â Â Â $ 571,000 Â Â Â Â Â Aggregate lease payments for 2025 Â 571,000 Â Â Â 571,000 Â Â Â Â Â Aggregate lease payments for 2026 Â 571,000 Â Â Â 571,000 Â Â Â Â Â Aggregate lease payments for 2027 Â 571,000 Â Â Â 571,000 Â Â Â Â Â Aggregate lease payments for 2028 Â $ 571,000 Â Â Â $ 571,000 Â Â Â Â Â Aggregate lease payments for thereafter Â Â Â Â Â Â Â Â Â $ 31,300,000 Â Â Â Percentage ownership of outstanding shares Â 5.70% Â Â Â 5.70% Â Â Â 5.70% Â Percentage of lease guaranteed Â Â Â Â Â 52.00% Â Â Â Â Â Universal Health Services, Inc | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Remaining lease terms on ground leases Â Â Â Â Â 25 years Â Â Â Â Â Universal Health Services, Inc | Maximum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Remaining lease terms on ground leases Â Â Â Â Â 74 years Â Â Â Â Â Universal Health Services, Inc | Acute Care Hospitals Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Number of hospitals operating lease terms of existing and renewal options | Hospital Â Â Â Â Â 3 Â Â Â Â Â Universal Health Services, Inc | Wellington Regional Medical Center Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Percentage of annual rental increase on cumulative and compound basis Â Â Â Â Â 2.50% Â Â Â Â Â Renewal options term at fair market value lease rates Â Â Â Â Â 5 years Â Â Â Â Â Renewal options at fair market value lease rates expiration year Â Â Â Â Â 2031 Â Â Â Â Â Number of renewal options at fair market value lease rates | Renewaloptions Â Â Â Â Â 1 Â Â Â Â Â Universal Health Services, Inc | McAllen Medical Center Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Â Â Aug. 31, 2035 Â Â Â Â Â Â Â Â Term of lease Â Â Â 12 years Â Â Â 12 years Â Â Â Â Universal Health Services, Inc | Clive, Iowa | Clive Behavioral Health Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Initial lease term on property Â Â Â Â Â 20 years Â Â Â Â Â Lessee operating lease, existence of option to extend Â Â Â Â true Â Â Â Â Â Percentage of annual rental increase on cumulative and compound basis Â Â Â Â Â 2.75% Â Â Â Â Â Option to renew lease, notice period prior to termination date of current term Â Â Â Â Â 270 days Â Â Â Â Â Renewal option term Â Â Â Â Â 10 years Â Â Â Â Â Operating Lease Additional Number Of Renewal Options At Fair Market Value Lease Rates | RenewalOption Â Â Â Â Â 2 Â Â Â Â Â Renewal options term at fair market value lease rates Â Â Â Â Â 10 years Â Â Â Â Â Period to purchase respective leased facilities prior to end of lease term or renewal terms Â Â Â Â Â 270 days Â Â Â Â Â Number of term renewal options | Time Â 5 Â Â Â 5 Â Â Â Â Â Number of lease renewal option exercised | Time Â Â Â Â Â 3 Â Â Â Â Â Universal Health Services, Inc | Clive, Iowa | Clive Behavioral Health | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year Â Â Â Â Â 2071 Â Â Â Â Â Universal Health Services, Inc | Clive, Iowa | Clive Behavioral Health | Maximum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year Â Â Â Â Â 2090 Â Â Â Â Â Universal Health Services, Inc | Palm Beach, Florida | Wellington Regional Medical Center Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Monthly lease rent receivable Â Â Â Â Â Â Â $ 6,600,000 Â Â Â Percentage of annual rental increase on cumulative and compound basis Â Â Â Â Â 2.50% Â Â Â Â Operating lease renewal term Â 5 years Â Â Â Â 5 years Â Â Â Â Universal Health Services, Inc | Weslaco and Mission, Texas Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Â Â Â Â Â Jan. 31, 2025 Â Â Â Â Â Aggregate annual lease Â $ 979,000 Â Â Â $ 979,000 Â Â Â Â Â Universal Health Services, Inc | TEXAS Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Â Â Aug. 31, 2035 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | TEXAS | McAllen Medical Center Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Initial rent Â Â $ 624,000 Â Â Â Â Â Â Â Â Term of lease Â Â 12 years Â Â Â 12 years Â Â Â Â Rentable square feet | ftÂ² Â Â 79,500 Â Â Â 79,500 Â Â Â Â Payment to acquire business Â Â $ 7,500,000 Â Â Â Â Â Â Â Â Percentage of lease Â Â 100.00% Â Â Â Â Â Â Â Universal Health Services, Inc | Subsidiary Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Number of wholly-owned subsidiaries | Subsidiary Â Â Â Â Â 2 Â Â Â Â Â Financing receivable Â 82,900,000 Â Â Â 82,900,000 Â Â Â $ 83,300,000 Â Universal Health Services, Inc | Asset Purchase and Sale Agreement | Subsidiary Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Cash received for sale of real estate asset Â Â Â Â $ 4,100,000 Â Â Â Â Â Â Universal Health Services, Inc | Asset Purchase and Sale Agreement | Subsidiary | Inland Valley Campus of Southwest Healthcare System | Wildomar, California Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Fair market value of real estate asset sold Â Â Â Â 79,600,000 Â Â Â Â Â Â Universal Health Services, Inc | Asset Purchase and Sale Agreement | Subsidiary | Aiken Regional Medical Center | Aiken, South Carolina Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Fair market value of real estate assets received Â Â Â Â 57,700,000 Â Â Â Â Â Universal Health Services, Inc | Asset Purchase and Sale Agreement | Subsidiary | Canyon Creek Behavioral Health | Temple, Texas Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Fair market value of real estate assets received Â Â Â Â $ 26,000,000 Â Â Â Â Â Universal Health Services, Inc | Ground Lease and Master Flex-lease Agreement | Reno, Nevada | Sierra Medical Plaza I Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Cost of medical office building incurred Â Â Â $ 30,000,000 Â 30,000,000 Â Â Â Â Â Rentable square feet | ftÂ² Â Â Â 86,000 Â Â Â Â Â Â 86,000 Cost of medical office building Â Â Â $ 35,000,000 Â 35,000,000 Â Â Â Â Â Percentage of rentable square feet Â Â Â 68.00% Â Â 68.00% Â Â Â Â Universal Health Services, Inc | Ground Lease and Master Flex-lease Agreement | Reno, Nevada | Sierra Medical Plaza I | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Initial rent Â Â Â $ 1,300,000 Â Â $ 1,300,000 Â Â Â Universal Health Services, Inc | Master Flex Lease Agreement | Reno, Nevada | Sierra Medical Plaza I Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Â Â Â Â Â Â Mar. 31, 2033 Â Â Â Â Lease renewal term Â 10 years Â Â Â 10 years Â Â Â Â Term of lease Â Â Â 10 years Â Â Â Â Â Universal Health Services, Inc | Subsequent Event Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Number of subsidiaries exercised renewal option | Subsidiary 2 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | Weslaco and Mission, Texas Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Percentage of annual rental increase on cumulative and compound basis 2.00% Â Â Â Â Â Â Â Â Â Â Renewal options term at fair market value lease rates 5 years Â Â Â Â Â Â Â Â Â Â Exercised renewal option term 5 years Â Â Â Â Â Â Â Â Â Â Number of renewal options at fair market value lease rates | Renewaloptions 5 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | Weslaco and Mission, Texas | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Feb. 01, 2025 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | Weslaco and Mission, Texas | Maximum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Lease expiration date Jan. 31, 2030 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | First Three Year Renewal Options | Weslaco and Mission, Texas Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Percentage of annual rental increase on cumulative and compound basis 2.00% Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | First Three Year Renewal Options | Weslaco and Mission, Texas | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year 2030 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | First Three Year Renewal Options | Weslaco and Mission, Texas | Maximum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year 2044 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | Last Two Year Renewal Options | Weslaco and Mission, Texas | Minimum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year 2045 Â Â Â Â Â Â Â Â Â Â Universal Health Services, Inc | Subsequent Event | Last Two Year Renewal Options | Weslaco and Mission, Texas | Maximum Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Renewal options at fair market value lease rates expiration year 2054 Â Â Â Â Â Â Â Â Â Â Universal Health Services of Delaware Inc Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Advisory fee Â 1,400,000 $ 1,300,000 Â Â 4,100,000 $ 4,000,000 Â Â Â Â Average invested real estate assets Â Â $ 792,000,000 $ 761,000,000 Â Â $ 780,000,000 $ 754,000,000 Â Â Â Â Catholic Health

Initiatives Iowa Â Â Â Â Â Â Â Â Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Percentage of lease guaranteed Â Â Â Â Â 48.00% Â Â Â Â Â [1] Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. X - DefinitionAggregate annual lease rent. + ReferencesNo definition available. + Details Name: uht_AggregateAnnualLeaseRent Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAnnual advisory fees as percentage of average invested real estate assets. + ReferencesNo definition available. + Details Name: uht_AnnualAdvisoryFeesAsPercentageOfAverageInvestedRealEstateAssets Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionAverage invested real estate assets. + ReferencesNo definition available. + Details Name: uht_AverageInvestedRealEstateAssets Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionCost of medical office building. + ReferencesNo definition available. + Details Name: uht_CostOfMedicalOfficeBuilding Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionCost of medical office building incurred. + ReferencesNo definition available. + Details Name: uht_CostOfMedicalOfficeBuildingIncurred Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionExercised renewal option term + ReferencesNo definition available. + Details Name: uht_ExercisedRenewalOptionTerm Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionFair market value of real estate asset sold. + ReferencesNo definition available. + Details Name: uht_FairMarketValueOfRealEstateAssetSold Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionFair market value of real estate assets received. + ReferencesNo definition available. + Details Name: uht_FairMarketValueOfRealEstateAssetsReceived Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionFinancing receivable. + ReferencesNo definition available. + Details Name: uht_FinancingReceivable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionInitial Rent. + ReferencesNo definition available. + Details Name: uht_InitialRent Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionLease renewal, notice period. + ReferencesNo definition available. + Details Name: uht_LeaseRenewalNoticePeriod Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionLessee operating lease liability payments due after year four. + ReferencesNo definition available. + Details Name: uht_LesseeOperatingLeaseLiabilityPaymentsDueAfterYearFour Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionMonthly lease rent receivable. + ReferencesNo definition available. + Details Name: uht_MonthlyLeaseRentReceivable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionNumber of acute care and behavioral health care hospital facilities. + ReferencesNo definition available. + Details Name: uht_NumberOfAcuteCareAndBehavioralHealthCareHospitalFacilities Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of acute care hospital leased. + ReferencesNo definition available. + Details Name: uht_NumberOfAcuteCareHospitalLeased Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber of bed facility. + ReferencesNo definition available. + Details Name: uht_NumberOfBedFacility Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of behavioral health care hospital leased. + ReferencesNo definition available. + Details Name: uht_NumberOfBehavioralHealthCareHospitalLeased Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber of ground leases. + ReferencesNo definition available. + Details Name: uht_NumberOfGroundLeases Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber of hospitals operating lease terms of existing and renewal options. + ReferencesNo definition available. + Details Name: uht_NumberOfHospitalsOperatingLeaseTermsOfExistingAndRenewalOptions Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of lease renewal option exercised. + ReferencesNo definition available. + Details Name: uht_NumberOfLeaseRenewalOptionExercised Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of leased properties for medical office buildings and free standing emergency departments. + ReferencesNo definition available. + Details Name: uht_NumberOfLeasedPropertiesForMedicalOfficeBuildingsAndFreeStandingEmergencyDepartments Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of renewal options. + ReferencesNo definition available. + Details Name: uht_NumberOfRenewalOptions Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionNumber of subsidiaries exercised renewal option. + ReferencesNo definition available. + Details Name: uht_NumberOfSubsidiariesExercisedRenewalOption Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of wholly-owned subsidiaries. + ReferencesNo definition available. + Details Name: uht_NumberOfWhollyOwnedSubsidiaries Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionOperating Lease Additional Number Of Renewal Options At Fair Market Value Lease Rates + ReferencesNo definition available. + Details Name: uht_OperatingLeaseAdditionalNumberOfRenewalOptionsAtFairMarketValueLeaseRates Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionOperating lease payments expected. + ReferencesNo definition available. + Details Name: uht_OperatingLeasePaymentsExpected Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionOperating lease remaining lease term. + ReferencesNo definition available. + Details Name: uht_OperatingLeaseRemainingLeaseTerm Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, number of renewal options at fair market value lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesNumberOfRenewalOptionsAtFairMarketValueLeaseRates Namespace Prefix: uht_ Data Type: xbrli:positiveIntegerItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options at fair market value lease rates, expiration year. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsAtFairMarketValueLeaseRatesExpirationYear Namespace Prefix: uht_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options term at fair market value lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsTermAtFairMarketValueLeaseRates Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionPercentage of annual rental increase. + ReferencesNo definition available. + Details Name: uht_PercentageOfAnnualRentalIncrease Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of lease. + ReferencesNo definition available. + Details Name: uht_PercentageOfLease Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage Of Lease Guaranteed. + ReferencesNo definition available. + Details Name: uht_PercentageOfLeaseGuaranteed Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of ownership interest related parties. + ReferencesNo definition available. + Details Name: uht_PercentageOfOwnershipInterestRelatedParties Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionPercentage of rentable square feet. + ReferencesNo definition available. + Details Name: uht_PercentageOfRentableSquareFeet Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPeriod to purchase respective leased facilities prior to end of lease term or renewal terms. + ReferencesNo definition available. + Details Name: uht_PeriodToPurchaseRespectiveLeasedFacilitiesPriorToEndOfLeaseTermOrRenewalTerms Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionRenewal options term. + ReferencesNo definition available. + Details Name: uht_RenewalOptionsTerm Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionTriple net lease agreement period. + ReferencesNo definition available. + Details Name: uht_TripleNetLeaseAgreementPeriod Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionThe aggregate costs related to goods produced and sold and services rendered by an entity during the reporting period. This excludes costs incurred during the reporting period related to financial services rendered and other revenue generating activities. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(2)(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 924 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SAB Topic 11.L) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479941/924-10-S99-1 + Details Name: us-gaap_CostOfGoodsAndServicesSold Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionDate which lease or group of leases is set to expire, in YYYY-MM-DD format. + ReferencesNo definition available. + Details Name: us-gaap_LeaseExpirationDate1 Namespace Prefix: us-gaap_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionIndicates (true false) whether lessee has option to extend operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeOperatingLeaseExistenceOfOptionToExtend Namespace Prefix: us-gaap_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in next fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueNextTwelveMonths Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in fourth fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearFour Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in third fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearThree Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease to be paid in second fiscal year following current fiscal year. Excludes interim and annual periods when interim periods are reported from current statement of financial position date (rolling approach). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsDueYearTwo Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's undiscounted obligation for lease payment for operating lease having initial or remaining lease term in excess of one year to be paid in remainder of current fiscal year. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-6 + Details Name: us-gaap_LesseeOperatingLeaseLiabilityPaymentsRemainderOfFiscalYear Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionTerm of lessee's operating lease renewal, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeOperatingLeaseRenewalTerm Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionTerm of lessee's operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeOperatingLeaseTermOfContract Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionTerm of lessor's operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorOperatingLeaseTermOfContract Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionNet rentable area for properties owned. + ReferencesNo definition available. + Details Name: us-gaap_NetRentableArea Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionAmount of operating lease income from lease payments and variable lease payments paid and payable to lessor. Includes, but is not limited to, variable lease payments not included in measurement of lease receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479016/842-30-45-3 + Details Name: us-gaap_OperatingLeaseLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash outflow associated with the acquisition of business during the period. The cash portion only of the acquisition price. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479581/805-30-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireBusinessesGross Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionCash received for the sale of real estate that is not part of an investing activity during the current period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 12 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-12 + Details Name: us-gaap_ProceedsFromSaleOfRealEstate Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)(2)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)(2)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(g)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1 + Details Name: us-gaap_RelatedPartyTransactionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_MajorPropertyClassAxis=uht_McAllenMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name:

srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_AikenRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_CanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_AcuteCareHospitalsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_WellingtonRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_CliveIowaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_CliveBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_PalmBeachFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_WeslacoAndMissionTexasMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=stpr_TX Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ConsolidatedEntitiesAxis=srt_SubsidiariesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_AssetPurchaseAndSaleAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_InlandValleyCampusOfSouthwestHealthcareSystemMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_WildomarCaliforniaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_AikenSouthCarolinaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_TempleTexasMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_GroundLeaseAndMasterFlexLeaseAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_RenoNevadaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_SierraMedicalPlazaIMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_MasterFlexLeaseAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_FirstThreeYearRenewalOptionsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_LastTwoYearRenewalOptionsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesOfDelawareIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_CatholicHealthInitiativesIowaMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 34 R27.htm IDEA: XBRL DOCUMENT v3.24.3 Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions - Additional Information (Detail 1) - USD ($) 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Bonus Rents | Aiken Regional Medical Center and Canyon Creek Behavioral Health Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Lease revenue Â Â $ 0 Â Universal Health Services, Inc Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Lease revenue [1] $ 8,248,000 $ 8,274,000 25,366,000 $ 24,297,000 Universal Health Services, Inc | Bonus Rents Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Lease revenue [2] $ 765,000 $ 725,000 $ 2,306,000 $ 2,219,000 Universal Health Services, Inc | Revenues | Customer Concentration Risk Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Percentage of revenues generated from leases and tenants 24.00% 25.00% 24.00% 25.00% Universal Health Services, Inc | Revenues | Customer Concentration Risk | Tenants Â Â Â Â Related Party Transaction [Line Items] Â Â Â Â Percentage of revenues generated from leases and tenants 40.00% 41.00% 41.00% 41.00% [1] Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. [2] Consists of bonus rental earned in connection with McAllen Medical Center. X - DefinitionFor an entity that discloses a concentration risk in relation to quantitative amount, which serves as the "benchmark" (or denominator) in the equation, this concept represents the concentration percentage derived from the division. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 42 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-42Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 21 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-21Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 825 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-20Reference 4: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-18Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 275 -SubTopic 10 -Section 50 -Paragraph 20 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482861/275-10-50-20 + Details Name: us-gaap_ConcentrationRiskPercentage1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionAmount of operating lease income from lease payments and variable lease payments paid and payable to lessor. Includes, but is not limited to, variable lease payments not included in measurement of lease receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479016/842-30-45-3 + Details Name: us-gaap_OperatingLeaseLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 310 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 13 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481990/310-10-45-13Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)(2)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(c)(2)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(2)(g)(3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1 + Details Name: us-gaap_RelatedPartyTransactionLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_LeaseContractualTermAxis=uht_BonusRentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ConcentrationRiskByBenchmarkAxis=uht_RevenueMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ConcentrationRiskByTypeAxis=us-gaap_CustomerConcentrationRiskMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MajorCustomersAxis=uht_TenantsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 35 R28.htm IDEA: XBRL DOCUMENT v3.24.3 Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities (Detail) - Universal Health Services, Inc 9 Months Ended Sep. 30, 2024 USD ($) McAllen Medical Center Â Operating Leased Assets [Line Items] Â Annual Minimum Rent $ 5,485,000 [1] End of Lease Term 2026-12 [1] Renewal Term (years) 5 years [1] Wellington Regional Medical Center Â Operating Leased Assets [Line Items] Â Annual Minimum Rent $ 6,639,000 [2] End of Lease Term 2026-12 [2] Renewal Term (years) 5 years [2] Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services Â Operating Leased Assets [Line Items] Â Annual Minimum Rent $ 4,072,000 [3] End of Lease Term 2033-12 [3] Renewal Term (years) 35 years [3] Canyon Creek Behavioral Health Â Operating Leased Assets [Line Items] Â Annual Minimum Rent $ 1,841,000 [3] End of Lease Term 2033-12 [3] Renewal Term (years) 35 years [3] Clive Behavioral Health Hospital Â Operating Leased Assets [Line Items] Â Annual Minimum Rent $ 2,775,000 [4] End of Lease Term 2040-12 [4] Renewal Term (years) 50 years [4] [1] UHS has one 5-year renewal option at existing lease rates (through 2031). [2] UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026. [3] UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033. [4] The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis.In October, 2024, two wholly-owned subsidiaries of UHS each exercised their 5-year renewal options on two FEDs located in Weslaco and Mission, Texas, covering the period of February 1, 2025 through January 31, 2030 (the current lease terms were scheduled to expire on January 31, 2025; with aggregate annual lease rates of approximately $979,000). Pursuant to terms of the leases, and consistent with the terms of the leases currently in effect for each property, the lease rates are scheduled to increase 2% per year through the end of the renewed lease terms. The wholly-owned subsidiaries of UHS have five, 5-year renewal options remaining on each of these FEDs, with the first three renewal options (covering the years 2030 through 2044) providing for 2% annual increases to the lease rates, and the remaining two, 5-year renewal options (covering the years 2045 through 2054) providing for lease rates at the then fair market value. These leases are cross-defaulted with one another and the wholly-owned subsidiaries of UHS have the option to purchase the leased properties upon the expiration of each five-year extended term at the fair market value at that time. Upon the December 31, 2021 expiration of the lease on Wellington Regional Medical Center located in West Palm Beach, Florida, a wholly-owned subsidiary of UHS exercised its fair market value renewal option and renewed the lease for a 5-year term scheduled to expire on December 31, 2026. Effective January 1, 2024, the annual lease rate for this hospital, which is payable to us monthly, is $6.6 million and on each January 1st thereafter through 2026, the annual rent will increase by 2.50% on a cumulative and compounded basis (there is no bonus rental component of the lease payment).Management cannot predict whether the leases with wholly-owned subsidiaries of UHS, which have renewal options at existing lease rates or fair market value lease rates, or any of our other leases, will be renewed at the end of their lease term. If the leases are not renewed at their current rates or the fair market value lease rates, we would be required to find other operators for those facilities and/or enter into leases on terms potentially less favorable to us than the current leases. In addition, if subsidiaries of UHS exercise their options to purchase the respective leased hospital or FED facilities upon expiration of the lease terms, our future revenues could decrease if we were unable to earn a favorable rate of return on the sale proceeds received, as compared to the rental revenue currently earned pursuant to these leases. During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas for a purchase price of approximately $7.6 million, including transaction costs. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P, a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. During the first quarter of 2023, construction was substantially completed on Sierra Medical Plaza I, a multi-tenant MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a newly constructed acute care hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024. In connection with this MOB, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS. The master flex lease agreement has a ten-year term scheduled to expire on March 31, 2033, and covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually plus a pro-rata share of the common area maintenance expenses. The master flex-lease is subject to a reduction during the term based upon the execution of third-party leases. The ground lease and the master flex lease each commenced during March, 2023.We are the lessee on thirteen ground leases with subsidiaries of UHS (for consolidated and unconsolidated investments), including one that commenced in March, 2023. The remaining lease terms on the ground leases with subsidiaries of UHS range from approximately 25 years to approximately 74 years. The annual aggregate lease payments on these properties are approximately $571,000 during each of the years ended 2024 through 2028, and an aggregate of $31.3 million thereafter. See Note 7 for additional lease accounting disclosure. Officers and Employees: Our officers are all employees of a wholly-owned subsidiary of UHS and although as of September 30, 2024 we had no salaried employees, our officers do typically receive annual stock-based compensation awards in the form of restricted stock. In special circumstances, if warranted and deemed appropriate by the Compensation Committee of the Board of Trustees, our officers may also receive one-time special compensation awards in the form of restricted stock and/or cash bonuses.Advisory Agreement: UHS of Delaware, Inc. (the â€œAdvisorâ€), a wholly-owned subsidiary of UHS, serves as Advisor to us under an advisory agreement dated December 24, 1986, and as amended and restated as of January 1, 2019 (the â€œAdvisory Agreementâ€). Pursuant to the Advisory Agreement, the Advisor is obligated to present an investment program to us, to use its best efforts to obtain investments suitable for such program (although it is not obligated to present any particular investment opportunity to us), to provide administrative services to us and to conduct our day-to-day affairs. All transactions between us and UHS must be approved by the Trustees who are unaffiliated with UHS (the â€œIndependent Trusteesâ€). In performing its services under the Advisory Agreement, the Advisor may utilize independent professional services, including accounting, legal, tax and other services, for which the Advisor is reimbursed directly by us. The Advisory Agreement may be terminated for any reason upon sixty days written notice by us or the Advisor. The Advisory Agreement expires on December 31 of each year; however, it is renewable by us, subject to a determination by the Independent Trustees, that the Advisorâ€™s performance has been satisfactory. The Advisory Agreement was renewed for 2024 with the same terms as the Advisory Agreement in place during 2023 and 2022. Our advisory fee for the three months ended September 30, 2024 and 2023, was computed at 0.70% of our average invested real estate assets, as derived from our condensed consolidated balance sheets. Based upon a review of our advisory fee and other general and administrative expenses, as compared to an industry peer group, the advisory fee computation remained unchanged for 2024 as compared to 2023 and 2022. The average real estate assets for advisory fee calculation purposes exclude certain items from our condensed X - DefinitionLease expiration, month and year. + ReferencesNo definition available. + Details Name: uht_LeaseExpirationMonthAndYear Namespace Prefix: uht_ Data Type: xbrli:gYearMonthItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, annual future minimum payments receivable. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesAnnualFutureMinimumPaymentsReceivable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionTerm of lessor's operating lease renewal, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorOperatingLeaseRenewalTerm Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_OperatingLeasedAssetsLineItems Namespace Prefix: us-gaap_ Data Type:

xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_McAllenMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_WellingtonRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_AikenRegionalMedicalCenterAuroraPavilionBehavioralHealthServicesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_CanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_CliveBehavioralHealthHospitalMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 36 R29.htm IDEA: XBRL DOCUMENT v3.24.3 Existing Lease Terms and Renewal Options for Each of UHS Hospital Facilities (Parenthetical) (Detail) - Universal Health Services, Inc 9 Months Ended Sep. 30, 2024 Renewaloptions McAllen Medical Center Â Operating Leased Assets [Line Items] Â Number of renewal option at existing lease rates 1 Renewal option term at existing lease rates 5 years Renewal option at existing lease rates expiration year 2031 Wellington Regional Medical Center Â Operating Leased Assets [Line Items] Â Number of renewal options at fair market value lease rates 1 Renewal options term at fair market value lease rates 5 years Renewal options at fair market value lease rates expiration year 2031 Percentage of annual rental increase 2.50% Aiken Regional Medical Center and Canyon Creek Behavioral Health Â Operating Leased Assets [Line Items] Â Number of renewal options at fair market value lease rates 7 Renewal options term at fair market value lease rates 5 years Percentage of annual rental increase on cumulative and compound basis 2.25% Aiken Regional Medical Center and Canyon Creek Behavioral Health | Minimum Â Operating Leased Assets [Line Items] Â Renewal options at fair market value lease rates expiration year 2034 Aiken Regional Medical Center and Canyon Creek Behavioral Health | Maximum Â Operating Leased Assets [Line Items] Â Renewal options at fair market value lease rates expiration year 2068 Clive Behavioral Health Hospital Â Operating Leased Assets [Line Items] Â Number of renewal options at fair market value lease rates 5 Renewal options term at fair market value lease rates 10 years Clive Behavioral Health Hospital | First Three Year Renewal Options Â Operating Leased Assets [Line Items] Â Percentage of annual rental increase on cumulative and compound basis 2.75% Clive Behavioral Health Hospital | Minimum | First Three Year Renewal Options Â Operating Leased Assets [Line Items] Â Renewal options at lease rate stipulated in lease expiration year 2041 Clive Behavioral Health Hospital | Minimum | Last Two Year Renewal Options Â Operating Leased Assets [Line Items] Â Renewal options at fair market value lease rates expiration year 2071 Clive Behavioral Health Hospital | Maximum | First Three Year Renewal Options Â Operating Leased Assets [Line Items] Â Renewal options at lease rate stipulated in lease expiration year 2070 Clive Behavioral Health Hospital | Maximum | Last Two Year Renewal Options Â Operating Leased Assets [Line Items] Â Renewal options at fair market value lease rates expiration year 2090 X - DefinitionOperating leases, number of renewal options at existing lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesNumberOfRenewalOptionsAtExistingLeaseRates Namespace Prefix: uht_ Data Type: xbrli:positiveIntegerItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, number of renewal options at fair market value lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesNumberOfRenewalOptionsAtFairMarketValueLeaseRates Namespace Prefix: uht_ Data Type: xbrli:positiveIntegerItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options at existing lease rates, expiration year. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsAtExistingLeaseRatesExpirationYear Namespace Prefix: uht_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options at fair market value lease rates, expiration year. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsAtFairMarketValueLeaseRatesExpirationYear Namespace Prefix: uht_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionOperating leases renewal options at lease rates stipulated in lease expiration year. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsAtLeaseRatesStipulatedInLeaseExpirationYear Namespace Prefix: uht_ Data Type: xbrli:gYearItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options term at existing lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsTermAtExistingLeaseRates Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionOperating leases, renewal options term at fair market value lease rates. + ReferencesNo definition available. + Details Name: uht_OperatingLeasesRenewalOptionsTermAtFairMarketValueLeaseRates Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionPercentage of annual rental increase. + ReferencesNo definition available. + Details Name: uht_PercentageOfAnnualRentalIncrease Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of annual rental increase on cumulative and compound basis. + ReferencesNo definition available. + Details Name: uht_PercentageOfAnnualRentalIncreaseOnCumulativeAndCompoundBasis Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesNo definition available. + Details Name: us-gaap_OperatingLeasedAssetsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_McAllenMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_WellingtonRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_CliveBehavioralHealthHospitalMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LeaseContractualTermAxis=uht_FirstThreeYearRenewalOptionsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LeaseContractualTermAxis=uht_LastTwoYearRenewalOptionsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 37 R30.htm IDEA: XBRL DOCUMENT v3.24.3 Dividends and Equity Issuance Program - Additional Information (Detail) - USD ($) 3 Months Ended 5 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2024 Sep. 30, 2023 Jun. 30, 2024 Dividends and Equity Issuance [Line Items] Â Â Â Â Â Â Dividends declared and paid $ 10,100,000 $ 9,900,000 Â $ 30,242,000 $ 29,767,000 Â Declared and paid dividends, per share $ 0.73 $ 0.72 Â $ 2.185 $ 2.155 Â Aggregate initial offering price of threshold amount Â Â Â Â Â $ 100,000,000 Share issued Â Â 0 Â Â Â Other Expenses Â Â Â Â Â Â Dividends and Equity Issuance [Line Items] Â Â Â Â Â Â Net cash proceeds from stock issued Â Â Â $ 297,000 Â Â X - DefinitionAggregate initial offering price of threshold amount. + ReferencesNo definition available. + Details Name: uht_AggregateInitialOfferingPriceOfThresholdAmount Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionDividends and equity issuance. + ReferencesNo definition available. + Details Name: uht_DividendsAndEquityIssuanceLineItems Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAggregate dividends paid during the period for each share of common stock outstanding. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_CommonStockDividendsPerShareCashPaid Namespace Prefix: us-gaap_ Data Type: dtr-types:perShareItemType Balance Type: na Period Type: duration X - DefinitionCash outflow in the form of capital distributions and dividends to common shareholders, preferred shareholders and noncontrolling interests. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_PaymentsOfDividends Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe cash inflow from the additional capital contribution to the entity. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 14 -Subparagraph (a) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromIssuanceOfCommonStock Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionNumber of new stock issued during the period. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 2 -SubTopic 10 -Topic 505 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481112/505-10-50-2Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(28)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(29)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-03(i)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479886/946-10-S99-3Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1 + Details Name: us-gaap_StockIssuedDuringPeriodSharesNewIssues Namespace Prefix: us-gaap_ Data Type: xbrli:sharesItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_IncomeStatementLocationAxis=us-gaap_OtherExpenseMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 38 R31.htm IDEA: XBRL DOCUMENT v3.24.3 Acquisitions and Divestitures - Additional Information (Detail) 3 Months Ended 9 Months Ended Sep. 30, 2023 USD ($) ftÂ² Disposition Mar. 31, 2023 USD ($) ftÂ² Sep. 30, 2024 USD ($) Acquisition Disposition Sep. 30, 2023 USD ($) ftÂ² Jan. 31, 2022 ftÂ² Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Number of acquisitions | Acquisition Â Â 0 Â Â Number of dispositions | Disposition 0 Â 0 Â Â Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Percentage of lease guaranteed Â Â 52.00% Â Â TEXAS | Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Lease expiration date Aug. 31, 2035 Â Â Â Â Sierra Medical Plaza I | Reno, Nevada | Ground Lease and Master Flex-lease Agreement | Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Percentage of rentable square feet Â 68.00% Â 68.00% Â Rentable square feet | ftÂ² Â 86,000 Â Â 86,000 Cost of medical office building Â $ 35,000,000 $ 35,000,000 Â Â Cost of medical office building incurred Â 30,000,000 $ 30,000,000 Â Â Sierra Medical Plaza I | Reno, Nevada | Ground Lease and Master Flex-lease Agreement | Universal Health Services, Inc | Minimum [Member] Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Initial rent Â $ 1,300,000 Â $ 1,300,000 Â Sierra Medical Plaza I | Reno, Nevada | Master Flex Lease Agreement | Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Lease expiration date Â Â Â Â Mar. 31, 2033 Â Lease contract term 10 years Â Â 10 years Â Term of lease Â 10 years Â Â Â McAllen Doctor's Center Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Rentable square feet | ftÂ² 79,500 Â Â 79,500 Â Initial rent $ 624,000 Â Â Â Â Payment to acquire business $ 7,600,000 Â Â Â Â Percentage of lease guaranteed 100.00% Â Â Â Â McAllen Doctor's Center | Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Lease expiration date Aug. 31, 2035 Â Â Â Â Term of lease 12 years Â Â 12 years Â Renewal Term (years) [1] Â Â 5 years Â Â McAllen Doctor's Center | TEXAS | Universal Health Services, Inc Â Â Â Â Â Business Acquisitions And Dispositions [Line Items] Â Â Â Â Â Rentable square feet | ftÂ² 79,500 Â Â 79,500 Â Initial rent $ 624,000 Â Â Â Â Payment to acquire business $ 7,500,000 Â Â Â Â Percentage of lease 100.00% Â Â Â Â Term of lease 12 years Â Â 12 years Â Lease option to renew true Â Â Â Â Renewal Term (years) 10 years Â Â 10 years Â [1] UHS has one 5-year renewal option at existing lease rates (through 2031). X - DefinitionBusiness acquisitions and dispositions. + ReferencesNo definition available. + Details Name: uht_BusinessAcquisitionsAndDispositionsLineItems Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCost of medical office building. + ReferencesNo definition available. + Details Name: uht_CostOfMedicalOfficeBuilding Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionCost of medical office building incurred. + ReferencesNo definition available. + Details Name: uht_CostOfMedicalOfficeBuildingIncurred Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionInitial Rent. + ReferencesNo definition available. + Details Name: uht_InitialRent Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionNumber of businesses disposed. + ReferencesNo definition available. + Details Name: uht_NumberOfBusinessesDisposed Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionPercentage of lease. + ReferencesNo definition available. + Details Name: uht_PercentageOfLease Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage Of Lease Guaranteed. + ReferencesNo definition available. + Details Name: uht_PercentageOfLeaseGuaranteed Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionPercentage of rentable square feet. + ReferencesNo definition available. + Details Name: uht_PercentageOfRentableSquareFeet Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionDate which lease or group of leases is set to expire, in YYYY-MM-DD format. + ReferencesNo definition available. + Details Name: us-gaap_LeaseExpirationDate1 Namespace Prefix: us-gaap_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionTerm of lessee's operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478964/842-20-50-3 + Details Name: us-gaap_LesseeOperatingLeaseTermOfContract Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionIndicates (true false) whether lessor has option to extend operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorOperatingLeaseExistenceOfOptionToExtend Namespace Prefix: us-gaap_ Data Type: xbrli:booleanItemType Balance Type: na Period Type: duration X - DefinitionTerm of lessor's operating lease renewal, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorOperatingLeaseRenewalTerm Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionTerm of lessor's operating lease, in 'PnYnMnDTnHnMnS' format, for example, 'P1Y5M13D' represents reported fact of one year, five months, and thirteen days. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-3 + Details Name: us-gaap_LessorOperatingLeaseTermOfContract Namespace Prefix: us-gaap_ Data Type: xbrli:durationItemType Balance Type: na Period Type: instant X - DefinitionNet rentable area for properties owned. + ReferencesNo definition available. + Details Name: us-gaap_NetRentableArea Namespace Prefix: us-gaap_ Data Type: dtr-types:areaItemType Balance Type: na Period Type: instant X - DefinitionThe number of businesses acquired by the entity during the period. + ReferencesNo definition available. + Details Name: us-gaap_NumberOfBusinessesAcquired Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionThe cash outflow associated with the acquisition of business during the period. The cash portion only of the acquisition price. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479581/805-30-50-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 13 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-13 + Details Name: us-gaap_PaymentsToAcquireBusinessesGross Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=stpr_TX Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-

gaap_MajorPropertyClassAxis=uht_SierraMedicalPlazaIMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_RenoNevadaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_GroundLeaseAndMasterFlexLeaseAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_MasterFlexLeaseAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_McAllenMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 39 R32.htm IDEA: XBRL DOCUMENT v3.24.3 Summarized Financial Information of Equity Affiliates - Additional Information (Detail) 9 Months Ended Sep. 30, 2024 Property Limited Liability Companies | Medical office buildings Â Schedule Of Equity Method Investments [Line Items] Â Number of real estate investments 4 Minimum Â Schedule Of Equity Method Investments [Line Items] Â Number of days for Non-Offering Member either to purchase or sell its entire ownership interest to or from Offering Member 60 days Maximum Â Schedule Of Equity Method Investments [Line Items] Â Number of days for Non-Offering Member either to purchase or sell its entire ownership interest to or from Offering Member 90 days 4 Unconsolidated Limited Liability Companies / Limited Partner | Minimum Â Schedule Of Equity Method Investments [Line Items] Â Non-controlling equity interest, ownership percentage 33.00% 4 Unconsolidated Limited Liability Companies / Limited Partner | Maximum Â Schedule Of Equity Method Investments [Line Items] Â Non-controlling equity interest, ownership percentage 95.00% X - DefinitionNumber of trading period. + ReferencesNo definition available. + Details Name: uht_NumberOfTradingPeriod Namespace Prefix: uht_ Data Type: xbrli:durationItemType Balance Type: na Period Type: duration X - DefinitionThe percentage of ownership of common stock or equity participation in the investee accounted for under the equity method of accounting. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_EquityMethodInvestmentOwnershipPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionThe number of real estate properties owned as of the balance sheet date. + ReferencesNo definition available. + Details Name: us-gaap_NumberOfRealEstateProperties Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_LimitedLiabilityCompanyOrLimitedPartnerMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RealEstatePropertiesAxis=uht_MedicalOfficeBuildingsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_UnconsolidatedLimitedLiabilitiesOrLimitedPartnerMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 40 R33.htm IDEA: XBRL DOCUMENT v3.24.3 Limited Liability Companies Accounted for Under Equity Method (Detail) 9 Months Ended Sep. 30, 2024 Suburban Properties Â Schedule Of Equity Method Investments [Line Items] Â Ownership 33.00% Property Owned by LLC/LP St. Matthews Medical Plaza II Brunswick Associates Â Schedule Of Equity Method Investments [Line Items] Â Ownership 74.00% [1],[2] Property Owned by LLC/LP Mid Coast Hospital MOB [1],[2] FTX MOB Phase II limited partnership Â Schedule Of Equity Method Investments [Line Items] Â Ownership 95.00% [3] Property Owned by LLC/LP Forney Medical Plaza II [3] Grayson Properties Two L P Â Schedule Of Equity Method Investments [Line Items] Â Ownership 95.00% [4],[5] Property Owned by LLC/LP Texoma Medical Plaza II [4],[5] [1] This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024. [2] We are the lessee with a third party on a ground lease for land. [3] During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP. (d.)This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated.(e.)We are the lessee with a UHS-related party for the land related to this property.Below are the condensed combined statements of income (unaudited) for the four LLCs/LPs accounted for under the equity method at September 30, 2024 and 2023: Â Â Three Months EndedSeptember 30, Â Â Nine Months EndedSeptember 30, Â Â Â 2024 Â Â 2023 Â Â 2024 Â Â 2023 Â Â Â (amounts in thousands) (amounts in thousands) Â Revenues Â $ 2,217 Â Â $ 2,269 Â Â $ 6,524 Â Â $ 6,538 Â Operating expenses Â Â 951 Â Â Â 967 Â Â $ 2,675 Â Â Â 2,684 Â Depreciation and amortization Â Â 476 Â Â Â 478 Â Â $ 1,422 Â Â Â 1,394 Â Interest, net Â Â 142 Â Â Â 199 Â Â $ 443 Â Â Â 638 Â Net income Â $ 648 Â Â $ 625 Â Â $ 1,984 Â Â $ 1,822 Â Our share of net income Â $ 300 Â Â $ 314 Â Â $ 956 Â Â $ 953 Â Below are the condensed combined balance sheets (unaudited) for the four above-mentioned LLCs/LPs that were accounted for under the equity method as of September 30, 2024 and December 31, 2023: Â Â Â September 30,2024 Â Â December 31,2023 Â Â Â (amounts in thousands) Â Net property, including construction in progress Â $ 27,391 Â Â $ 28,488 Â Other assets (a.) Â Â 5,132 Â Â Â 4,667 Â Total assets Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Â Other liabilities (a.) Â $ 2,628 Â Â $ 2,074 Â Mortgage notes payable, non-recourse to us Â Â 15,165 Â Â Â 21,206 Â Equity Â Â 14,730 Â Â Â 9,875 Â Total liabilities and equity Â $ 32,523 Â Â $ 33,155 Â Â Â Â Â Â Â Â Â Investments in and advances to LLCs before amounts included in Â Â Â Â Â Â Â Â Â

srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_BrunswickAssociatesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_FTXMobPhaseTwoLPMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_GraysonPropertiesTwoLPMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_DenisonTexasMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 42 R35.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Combined Statements of Income (Unaudited) for LLCs/LPs Accounted Under Equity Method (Detail) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Schedule Of Equity Method Investments [Line Items] Â Â Â Â Revenues $ 24,494 $ 24,223 $ 74,369 $ 71,255 Net income Â Â 14,573 11,807 Our share of net income 300 314 956 953 Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Â Â Schedule Of Equity Method Investments [Line Items] Â Â Â Â Revenues 2,217 2,269 6,524 6,538 Operating expenses 951 967 2,675 2,684 Depreciation and amortization 476 478 1,422 1,394 Interest, net 142 199 443 638 Net income 648 625 1,984 1,822 Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Â Â Schedule Of Equity Method Investments [Line Items] Â Â Â Â Our share of net income $ 300 $ 314 $ 956 $ 953 X - DefinitionEquity method investment summarized financial information depreciation and amortization. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationDepreciationAndAmortization Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionEquity method investment summarized financial information interest expense. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationInterestExpense Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionEquity method investment, summarized financial information, operating expenses. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationOperatingExpenses Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of income (loss) for proportionate share of equity method investee's income (loss). + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 45 -Paragraph 28 -Subparagraph (b) -SubTopic 10 -Topic 230 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-28Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(10)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 22 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-22Reference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.5-03(12)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483621/220-10-S99-2Reference 8: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-04(13)(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478524/942-220-S99-1 + Details Name: us-gaap_IncomeLossFromEquityMethodInvestments Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionThe consolidated profit or loss for the period, net of income taxes, including the portion attributable to the noncontrolling interest. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 9 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (g)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-8Reference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section 45 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479105/946-220-45-7Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-04(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477250/944-220-S99-1Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-07(9)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-1Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(1)(d)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 19 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-19Reference 18: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-6Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(i)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 20: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iii)(A)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(4)(iv)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1A -Subparagraph (SX 210.13-01(a)(5)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480097/470-10-S99-1AReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1B -Subparagraph (SX 210.13-02(a)(4)(i)) -Publisher FASB -URI 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37: http://www.xbrl.org/2003/role/disclosureRef -Topic 810 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (c)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481203/810-10-50-1A + Details Name: us-gaap_ProfitLoss Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss). + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 41 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-41Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards 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These concepts are used to disclose reportable information associated with domain

members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis=us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_EquityMethodInvestmentGroupOfInvesteesNameMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 43 R36.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Combined Balance Sheets (Unaudited) for LLCs/LPs Accounted Under Equity Method (Detail) - USD ($) $ in Thousands Sep. 30, 2024 Jun. 30, 2024 Dec. 31, 2023 Sep. 30, 2023 Jun. 30, 2023 Dec. 31, 2022 Schedule Of Equity Method Investments [Line Items] Â Â Â Â Â Â Total Assets $ 584,330 Â $ 596,369 Â Â Â Equity 181,639 $ 190,701 200,934 $ 210,308 $ 216,635 $ 229,101 Total Liabilities and Equity 584,330 Â 596,369 Â Â Â Investments in and advances to LLCs before amounts included in accrued expenses and other liabilities 14,260 Â 9,102 Â Â Â Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Â Â Â Â Schedule Of Equity Method Investments [Line Items] Â Â Â Â Â Â Net property, including construction in progress 27,391 Â 28,488 Â Â Â Other assets [1] 5,132 Â 4,667 Â Â Â Total Assets 32,523 Â 33,155 Â Â Â Other liabilities [1] 2,628 Â 2,074 Â Â Â Mortgage notes payable, non-recourse to us 15,165 Â 21,206 Â Â Â Equity 14,730 Â 9,875 Â Â Â Total Liabilities and Equity 32,523 Â 33,155 Â Â Â Investments in and advances to LLCs before amounts included in accrued expenses and other liabilities 14,260 Â 9,102 Â Â Â Amounts included in accrued expenses and other liabilities (1,760) Â (1,729) Â Â Â Equity Method Investment, Nonconsolidated Investee or Group of Investees Â Â Â Â Â Â Schedule Of Equity Method Investments [Line Items] Â Â Â Â Â Â Our share of equity in LLCs, net $ 12,500 Â $ 7,373 Â Â Â [1] Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. X - DefinitionEquity method investment summarized financial information assets property plant and equipment net. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationAssetsPropertyPlantAndEquipmentNet Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionEquity Method Investment Summarized Financial Information Mortgage Notes Payable + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationMortgageNotesPayable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEquity method investment summarized financial information other assets. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationOtherAssets Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionEquity Method Investment Summarized Financial Information Other Liabilities + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationOtherLiabilities Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionEquity method investments accrued expenses and other liabilities. + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentsAccruedExpensesAndOtherLiabilities Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of asset recognized for present right to economic benefit. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 48 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-48Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name 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Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(11)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1 + Details Name: us-gaap_Assets Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThis item represents the carrying amount on the entity's balance sheet of its investment in common stock of an equity method investee. This is not an indicator of the fair value of the investment, rather it is the initial cost adjusted for the entity's share of earnings and losses of the investee, adjusted for any distributions (dividends) and other than temporary impairment (OTTI) losses recognized. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 32 -Subparagraph (ee) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-32Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481664/323-10-45-1Reference 4: 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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of equity (deficit) attributable to parent and noncontrolling interest. Excludes temporary equity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-6Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (g) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (d)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 5: 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-Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-8Reference 26: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 4 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-4Reference 27: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Subparagraph (b)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-1Reference 28: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 29: http://www.xbrl.org/2003/role/disclosureRef -Topic 250 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 7 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483443/250-10-50-7Reference 30: http://www.xbrl.org/2003/role/disclosureRef -Topic 220 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482765/220-10-50-5Reference 31: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481674/830-30-50-1Reference 32: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 17 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-17Reference 33: http://www.xbrl.org/2003/role/disclosureRef -Topic 830 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 20 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481694/830-30-45-20Reference 34: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 830 -Name Accounting Standards Codification -Section 55 -Paragraph 11 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479168/946-830-55-11Reference 35: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 205 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478009/946-205-45-3Reference 36: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 505 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147478448/946-505-50-3Reference 37: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.6-04(19)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-1Reference 38: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 2 -Subparagraph (SX 210.6-05(4)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479170/946-210-S99-2Reference 39: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(4)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 40: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(6)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 41: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 220 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.6-09(7)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479134/946-220-S99-3Reference 42: http://www.xbrl.org/2003/role/disclosureRef -Topic 505 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.3-04) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480008/505-10-S99-1Reference 43: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 44: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 45: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 46: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 15 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-15Reference 47: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 45 -Paragraph 16 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481231/810-10-45-16Reference 48: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 810 -SubTopic 10 -Section 55 -Paragraph 4I -Publisher FASB -URI https://asc.fasb.org/1943274/2147481175/810-10-55-4IReference 49: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_StockholdersEquityIncludingPortionAttributableToNoncontrollingInterest Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeAxis=us-gaap_EquityMethodInvestmentNonconsolidatedInvesteeOrGroupOfInvesteesMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_EquityMethodInvestmentGroupOfInvesteesNameMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 44 R37.htm IDEA: XBRL DOCUMENT v3.24.3 Condensed Combined Balance Sheets for LLCs/LPs Accounted Under Equity Method (Parenthetical) (Detail) - USD ($) Sep. 30, 2024 Dec. 31, 2023 Schedule Of Equity Method Investments [Line Items] Â Â Right-of-use land assets $ 10,925,000 $ 10,946,000 Right-of-use land liabilities 10,925,000 10,946,000 Limited Liability Companies Â Â Schedule Of Equity Method Investments [Line Items] Â Â Right-of-use land assets 649,000 651,000 Right-of-use land liabilities $ 649,000 $ 651,000 X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's right to use underlying asset under operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseRightOfUseAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a)(2) -Publisher FASB -URI

https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3 + Details Name: us-gaap_ScheduleOfEquityMethodInvestmentsLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_LimitedLiabilityCompanyOrLimitedPartnerMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 45 R38.htm IDEA: XBRL DOCUMENT v3.24.3 Aggregate Principal Amounts Due on Mortgage Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method (Detail) - Equity Method Investments - USD ($) $ in Thousands 9 Months Ended Sep. 30, 2024 Dec. 31, 2023 Schedule Of Equity Method Investments [Line Items] Â Â Mortgage Loan Balance [1] $ 15,165 $ 21,206 Grayson Properties II LP Â Â Schedule Of Equity Method Investments [Line Items] Â Â Mortgage Loan Balance [1],[2] $ 6,921 12,753 Maturity Date [2] 2026-03 Â Brunswick Associates Â Â Schedule Of Equity Method Investments [Line Items] Â Â Mortgage Loan Balance [1] $ 8,244 $ 8,453 Maturity Date 2030-12 Â [1] All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. [2] This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. X - DefinitionDebt instrument, maturity, month and year. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentMaturityMonthAndYear Namespace Prefix: uht_ Data Type: xbrli:gYearMonthItemType Balance Type: na Period Type: duration X - DefinitionEquity Method Investment Summarized Financial Information Mortgage Notes Payable + ReferencesNo definition available. + Details Name: uht_EquityMethodInvestmentSummarizedFinancialInformationMortgageNotesPayable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(g)(1)(ii)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481687/323-10-50-3Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 825 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 28 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482907/825-10-50-28Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 323 -SubTopic 10 -Name Accounting Standards Codification 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srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_GraysonPropertiesTwoLPMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis=uht_BrunswickAssociatesMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 46 R39.htm IDEA: XBRL DOCUMENT v3.24.3 Recent Accounting Pronouncements - Additional Information (Details) Sep. 30, 2024 ASU 2022-06 Â New Accounting Pronouncements or Change in Accounting Principle [Line Items] Â Change in Accounting Principle, Accounting Standards Update, Adopted [true false] true Change in Accounting Principle, Accounting Standards Update, Immaterial Effect [true false] true ASU 2023-07 Â New Accounting Pronouncements or Change in Accounting Principle [Line Items] Â Change in Accounting Principle, Accounting Standards Update, Adopted [true false] true Change in Accounting Principle, Accounting Standards Update, Immaterial Effect [true false] true X - DefinitionIndicates (true false) whether accounting standards update was adopted. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476173/280-10-65-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 9 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482615/740-10-65-9Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 105 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 7 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479343/105-10-65-7Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476176/805-60-65-1Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 740 -SubTopic 323 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478666/740-323-65-2Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483550/848-10-65-2Reference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 848 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI 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https://asc.fasb.org/1943274/2147482477/820-10-65-13Reference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 10 -Name Accounting Standards Codification -Section 65 -Paragraph 5 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479654/326-10-65-5Reference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480528/815-20-65-6Reference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479845/805-20-65-3Reference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 805 -SubTopic 20 -Name Accounting Standards Codification -Section 65 -Paragraph 3 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479845/805-20-65-3Reference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480016/944-40-65-2Reference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 944 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 2 -Subparagraph (b) -Publisher FASB -URI 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-SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 6 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483421/250-10-45-6Reference 87: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 88: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 89: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 90: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 91: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 92: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 93: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 94: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 95: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(3) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 96: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (e)(4) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 97: http://www.xbrl.org/2003/role/disclosureRef -Topic 815 -SubTopic 40 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480175/815-40-65-1Reference 98: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480424/946-10-50-3Reference 99: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1Reference 100: http://www.xbrl.org/2003/role/disclosureRef -Topic 350 -SubTopic 60 -Name Accounting Standards Codification -Section 65 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147476166/350-60-65-1 + Details Name: us-gaap_NewAccountingPronouncementsOrChangeInAccountingPrincipleLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: us-gaap_AdjustmentsForNewAccountingPronouncementsAxis=us-gaap_AccountingStandardsUpdate202206Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_AdjustmentsForNewAccountingPronouncementsAxis=us-gaap_AccountingStandardsUpdate202307Member Namespace Prefix: Data Type: na Balance Type: Period Type: XML 47 R40.htm IDEA: XBRL DOCUMENT v3.24.3 Lease Accounting - Additional Information (Detail) 3 Months Ended 6 Months Ended 9 Months Ended 12 Months Ended Sep. 30, 2024 USD ($) Sep. 30, 2023 USD ($) Dec. 31, 2022 USD ($) Jun. 30, 2023 USD ($) Sep. 30, 2024 USD ($) Lease Land Sep. 30, 2023 USD ($) Dec. 31, 2024 USD ($) Dec. 31, 2023 USD ($) Mar. 31, 2022 USD ($) Dec. 31, 2021 USD ($) Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Â Lessee in connection with ground leases for land | Land Â Â Â Â 15 Â Â Â Â Â Â Right-of-use land assets $ 10,925,000 Â Â Â $ 10,925,000 Â Â $ 10,946,000 Â Â Ground lease liabilities 10,925,000 Â Â Â 10,925,000 Â Â 10,946,000 Â Â Specialty Hospital In Chicago, Illinois | Chicago, Illinois Â Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Â Lease Demolition Cost Â Â Â Â Â Â Â 1,500,000 Â Â Other operating expenses demolition costs Â Â $ 332,000 $ 1,100,000 Â Â Â Â Â Â Â Aiken Regional Medical Center and Canyon Creek Behavioral Health Â Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Â Monthly lease rent receivable 5,900,000 Â Â Â 5,900,000 Â Â Â $ 5,900,000 Â Lease payments expected 1,400,000 $ 1,400,000 Â Â 4,100,000 $ 4,100,000 Â Â Â Â Aiken Regional Medical Center and Canyon Creek Behavioral Health | Forecast Â Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Â Lease payments expected Â Â Â Â Â Â Â $ 5,400,000 Â Â Â Aiken Regional Medical Center Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Monthly lease rent receivable 4,100,000 Â Â Â 4,100,000 Â Â Â 4,100,000 Â Canyon Creek Behavioral Health Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Monthly lease rent receivable 1,800,000 Â Â Â 1,800,000 Â Â Â $ 1,800,000 Â Universal Health Services, Inc Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Financing receivable $ 82,900,000 Â Â Â $ 82,900,000 Â Â Â $ 83,300,000 Â Â Universal Health Services, Inc | Wellington Regional Medical Center | Palm Beach, Florida Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Monthly lease rent receivable Â Â Â Â Â Â Â Â Â $ 6,600,000 Financing Arrangements Â Â Â Â Â Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Â Â Â Â Â Number of lease property | Lease Â Â Â Â 2 Â Â Â Â Â X - DefinitionFinancing receivable. + ReferencesNo definition available. + Details Name: uht_FinancingReceivable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionLease demolition cost. + ReferencesNo definition available. + Details Name: uht_LeaseDemolitionCost Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionLeases Disclosure [Line Items] + ReferencesNo definition available. + Details Name: uht_LeasesDisclosureLineItems Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionMonthly lease rent receivable. + ReferencesNo definition available. + Details Name: uht_MonthlyLeaseRentReceivable Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionNumber of ground leases for land. + ReferencesNo definition available. + Details Name: uht_NumberOfGroundLeasesForLand Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionNumber of lease property. + ReferencesNo definition available. + Details Name: uht_NumberOfLeaseProperty Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionOperating lease payments expected. + ReferencesNo definition available. +

Details Name: uht_OperatingLeasePaymentsExpected Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionOther operating expenses demolition costs. + ReferencesNo definition available. + Details Name: uht_OtherOperatingExpensesDemolitionCosts Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionPresent value of lessee's discounted obligation for lease payments from operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of lessee's right to use underlying asset under operating lease. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 20 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147479041/842-20-45-1 + Details Name: us-gaap_OperatingLeaseRightOfUseAsset Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - Details Name: us-gaap_MajorPropertyClassAxis=uht_SpecialtyHospitalInChicagoIllinoisMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_ChicagoIllinoisMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementScenarioAxis=srt_ScenarioForecastMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_AikenRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateDescriptionTypeOfPropertyAxis=uht_CanyonCreekBehavioralHealthMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_MajorPropertyClassAxis=uht_WellingtonRegionalMedicalCenterMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_StatementGeographicalAxis=uht_PalmBeachFloridaMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_TypeOfArrangementAxis=uht_FinancingArrangementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 48 R41.htm IDEA: XBRL DOCUMENT v3.24.3 Lease Accounting - Components of the "Lease Revenue - UHS facilities" and "Lease Revenue - Non-related Parties" Captions (Detail) - USD ($) $ in Thousands 3 Months Ended 9 Months Ended Sep. 30, 2024 Sep. 30, 2023 Sep. 30, 2024 Sep. 30, 2023 Universal Health Services, Inc Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue [1] $ 8,248 $ 8,274 $ 25,366 $ 24,297 Universal Health Services, Inc | Base Rents Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue 6,785 6,620 20,645 19,400 Universal Health Services, Inc | Bonus Rents Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue [2] 765 725 2,306 2,219 Universal Health Services, Inc | Tenant Reimbursements Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue 698 929 2,415 2,678 Non-Related Parties Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue 14,342 13,926 43,188 40,955 Non-Related Parties | Base Rents Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue 11,034 10,542 33,078 31,256 Non-Related Parties | Tenant Reimbursements Â Â Â Â Leases Disclosure [Line Items] Â Â Â Â Lease revenue $ 3,308 $ 3,384 $ 10,110 $ 9,699 [1] Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. [2] Consists of bonus rental earned in connection with McAllen Medical Center. X - DefinitionLeases Disclosure [Line Items] + ReferencesNo definition available. + Details Name: uht_LeasesDisclosureLineItems Namespace Prefix: uht_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionAmount of operating lease income from lease payments and variable lease payments paid and payable to lessor. Includes, but is not limited to, variable lease payments not included in measurement of lease receivable. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 5 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479773/842-30-50-5Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 270 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147482964/270-10-50-6AReference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 842 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 3 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479016/842-30-45-3 + Details Name: us-gaap_OperatingLeaseLeaseIncome Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=uht_UniversalHealthServicesIncMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LeaseContractualTermAxis=uht_BaseRentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LeaseContractualTermAxis=uht_BonusRentsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_LeaseContractualTermAxis=uht_TenantReimbursementsMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RelatedPartyTransactionsByRelatedPartyAxis=us-gaap_NonrelatedPartyMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 49 R42.htm IDEA: XBRL DOCUMENT v3.24.3 Debt and Financial Instruments - Additional Information (Detail) 1 Months Ended 3 Months Ended 9 Months Ended Sep. 16, 2024 USD ($) Apr. 10, 2024 USD ($) May 15, 2023 Mar. 27, 2018 Oct. 31, 2024 USD ($) Derivative Sep. 30, 2024 USD ($) Dec. 31, 2023 USD ($) Derivative Mar. 31, 2020 USD ($) Derivative Sep. 30, 2024 USD ($) Sep. 30, 2023 USD ($) Sep. 30, 2024 USD ($) Option Sep. 30, 2023 USD ($) Jul. 02, 2021 USD ($) Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Net borrowings on the line of credit Â Â Â Â Â Â Â Â Â Â Â Â $ 21,150,000 $ 23,400,000 Â Credit facility, Interest Rate Terms Â Â Â Â Â Â Â Â Â Â Borrowings under the Credit Agreement will bear interest at a rate equal to, at our option, the Adjusted Term SOFR for either one, three, or six months or the Base Rate, plus in either case, a specified margin depending on our total leverage ratio, as determined by the formula set forth in the Credit Agreement. The applicable margin after the second amendment ranges from 1.10% to 1.35% for SOFR revolving loans and 0.10% to 0.35% for Base Rate revolving loans. The applicable margin ranges from 1.20% to 1.65% for Adjusted Term SOFR loans and 0.20% to 0.65% for Base Rate term loans. Â Â Outstanding borrowings under revolving credit agreement Â Â Â Â Â $ 347,750,000 $ 326,600,000 Â Â $ 347,750,000 Â Â $ 347,750,000 Â Â Â Â Letters Of Credit Outstanding Amount Â Â Â Â Â 425,000,000 3,100,000 Â 425,000,000 Â 425,000,000 Â Â Available borrowing capacity Â Â Â Â Â 77,200,000 $ 45,300,000 Â 77,200,000 Â 77,200,000 Â Â Compensating Balance Amount Â Â Â Â Â 0 Â Â 0 Â Â 0 Â Â Interest Rate Swap Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Derivative interest rate cap, payment received or accrued from counterparties Â Â Â Â Â Â Â 1,500,000 $ 1,600,000 4,800,000 4,300,000 Â Interest Rate Swap | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Notional amount $ 85,000,000 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Expiration date of interest rate Sep. 16, 2024 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Interest Rate Swap Agreement One | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Number of interest rate cap agreements | Derivative Â Â Â Â Â Â 1 Â Â Â Â Â Â Derivative instruments, fixed rate Â Â Â Â Â Â 3.9495% Â Â Â Â Â Â Notional amount $ 35,000,000 Â Â Â Â Â $ 25,000,000 Â Â Â Â Â Â Expiration date of interest rate Â Â Â Â Â Dec. 01, 2027 Â Â Â Â Â Â Interest Rate Swap Agreement Two | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Number of interest rate cap agreements | Derivative Â Â Â Â Â Â Â 1 Â Â Â Â Â Derivative instruments, fixed rate Â Â Â Â Â Â 0.565% Â Â Â Â Â Notional amount Â Â Â Â Â Â $ 55,000,000 Â Â Â Â Expiration date of interest rate Â Â Â Â Â Â Mar. 25, 2027 Â Â Â Â Â Level 2 Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Mortgage debt Â Â Â Â Â 19,800,000 $ 33,100,000 Â 19,800,000 Â 19,800,000 Â Â Mortgage loan fair value Â Â Â Â Â 18,400,000 $ 31,200,000 Â 18,400,000 Â 18,400,000 Â Â Level 2 | Interest Rate Swap Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Liability derivatives, fair value Â Â Â Â Â 3,300,000 Â 3,300,000 Â $ 3,300,000 Â Â Summerlin Hospital Medical Office Building III Fixed Rate Mortgage Loan Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Repayment of mortgage loan Â $ 12,200,000 Â Â Â Â Â Â Â Â Â Â Subsequent Event | Interest Rate Swap | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Number of interest rate cap agreements | Derivative Â Â Â Â 1 Â Â Â Â Â Â Derivative instruments, fixed rate Â Â Â Â 3.2725% Â Â Â Â Â Â Notional amount Â Â Â Â $ 85,000,000 Â Â Â Â Â Â Â Â Â Â Expiration date of interest rate Â Â Â Â Sep. 30, 2028 Â Â Â Â Â Â Â Â Â Â Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â 0.10% Â Â Â Â Â Â Â Â Â Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate | Interest Rate Swap Agreement One | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Derivative instruments, fixed rate 1.4975% Â Â Â Â Â 3.9495% Â Â Â Â Â Â Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate | Interest Rate Swap Agreement Two | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Derivative instruments, fixed rate 1.144% Â Â Â Â Â Â 0.505% Â Â Â Â Â Notional amount $ 50,000,000 Â Â Â Â Â Â Â Â Â Â Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate | Subsequent Event | Interest Rate Swap | Cash Flow Hedge Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Derivative instruments, fixed rate Â Â Â Â 3.2725% Â Â Â Â Â Â Â Â Â Non-Amortizing Term Loan ("Term Loan") | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â Â Â Â Â Â Â 1.35% Â Â Credit Agreement Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Aggregate borrowings under Credit Agreement Â Â Â Â Â Â Â Â 17,200,000 23,200,000 $ 64,200,000 57,700,000 Â Aggregate repayments Â Â Â Â Â Â Â 12,400,000 $ 13,100,000 43,000,000 $ 34,300,000 Â Revolving A Facility Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Facility fee of revolving loan Â Â Â Â 300,000 Â Â 300,000 Â $ 300,000 Â Â Revolving A Facility | Minimum Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Facility fee payable on commitment Â Â Â 0.15% Â Â Â Â Â Â Â Â Revolving A Facility | Minimum | Base Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 0.20% Â Â Â Â Â Â Â Â Revolving A Facility | Minimum | Federal Funds Effective Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the base rate Â Â Â 0.50% Â Â Â Â Â Â Â Â Â Revolving A Facility | Minimum | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 1.20% Â Â Â Â Â Â Â Â Margin points added to the base rate Â Â Â 1.00% Â Â Â Â Â Â Â Â Revolving A Facility | Maximum Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Facility fee payable on commitment Â Â Â 0.35% Â Â Â Â Â Â Â Â Revolving A Facility | Maximum | Base Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 0.60% Â Â Â Â Â Â Â Â Revolving A Facility | Maximum | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 1.65% Â Â Â Â Â Â Â Â Revolving B Facility | Base Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â Â Â Â Â Â Â Â 0.20% Â Â Margin points added to the base rate Â Â Â Â Â Â Â Â Â Â 0.35% Â Â Revolving B Facility | Federal Funds Effective Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Facility fee payable on commitment Â Â Â Â Â Â Â Â Â Â 0.20% Â Â Revolving B Facility | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â Â Â Â Â Â Â 1.20% Â Â Second Amendment and Restated Revloving Credit Agreement Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Outstanding borrowing Â Â Â Â Â $ 425,000,000 Â Â 425,000,000 Â $ 425,000,000 Â $ 375,000,000 Net borrowings on the line of credit Â Â Â Â Â Â Â Â Â Â Â Â Â Â $ 50,000,000 Â Â Unsecured revolving amended credit agreement terminated date Â Â Jul. 31, 2025 Â Sep. 30, 2028 Â Â Â Â Â Â Â Number of additional six month extension options | Option Â Â Â Â Â Â Â Â Â Â 2 Â Â Second Amendment and Restated Revloving Credit Agreement | Minimum | Base Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 0.10% Â Â Â Â Â Â Â Â Â Second Amendment and Restated Revloving Credit Agreement | Minimum | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 1.10% Â Â Â Â Â Â Â Â Second Amendment and Restated Revloving Credit Agreement | Maximum | Base Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 0.35% Â Â Â Â Â Â Â Â Â Second Amendment and Restated Revloving Credit Agreement | Maximum | Secured Overnight Financing Rate (SOFR) Overnight Index Swap Rate Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Margin points added to the reference rate Â Â Â 1.35% Â Â Â Â Â Â Â Â Second Amendment and Restated Revloving Credit Agreement | Swingline/Short-Term Loans Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Outstanding borrowing Â Â Â Â Â Â Â $ 30,000,000 Â 30,000,000 Â $ 30,000,000 Â Second Amendment and Restated Revloving Credit Agreement | Non-Amortizing Term Loan ("Term Loan") Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Outstanding borrowing Â Â Â Â Â 125,000,000 Â 125,000,000 Â 125,000,000 Â Second Amendment and Restated Revloving Credit Agreement | Revolving Loan Commitment Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Outstanding borrowing Â Â Â Â 300,000,000 Â 300,000,000 Â Second Amendment and Restated Revloving Credit Agreement | Letters of Credit Â Â Â Â Â Â Â Â Â Â Â Â Â Â Debt Instrument [Line Items] Â Â Â Â Â Â Â Â Â Â Â Â Â Â Outstanding borrowing Â Â Â Â Â $ 40,000,000 Â Â $ 40,000,000 Â $ 40,000,000 Â Â X - DefinitionDerivative interest rate cap payment received or accrued from counter parties. + ReferencesNo definition available. + Details Name: uht_DerivativeInterestRateCapPaymentReceivedOrAccruedFromCounterParties Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionLine of credit facility expiration year and month. + ReferencesNo definition available. + Details Name: uht_LineOfCreditFacilityExpirationYearAndMonth Namespace Prefix: uht_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionMargin on base rate. + ReferencesNo definition available. + Details Name: uht_MarginOnBaseRate Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionMortgage debt. + ReferencesNo definition available. + Details Name: uht_MortgageDebt Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionNet proceeds from lines of credit. + ReferencesNo definition available. + Details Name: uht_NetProceedsFromLinesOfCredit Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionNumber of extension options. + ReferencesNo definition available. + Details Name: uht_NumberOfExtensionOptions Namespace Prefix: uht_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - DefinitionThe amount of a specific compensating balance arrangement that is maintained under an agreement for a bank loan or future credit availability. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_CompensatingBalanceAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionPercentage points added to the reference rate to compute the variable rate on the debt instrument. + ReferencesNo definition available. + Details Name: us-gaap_DebtInstrumentBasisSpreadOnVariableRate1 Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionDescription of the interest rate as being fixed or variable, and, if variable, identification of the index or rate on which the interest rate is based and the number of points or percentage added to that index or rate to set the rate, and other pertinent information, such as frequency of rate resets. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_DebtInstrumentInterestRateTerms Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -

Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionFair value, before effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities elected not to be offset. Excludes liabilities not subject to a master netting arrangement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 4B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-4BReference 3: http://www.xbrl.org/2003/role/exampleRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 22 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-22Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 3 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147483466/210-20-50-3Reference 5: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 7 -Publisher FASB -URI https://asc.fasb.org/1943274/2147483444/210-20-55-7Reference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section 50 -Paragraph 4D -Subparagraph (c)(2) -SubTopic 20 -Topic 860 -Publisher FASB -URI https://asc.fasb.org/1943274/2147481326/860-20-50-4D + Details Name: us-gaap_DerivativeFairValueOfDerivativeLiability Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionFixed interest rate related to the interest rate derivative. + ReferencesNo definition available. + Details Name: us-gaap_DerivativeFixedInterestRate Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionDate derivative contract ends, in YYYY-MM-DD format. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 55 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477439/946-210-55-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column A)(Footnote 3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5C -Subparagraph (SX 210.12-13C(Column D)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5CReference 6: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column F)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 7: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column C)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5AReference 8: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5B -Subparagraph (SX 210.12-13B(Column D)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5B + Details Name: us-gaap_DerivativeMaturityDates Namespace Prefix: us-gaap_ Data Type: xbrli:dateItemType Balance Type: na Period Type: duration X - DefinitionNominal or face amount used to calculate payment on derivative. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1BReference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 815 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 1A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A + Details Name: us-gaap_DerivativeNotionalAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: na Period Type: instant X - DefinitionThe number of derivative instruments of a particular group held by the entity. + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478795/946-210-50-6Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 946 -SubTopic 210 -Name Accounting Standards Codification -Section 55 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147477439/946-210-55-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column A)(Footnote 3)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5 -Subparagraph (SX 210.12-13(Column C)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5Reference 5: http://www.xbrl.org/2003/role/disclosureRef -Topic 946 -SubTopic 320 -Name Accounting Standards Codification -Section S99 -Paragraph 5A -Subparagraph (SX 210.12-13A(Column B)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147477271/946-320-S99-5AReference 6: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1B -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1BReference 7: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 815 -SubTopic 10 -Section 50 -Paragraph 1A -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480434/815-10-50-1A + Details Name: us-gaap_DerivativeNumberOfInstrumentsHeld Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: instant X - DefinitionAmortized cost of revolving financing receivable converted to term loan. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 79 -Publisher FASB -URI https://asc.fasb.org/1943274/2147479294/326-20-55-79Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 326 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 6A -Publisher FASB -URI https://asc.fasb.org/1943274/2147479319/326-20-50-6A + Details Name: us-gaap_FinancingReceivableRevolvingConvertedToTermLoan Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionThe total amount of the contingent obligation under letters of credit outstanding as of the reporting date. + ReferencesNo definition available. + Details Name: us-gaap_LettersOfCreditOutstandingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe carrying value as of the balance sheet date of the current and noncurrent portions of long-term obligations drawn from a line of credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_LineOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe fee, expressed as a percentage of the line of credit facility, for the line of credit facility regardless of whether the facility has been used. + ReferencesNo definition available. + Details Name: us-gaap_LineOfCreditFacilityCommitmentFeePercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionMaximum borrowing capacity under the credit facility without consideration of any current restrictions on the amount that could be borrowed or the amounts currently outstanding under the facility. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityMaximumBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of borrowing capacity currently available under the credit facility (current borrowing capacity less the amount of borrowings outstanding). + ReferencesReference 1: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 6 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481544/470-10-50-6Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 3: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(19)(b)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1 + Details Name: us-gaap_LineOfCreditFacilityRemainingBorrowingCapacity Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionThe fair value amount of long-term debt whether such amount is presented as a separate caption or as a parenthetical disclosure. Additionally, this element may be used in connection with the fair value disclosures required in the footnote disclosures to the financial statements. The element may be used in both the balance sheet and disclosure in the same submission. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2)(i) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2Reference 4: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 820 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 2 -Subparagraph (bbb)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482106/820-10-50-2 + Details Name: us-gaap_LongTermDebtFairValue Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionAmount of cash inflow from contractual arrangement with the lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements. + ReferencesReference 1: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Topic 230 -SubTopic 10 -Section 45 -Paragraph 14 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-14 + Details Name: us-gaap_ProceedsFromLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: duration X - DefinitionAmount of cash outflow for short-term and long-term debt. Excludes payment of lease obligation. + ReferencesReference 1:

http://www.xbrl.org/2009/role/commonPracticeRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15 + Details Name: us-gaap_RepaymentsOfDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - DefinitionAmount of cash outflow for payment of an obligation from a lender, including but not limited to, letter of credit, standby letter of credit and revolving credit arrangements. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 230 -SubTopic 10 -Name Accounting Standards Codification -Section 45 -Paragraph 15 -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482740/230-10-45-15Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1 + Details Name: us-gaap_RepaymentsOfLinesOfCredit Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: duration X - Details Name: us-gaap_DerivativeInstrumentRiskAxis=us-gaap_InterestRateSwapMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DerivativeInstrumentsGainLossByHedgingRelationshipAxis=us-gaap_CashFlowHedgingMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DerivativeInstrumentRiskAxis=uht_InterestRateSwapAgreementOneMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_DerivativeInstrumentRiskAxis=uht_InterestRateSwapAgreementTwoMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FairValueByFairValueHierarchyLevelAxis=us-gaap_FairValueInputsLevel2Member Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_RecourseStatusAxis=uht_SummerlinHospitalMedicalOfficeBuildingThreeFixedRateMortgageLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_SubsequentEventTypeAxis=us-gaap_SubsequentEventMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_VariableRateAxis=us-gaap_SecuredOvernightFinancingRateSofrOvernightIndexSwapRateMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancialInstrumentAxis=uht_NonAmortizingTermLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=uht_RevolvingCreditAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=uht_RevolvingAFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_VariableRateAxis=us-gaap_BaseRateMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_VariableRateAxis=uht_FederalFundsEffectiveRateMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=uht_RevolvingBFacilityMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_CreditFacilityAxis=uht_SecondAmendmentAndRestatedRevlovingCreditAgreementMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancialInstrumentAxis=us-gaap_ShortTermDebtMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_FinancialInstrumentAxis=uht_RevolvingLoanCommitmentMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: us-gaap_ShortTermDebtTypeAxis=us-gaap_LetterOfCreditMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 50 R43.htm IDEA: XBRL DOCUMENT v3.24.3 Summary of Required Compliance Ratios in Connection with Terms of Credit Agreement (Detail) - USD ($) $ in Thousands 9 Months Ended Sep. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Â Â Covenant, Tangible net worth $ 125,000 Â Tangible net worth $ 173,881 $ 191,824 Total leverage 44.40% 44.50% Secured leverage 2.40% 4.10% Unencumbered leverage 45.80% 44.20% Fixed charge coverage 3.20% 3.10% Maximum Â Â Debt Instrument [Line Items] Â Â Covenant, Total leverage 60.00% Â Covenant, Secured leverage 30.00% Â Covenant, Unencumbered leverage 60.00% Â Minimum Â Â Debt Instrument [Line Items] Â Â Covenant, Fixed charge coverage 1.50% Â X - DefinitionDebt instrument covenant compliance secured leverage ratio. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentCovenantComplianceSecuredLeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionDebt instrument covenant fixed charge coverage ratio. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentCovenantFixedChargeCoverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionDebt instrument covenant leverage ratio. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentCovenantLeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionDebt instrument covenant tangible net worth. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentCovenantTangibleNetWorth Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionDebt instrument covenant unencumbered leverage ratio. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentCovenantUnencumberedLeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: duration X - DefinitionFixed charge coverage ratio. + ReferencesNo definition available. + Details Name: uht_FixedChargeCoverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLeverage ratio. + ReferencesNo definition available. + Details Name: uht_LeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionSecured leverage ratio. + ReferencesNo definition available. + Details Name: uht_SecuredLeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionTangible net worth. + ReferencesNo definition available. + Details Name: uht_TangibleNetWorth Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionUnencumbered leverage ratio. + ReferencesNo definition available. + Details Name: uht_UnencumberedLeverageRatio Namespace Prefix: uht_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 2 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482925/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - Details Name: srt_RangeAxis=srt_MaximumMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_RangeAxis=srt_MinimumMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 51 R44.htm IDEA: XBRL DOCUMENT v3.24.3 Summary of Outstanding Mortgages, Excluding Net Debt Premium (Detail) - USD ($) $ in Thousands 9 Months Ended Sep. 30, 2024 Dec. 31, 2023 Debt Instrument [Line Items] Â Â Total mortgages notes payable, non-recourse to us, net $ 19,662 $ 32,863 Nonrecourse Â Â Debt Instrument [Line Items] Â Â Outstanding Balance [1] 19,830 Â Less net financing fees [1] (168) Â Total mortgages notes payable, non-recourse to us, net [1] 19,662 Â Tuscan Professional Building Fixed Rate Mortgage Loan | Nonrecourse Â Â Debt Instrument [Line Items] Â Â Outstanding Balance [1],[2] $ 541 Â Interest Rate [2] 5.56% Â Maturity Date [2] 2025-06 Â Phoenix Children East Valley Care Center Fixed Rate Mortgage Loan | Nonrecourse Â Â Debt Instrument [Line Items] Â Â Outstanding Balance [1] $ 7,718 Â Interest Rate 3.95% Â Maturity Date 2030-01 Â Rosenberg Children's Medical Plaza Fixed Rate Mortgage Loan | Nonrecourse Â Â Debt Instrument [Line Items] Â Â Outstanding Balance [1] $ 11,571 Â Interest Rate 4.42% Â Maturity Date 2033-09 Â [1] All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. [2] This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. X - DefinitionDebt instrument, maturity, month and year. + ReferencesNo definition available. + Details Name: uht_DebtInstrumentMaturityMonthAndYear Namespace Prefix: uht_ Data Type: xbrli:gYearMonthItemType Balance Type: na Period Type: duration X - DefinitionFinancing fees net. + ReferencesNo definition available. + Details Name: uht_FinancingFeesNet Namespace Prefix: uht_ Data Type: xbrli:monetaryItemType Balance Type: debit Period Type: instant X - DefinitionAmount, before unamortized (discount) premium and debt issuance costs, of long-term debt. Includes, but is not limited to, notes payable, bonds payable, commercial loans, mortgage loans, convertible debt, subordinated debt and other types of debt. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 4 -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-4 + Details Name: us-gaap_DebtInstrumentCarryingAmount Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - DefinitionContractual interest rate for funds borrowed, under the debt agreement. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 210 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)(a)(1)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1B + Details Name: us-gaap_DebtInstrumentInterestRateStatedPercentage Namespace Prefix: us-gaap_ Data Type: dtr-types:percentItemType Balance Type: na Period Type: instant X - DefinitionLine items represent financial concepts included in a table. These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 55 -Paragraph 8 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482949/835-30-55-8Reference 2: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.4-08(f)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-1Reference 3: http://www.xbrl.org/2003/role/disclosureRef -Topic 235 -SubTopic 10 -Name Accounting Standards Codification -Section S99 -Paragraph 3 -Subparagraph (SX 210.12-04(a)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147480678/235-10-S99-3Reference 4: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 5: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69B -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69BReference 6: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69C -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69CReference 7: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69E -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69EReference 8: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 55 -Paragraph 69F -Publisher FASB -URI https://asc.fasb.org/1943274/2147481568/470-20-55-69FReference 9: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 10: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 11: http://www.xbrl.org/2003/role/exampleRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 12: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (e) -Publisher FASB -URI

https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 13: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (f) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 14: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1B -Subparagraph (h) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1BReference 15: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 16: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 17: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1D -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1DReference 18: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 19: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (c) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 20: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1E -Subparagraph (d) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1EReference 21: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 22: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 23: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(1) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 24: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1F -Subparagraph (b)(2) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1FReference 25: http://www.xbrl.org/2003/role/disclosureRef -Topic 470 -SubTopic 20 -Name Accounting Standards Codification -Section 50 -Paragraph 1I -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147481139/470-20-50-1IReference 26: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 45 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482902/835-30-45-2Reference 27: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 835 -SubTopic 30 -Name Accounting Standards Codification -Section 50 -Paragraph 1 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482900/835-30-50-1 + Details Name: us-gaap_DebtInstrumentLineItems Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration X - DefinitionCarrying value as of the balance sheet date, including the current and noncurrent portions, of collateralized debt obligations (with maturities initially due after one year or beyond the operating cycle, if longer). Such obligations include mortgage loans, chattel loans, and any other borrowings secured by assets of the borrower. + ReferencesReference 1: http://fasb.org/us-gaap/role/ref/legacyRef -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.5-02(22)) -SubTopic 10 -Topic 210 -Publisher FASB -URI https://asc.fasb.org/1943274/2147480566/210-10-S99-1Reference 2: http://fasb.org/us-gaap/role/ref/legacyRef -Topic 942 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.9-03(16)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478546/942-210-S99-1Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 944 -SubTopic 210 -Name Accounting Standards Codification -Section S99 -Paragraph 1 -Subparagraph (SX 210.7-03(a)(16)(a)(2)) -Publisher FASB -URI https://asc.fasb.org/1943274/2147478777/944-210-S99-1 + Details Name: us-gaap_SecuredDebt Namespace Prefix: us-gaap_ Data Type: xbrli:monetaryItemType Balance Type: credit Period Type: instant X - Details Name: us-gaap_RecourseStatusAxis=us-gaap_NonrecourseMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateLoanTypeAxis=uht_TuscanyProfessionalBuildingFixedRateMortgageLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateLoanTypeAxis=uht_PhoenixChildrenEastValleyCareCenterFixedRateMortgageLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: X - Details Name: srt_MortgageLoansOnRealEstateLoanTypeAxis=uht_RosenbergChildrenMedicalPlazaFixedRateMortgageLoanMember Namespace Prefix: Data Type: na Balance Type: Period Type: XML 52 R45.htm IDEA: XBRL DOCUMENT v3.24.3 Segment Reporting - Additional Information (Detail) 9 Months Ended Sep. 30, 2024 Segment Segment Reporting [Abstract] Â Number of reportable segments 1 X - DefinitionNumber of segments reported by the entity. A reportable segment is a component of an entity for which there is separate financial information available that is evaluated regularly by the chief operating decision maker in deciding how to allocate resources and in assessing performance. + ReferencesReference 1: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 47 -Subparagraph (a) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-47Reference 2: http://www.xbrl.org/2003/role/exampleRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 55 -Paragraph 54 -Subparagraph (e) -Publisher FASB -URI https://asc.fasb.org/1943274/2147482785/280-10-55-54Reference 3: http://www.xbrl.org/2009/role/commonPracticeRef -Topic 280 -SubTopic 10 -Name Accounting Standards Codification -Section 50 -Paragraph 18 -Publisher FASB -URI https://asc.fasb.org/1943274/2147482810/280-10-50-18 + Details Name: us-gaap_NumberOfReportableSegments Namespace Prefix: us-gaap_ Data Type: xbrli:integerItemType Balance Type: na Period Type: duration X - ReferencesNo definition available. + Details Name: us-gaap_SegmentReportingAbstract Namespace Prefix: us-gaap_ Data Type: xbrli:stringItemType Balance Type: na Period Type: duration EXCEL 53 Financial_Report.xlsx IDEA: XBRL DOCUMENT begin 644 Financial_Report.xlsx M4$L#!!0 (
(F":%D'04UB@0 +$ 0 9&]C4')O<',O87!P+GAM M;$V./0L",1!$_\QO;=!P4)B0-!2L+(/>QLOD&1#LD)^OCG!CVX>;QA&WPIG M*N*I#BV&5(_C(I(/ !47BK9.7:=N')=HI6-Y
#OGDK7A.YNJQ<&4GPZ4A!0W_J=0U[R;UEA_6\#MI7E!+ P04 M " ")@FA9N>?C>^X K @ $0 &1O8U!R;W!S+V-O&ULS9+! M2@,Q$(9?17+?G60K1<(VEXHG!
<&"XBTDTS:XV81D9+=O;W9MMX@^@,?,_/GF M&YC61&E"PN<4(B9RF&)&W_59FKAA1Z(H ;(YHM>Y+HF^-/4WEF0X0M?G0 M!X2&\S5X)&TU:9B 55R(3+762)-04TAGO#4+/GZF;H99
]BAQYXRB%H 4]/$ M>!J[%JZ "4:8?/XNH%V(<_5/[-P!=DZ.V2VI81CJ837GR@X"WIX>7^9U*]=G MTKW!\BL[2:>(&W:9_+K:WN\>F&IX621A'^_1S80RY8-[9)-NIL\!"SI^\Y%1^?H.'GS[BYBZ(:(E/)X
M8-DOV]:[MR_>X%#BVR]*+ M41B1%G\@M MNN01.+5)#3(3/PB=AIAJ4!P"I DQEJ&&^+3&K!'@$WVWO@C(WXV(]ZMOFCU7 MH5A)VH3X$$8:XIQSYG/1;/L'I4;1]E6\W*.76!4!EQC?-
*HU+,76>)7 \:V< M/!T3$LV4"P9!AI@S M&L%&KQMUAVC2/'K^!?F<-0HACA*FNVB<5@$_9Y>PTG!Z(++9OVX?H;5,VPLCO='U!=*Y \FIS_I,C0' MHYI9";V$5FJ?JH,@H%\;D>/N5Z>
HWEL:\4*Z">P' T=HWPJOX@L Y M?RY]SZ7ON?0]H=*W-R-]9\'3BUO>1FY;Q/NN,=K7-"XH8U=RSTS0LS0[=R2^JVE+ZU)CA* M]+',<$X>RPP[9SR2';9WH!TU^_9==N0CI3!3ET.X&D*^
VVZG=PZ.)Z8D;D* MTU*0;\/YZ<5X&N(YV02Y?9A7;>?8T='[Y\%1L*/O/)8=QXCRHB'NH8:8S\-# MAWE[7YAGE<90-!1M;*PD+$:W8+C7\2P4X&1@+: '@Z]1 O)256 Q6\8#*Y"B M?$R,1>APYY=
<7^/1DN/;IF6U;J\I=QEM(E(YPFF8$V>KRMYEL<'<]56_*P MOFH]M!5.S_Y9KF4Q9Z;RWRT,"2Q;B%D2XDU=[=7GFYRN>B)V^I=W MP6#R_7#)1P_E.^=?]%U#KG[VW>/Z;I,[2$R<><41 71%
B.5' 86%S+D4.Z2 MD 83 >LX=SFWJXPD6L_UC6'ODRWSEPVSK> U[F M$RQ#I'[!?8]*@!&K8KZZKT_Y)9P[M'OQ@2";_-:;I/;=X Q\U*M:I60K$3]+ M!WP?D@9CC%OT-%^/%&*MIK&MQMHQ#'F
6/,,H68XWX=%FAHSU8NL.8T*;T'5 M0.4_V]0-:/8--!R1!5XQF;8VH^1."CS<_N\-L,+$CN'MB[\!4$L#!!0 (M (F":%G%:4[I'08 /\? 8 >&PO=V]R:W-H965T&UL MM9G];^(V&,?_%8M-
TR:5DCB\WB@2S=$670L-[XWX;TNVPK?"^F$HV@;!(0? M[JG/]G<5LW*\,?56:Z%NU'K=#5G1&16OFPF75,Q?4'&D8>"Q&GR[M*W_Q@ M6Y8*B-_XXM%]=:'*.%,J"L: J8NC>50R5(NI31R@)(@\
[:E/?5THR'?^EHI7L MFRKP]/RH_A##2Y@%B:C-_+\\5ZSO*NT*C).]#XR9RM+12 2NF@0"D\),BY0[J 7%HIU)%5=ZGX;7Y.IS)**CTF] MQZ#@C&YND67<(&S@NB8]-AP^=H0,-
W7AWR3'RG+.BO6L CV;[2A'__07D>"R M,OZKRZ%$H:Y74"WT0[0A#KVKR"884;ZCE=YOOYA-XT\=WD\2^P:VGL'6(?6\ MFLP/&ZHCA<--H_I9AP1&E41J9$@-,$U]R>/&3 \^6>F8X/@E\2-
=5MA@6$FH M9@;5O*R<)I1[3+5H%\E^05MDL%+6V@J;&QA?DK.5<;8NXWSP(H?XZ(T2CA[D M36U'!6L5\8%1)?G:&5_[A_C2XBPDA-4^6SH^,*8D7R?CZX I2D>:*5UYJON4
MH",2:&LIK/,Z&GX93&?]9_0TZ#_/G]!4'=[0<&2/7P9H/GV=S77LH&I)=M/(MQUSC$GI;%C"7A3N4 ^0[^D0/VD$6EC+D7ZO3;K6U10P'E^4\\18FF#A[R_GW MC13JD<[(5:LFKEJF%A2,+
N*+ZT!+:D6S&N+TU8YYQP%45]QY$V METL9-Y'4$H-*98ES\V."=N-(/ N([Z/[;20?1WJ3*.L4CJ)P7%F^W.^8L&-) M^08!Y2LO7*%'J2#6R&;!AH3ZHH4%BT&O88+,W 69L(TY]D4L"*3=GPGF?+U!
ML]CSH_%61$).#&0&:(E_DM-)\R%1:\1J:O:YZYE6N]YI--O=VD['F)LB$_8R M1\:T.YK2#>-"E>I,$*$?4,\HOFEG1#8<5;8LDO/2>;@ "LLB:UJL)V0/T/+>PT3A',3A"\R07W7E>K1S?
$$/:&CK^NPYD0/>@W7A'/7A"]R31GHA$G_MX*._O8T$_ M! OF:W/@S$+3DW8="8XJB67E'LJ"#<^Q2-'@W5F3<$4+E]'."(W>9@/MGL,U M/)*5>R3K(H\T#!W&Y9PMML,GPZ?-
MJ'@A\+>]XSZB]8YV/][3K>6O)UOC+T0M*47(ITL9:MRVY&C/ MDJWFY$*P3;QANV!"L" ^75/B4JY>D,^7C(GCA?I MN??^Q]02P,$% @ MB8)H6;W4=F#(!P D2L !@ !X;"]W;W)KE8J"RZ$IW,+/;'
M+RG9DD5=,,B;0EUU1UC>SK1#[Z_F\SK9L ME)97?,]*>6?#JUTJY&GU,*_W%4O7C=&NF!/\>>[-"]GBYOFVL=]<<,/HLA+ M]K%"]6&W2ZNO[UC!GVYG>':Z\"E_V
IU8;ZXV:ZK/CI%RY9[SO]7);^O;F:-:Q J6"461RI]' MMF1%H9AD._XYDLZZ9RK#\^,3>](X+YVY3VNVY,6?^5IL;V?A#*W9)CT4XA-_ M^I4='?
(47\:+NOF/GHY89X:R0RWX[F@L6[#+R_8W_7(,Q)D!IA,&Y&A = -O MPH >#:ANX$X8N$<#]Z5/\(X&WDN?X!\-_";:/;":2*]2D2YN*OZ$*H66;.J@ MZ:[&6@8X+U5FW8E*WLVEG5@L>;F6><+62!
[5O,C7J9 G=T+^R 02->(;]%N9 M\1U#E^CSW0K]].9G5&_3BM4H+]$?6WZHTW)=7Z W@_.;N9#-4P^99\>F+-NF MD(FF4/2!EV);HU@V:0W8QV;[R&_.EV'I8D-.L5D2(^$=VU\AZEP@XA 7:._J
MY>84SZI'-%C_^@'WG%RBJ-LEBFV2))_)!_-TN_JZ)O8O_!?J#B[2 >]$E\!L" M-:,\+HCK1C)W'L_#"Z&(2I%S5#Q&!2[UHR$] 5"8>%Z'&GCJ=9YZQDR+O^S5 MB 1GFF\$OE_FPM0G[1T MWGD6.
(Z6*BL(A(F6=6,0<7RB97 "H=P@@K,NZ+P.C%[_2VQ9A63%5DD_RP?$ MCED(.1R,??%'#@.@T--7O):SN^K?TPMG M&%K"40MDLCGZT *A(QB 0>#;00 BB*S^:#00BQTU>,CC&(M\?-
A4X$!"T!GU"3JZ!& 0%A_<0!0Y/E: $ 0G?#_K&+&SR31L*LO4,D$Z"T> M/?Y2CE-4]Q>"N7Z@>PS ,(V(HSL-X0AUG0F_2>\W,?K]N]2Y;8^#SI)1+4"C M*-!]!5!AH$\#
J[7D!U3P$8#IU@PM&^TL7&0F[Q+JWS#+&T*N5$4",Y);2" M!W2[I0K.VN!<$7TN@%'ZP B@\)4S2FJ(*_0GG.[+2VRN+U=Y<5"O[@O==E_D M-H@:N3U&2;?U.1#D"B?F0-S7FMA82BW^;)8>I-
_IHYSY'Q@J#[M[50AL3B*7 M'T0MY!"OBH)+U.0&&!%O//G1\V0\A@2"!?HL$$_]/H;AH530WQ? 6)S"?C: MJ!R3!XS+N%J3<7%']0+"R&AD &%TE"P@#$]4#[BO$;&Y2/R0EC(:ET$W+PVY4B-
I:_K^X%FVRQ5;;$%MNP%_J: M&IN+ZK?KQ[SFU5>T87)@$!Q]_O4.{)!H/%W3T-<' @BEJX,80+F.7EDE (I& MWD1]0/H"F)@+8.D?2M),Z8$<%HAF@M?FGE6VV"I;8HMMV!5]+4[PMZ]*$F,=
M_^I>L,D66V5+;+$->Z%7!L2L#-ZSM&:H:OL":-^[9^S_@_\"^X^,M3!QM?)Q M!:("72\"*.)17R^N(9A+HJDAHY<4Q"PI.LUXDLPEVN1E6F:J?BI4^&KU>44. M+!OSP$*!PL;3BTP0Y>N+"
#*=0)]$0%$11-R@_1R@YCEQG ,1?]#$?U;Z+*1 MZ-5OL4VVV"I;8HMMV"6]%"+F=7?S6&IUX=TJ6VR5+;'%-NR%7GH1L_1JUZ&G MQ](E 9: 7:*/ !HM/@,@/Q07X<%0 &=6$LBO9
B9B'U.R\O/[&B62S\F%:3 MPYU5)665+;;*EMAB&_9'KZ2(64F9WWVK2LHJ6VR5+;'%-NR%7DD1LY)ZKHY: MDO&2/G;I^.T'8#0BOO[^CV$NQ6&HCP S(FFOO+27D91LXP"Q@!3'6!F>_4F M
ZN:RBI;8HMMV"^]IJ+?H:FH54UEE2VVRI;88AOV0J^IJ%D3/5L'4.!3BKYJ MO@) KO[9-@9 V!E]3(-0.)A01E0IH^&57AI0LS20:E#M."L.:SD@W//R4,LP ME"(ME&KZD+TM"B9_V3K/Y*4E4\KJ J6-
>$JS@V H2RN&MKS>Y\IHDZ*L_73+ M-^@-"GRO^6 KCXB'-KQ",M#RKV+LLV9O9/'UXDA++JCC=\<$1]U#2NGH]SWC"DJM^=GNOQVK'II] MFC7*^*$4[:Z;[FJW%_1=LP-
2N[[$URL,7(_Q=0)=?TOI=4PI>,>5=YH]D/.^ M2>UFU0]I]9"7M52]&]D\YRJ0$TO5[O]L3P3?-_L5[[D0?-<<;EFZ9I4"R/L; MSL7I1#V@VX6[^#]02P,$% @ B8)H69,]#,:K @ Y0< !@ !X;"]W
M;W)KNV;4B/+*E A_# (^G[!N/228:5;Z&2H M-E9PB0L-9E,43/\:)+]ER7B!TG E M0>-JY%WT!K/8V5<&WSANS=X=7"9W2MT[X3H;>8$+" 6FUC$P.AYP@D(X(@KC M1\/IM2X=6;SD??
9@PQ7;"/LC=I>89//]>-+E3#5 M+VP;V\"#=&.L*AHP15!P69_LL:G#'H!XN@%A PB? ^(7 %$#B%[K(6X \6L] MG#: *G6_SKTJW)19E@RUVH)VUL3F+E7U*S35BTOW3I96TU=..)M,E,RHZY@!
MW8P2/&.6A*6E@YZ#-:!6<"U352 <+Y@F58Z6ITQ\@$]PNYS"\=$'. (NX6NN M-H;)S Q]2Y$Y?C]MHAC7480O1!'!7!&Q@1E%DW7@IX?QYP?P/E6D+4NX*LX M/$BXQ/($HN
CA$$8=\0S>3T\ZDKG_[S/_MG[DV)$[1N)*K[X!;[;JR5<*5-R MRP1W# VP"9_93/^V":.@_]1HUF$4]LY;HSI!?V]N%:C7U<(PD*J-M/7S M;+7M3KJH1O$S_;@WF/0Z]%/:8?7*^4-?+\ YTVLN#0A54G8G.
?M9D]^ U!+ P04 " ")@FA9G(W% MT5@# !K# & 'AL+W=O90X)LIXSF5..4S4\PY MT@TRC/3L:R.F=.T,,)^N7;/PSY;R"PMX)X3L0,96 \,VU@N?TEDB MU8(9]N=T!A.0C_[CC.S88G3' J1LH)PF Z,:
[LW#A2^!'Q.824VQD0I>6+L M64UNXX%A*8<@@T@J!HJ//)0PARQ01NO&JYC2:+97AYGC-_K;4CEJ>J(AR[ZD ML4P&1F"0&*9TD"T#;P]!FYMX!Z[@U<;>,?NX-<&I72STEX&;D0E#?N6@Q2$3?
%5CD68 MJ.I8 KDM(I8#N2"/DQ$Y>WE.7I*T(\)6PA:Q*)O2O1+L9M1[<--Y8.SQP>7 MW+%")H*,T9=88S\Z;']UP-[$>#!'<=9!N7$.$DY@?DE4V*O$/LX0>\3^I4^HU2 M_V Q?I0)I2@_*"JU9=ZD"6
M[[?J4H.R?F*0987]3G=VCA&M0N\)UH%WA&M1^X4$C/#A" M^+;DM#R*=)J#G3,AL%OGQG 7X[I!"S3:!=F6;PF,K\N&L+5^8_>&MF9]A)UTU?C^H:_:\#O*9VDA2 93W,JZ
M[&)V>-7:5A)/YF7O]L0D=H+E,,&O > *@.^GC,GU1&W0?%^$OP%02P,$% M @ B8)H64!/*O$O!P *QT !@ !X;"]W;W)KRF0;4'3;I\9F;:)2:(G4DFS7[^C MI%BV2#%
[R8>TDGPV7>\N^>.NGJ4]1]JQ[E&7\NB4M>SG=;[R\5"Y3M>,G4A M][R"7S:R+IF&VWJ[4/N:LW6[]"P6) CB1M<]NZ^65;'0A*GY(]64 M):N?WO-
"/E[^.SYP2>QW6GS8+&\VK,MO^/ZR_ZVAKO%0RG_,#SP"#B!<^U4<'@OP>^XD5A- &. M/WNEL\,[S<+CZV?M/[3&@S'W3/&5+'X7:[V[GJ4SM.8;UA3ZDWS\B?<&M0!S
M6:CV7_38RP8SE#=*R()?# A*477_LZ^](XX6X'!B >D7D'^Z@/8+:&MHAZPU MZP/3;'E5RT=4&VG09BY:W[2KP1I1F6V\TS7*F"=7JYDM89-X6L$5TH68LTT MW+QG!:MRCNZ,8H7.T9>[#^C-
V7?H#(D*?=[)1K%JK:X6&C 838N\?]_[[GUD MXGUW?^\:#'!")""A8_G*O_P#SV$Y;I?3T^4+L/Q@/CF83UI]=$+?)\X*]+W2 M8#3Z6#UPI2%$M;IT&=9I"MV:3+I=JCW+^?
4,\DGQ^H'/EM]^@^/@KVMT^R"$0=-UT:0:[#3]O 81SL[L7 MQ>V+3,5X6,91B"/8V8=C:QUB84:30>$$CO!@1^BUXUV>-V53M &[YN"H7# # MV@6TTQ0=
(3@G:9!&V0BI2RXF89BYH48'J)$7JCO.T&T-];C63W/T"]=S]%EJ M5KC01Q8JFE"212/P#K$TSDCDQAX?L,=>[#<0%"Y0L?6V*$Z38(3I):D32,D! M4N*%!-Y"$ZGK0II8&$(:X'CL/H=82)-LPGWI 6OJQ?
J#]*"40KH!Z^5SF9J5F MWSF9++#PX9#$XPAWB&4X(!-&'!$S]E+3KWK':_1.*3[!1_WZ5R*DU])V:NW MP]C+>,L54[N.?SQF*9DO"^V5$KPU+X,Y(G]['G#H6ML
MH@,ZL$NZ2PNE$N<0#4V(_57:@CPK0>8?>"=3FP#1*K:AW M2.$XG@ Z\"3V$^7'2K-J*PQ$UH8^>E-!49(;:/@'MF>EK+7XJV5[\]L9QA<9 MM,=%T8X&L#=GF%Q$ST_F8+G:\W9B*)
[&IW!H+%?H9M MAZ=SN3EO8),* [^S?8[=B=:FU5Q<$ST/5RG6#BU20/[8C_]?N ;7M>P#_F. MU5MN<$H-X7\47T-^O&2*S;HXIE8'Z1)+HBF^PP,Y8S\[MRU77V6=\&R>C=*0 M4BL="')93.,I@
,CX\Q+ S<]:0%9N5G R^C_F@5>2=OI,#80- $3]PWR!A5F4G'.8S;OTA"2=KPU+CD2Q\%VI*!H8F7$Y<_0Q'!LBWOHW / MGDSHFV2HSB$59%-#.FN)FNGH[]]P$M99'(^IS"%&21K3"0N.IE_Z\
($53>0 MQZ+2'/;3#=&FT82..SF'4)A-.7B@6N*GVF=X_.O>G%&HHZI2#&GA!&W3*"9Q M9H6&0XQ&DY$QT"WQT^V/M6P :M&R[A'4Z3BPV=15T-UB4P6=#*Q+_*S[F4-? MKU&?T@ 3QFFI1-
UKY+O;F!O-\SL0;9B>:,V!QI3!E3J4L,!W3*E(%+B9]+ MNX)^\T)XV,08!A ?XR'+(4>S**03(R$9&)0DWJK^/32X^LE]S.3EWG]]SO1* MVD[M'.B5^.GUMGZ.'06M F0P%/=[7O&-R
5LTW/=F:.SBP!#!:T1M/T-?XNB M>1 $YN]Y(6OT3M&B+[Y^:PHL1T*IIH])V6B85RMSIN7TJ!>CVP?(Z=[D]==D>P<(@@.D\#;-Y2,*W[;%]_XC 7Y8Y M_6G/[9A:^>T7.CVX'!H$ZF\05FPO=!LX0
HY5VU 'ISA/*&TV9\D04K&#.:6 MH]D4Y*%+H/XN8=5-+3!ZF.(/R'-9NI':))^&04RMPU2''(F#&$\@';H!^L(, M/B!=BP>QYA,G_-0F^_.,4H(MG[H$ Y(E$_63'IU@O]@9'(:!KB$P1SHUWYD/ M3(#?
XV6;\BF)DC%R6RJ44V<'=.@+J+\OZ,BI*_Y.< Y^AZF:CD^I'7(D"#(Z M<7)&AT: OM (C-FSK1H>P)%ULN\O+\QW\L.WT>7?P-02P,$ M% @ B8)H63_\J<4[P \@H !@
!X;"]W;W)KM+2#K19!D%+8XL(1:HD M9:=Y^@XIK2IMY,,"NQ=K4IKY^?W#D<3E2:IO.@_K-(>" MZI$L0>"=O50%-3A5!U^7"FCFD@KN1T$P]0O*A) GRY(>8 OF:[E1./:;E8P5(#23@BC8K[SWX?
TZ M= DNX@\&)]T9$VME)^4W. F4K;S $@&'U%@)BC]'6 /G5@DY_FE$O79-F]@= M/ZE_<.;1S(YJ6$O^)\M,OO+F'LE@3RMNOLC31V@,3:Q>*KEV_\FICIUA<%II M(XLF&0D*)NI?
^KTI1"@>F]00N2WT-6:^WQL+9]'NJU25-8>?C :5!'\))??PFGP>]#QE]) MK%>&N"U#?$D]^20,%0>VXT"HUM@ = _BXI551<<=1W\YC:M3"X5^P'9D(UZ MK4F'\Y^*:)'/6NI9Z]#C5]$C0])
MQL1A"'UV%?U21]]WJ+/+Z*O95'@*ZKFOM+B\UM:_$I0#W+10BY> GE3(R]^ MJM1BN)-O".Q!A\'_\G@)=CG6[;1Z3*$\7R\&-NO6P]V.#**YXO%&=K.)SU\
M">V55FW$;D$>C!Q"]CL'$GL:_$S5@0E-..PQ-1C-4$/5!ZQZ8F3ISB@[:?#$ MXX8Y'DI!V0"\OY?2/$WLL:<]YB;_ 5!+ P04 " ")@FA9Y=\^_\8* #[M:0 &
'AL+W=O\^);N4K3ROF^66_+Z]&]JAX 3";E8I5NDO)_IANZ_^YSXM- M4M5OBX=)^5BDR7+?:+.><-<-)ILDVXYNKO:??2INKO)=M;35+\ M?9NN\^?K$1O]^.!S]K"JF@\F-U>/R4-
ZEU9?'C\5];O)D;+,-NFVS/*M4Z3W MUZ-?V0?E^TV#O<6?6?ITEFZ M7C>D^CC^.D!'1Y]-P]/7/^AR?_+UR7Q-RG26K_^;+:O5]2@<.-\&XM! & T$.]/ .S3PC :HW=U7]I\ZXJG3R>V>V2K8/:>ED6R?
^:Y=5?SMCY\O=W'GSRUOG ME^;3/U;YKDRVR_)J4M4'U: GB\,!W+X< #]S ' D5;(FFLWLS6;Y9E-GK/.R M?*OC)W7V'%.('U.([_UY9_S=)NMDNTB=I'+FZ>*](@[A[N<4[GP0@KVI&:6 M?+KA/&
(NNYH\G<:^:\9$J-O."500N2WT-6:^WQL+9]'NJU25-8>?C :5!'\))??PFGP>]#QE]) MK%>&N"U#?$D]^20,%0>VXT"HUM@ = _BXI551<<=1W\YC:M3"X5^P'9D(UZ MK4F'\Y^*:)'/6NI9Z]#C5]$C0])
MQL1A"'UV%?U21]]WJ+/+Z*O95'@*ZKFOM+B\UM:_$I0#W+10BY> GE3(R]^ MJM1BN)-O".Q!A\'_\G@)=CG6[;1Z3*$\7R\&-NO6P]V.#**YXO%&=K.)SU\
M">V55FW$;D$>C!Q"]CL'$GL:_$S5@0E-..PQ-1C-4$/5!ZQZ8F3ISB@[:?#$ MXX8Y'DI!V0"\OY?2/$WLL:<]YB;_ 5!+ P04 " ")@FA9Y=\^_\8* #[M:0 &
'AL+W=O\^);N4K3ROF^66_+Z]&]JAX 3";E8I5NDO)_IANZ_^YSXM- M4M5OBX=)^5BDR7+?:+.><-<-)ILDVXYNKO:??2IN\O

S5GWIXC*$>)92F4#0]GJWVY%UZ+)6U M-N1UETV-F?F=TNYB<$![N(RA+B64IE T/:*M/N39]:%75@4\8GV4N1EX9C^$ MP1'OX3*&NI10FD+1](BWXI%G%X^L50&/$"Z8R]S.-TZH, 2EQ5":[-DC"N55 M?^QGJPSY]F5IB]^J!;U4OWZYZ_41-P"=T*&86 >QN!\<9NBN0. %J?$,7<1$^;?%KQ3:_ME]C62[\^H#0UDBH(4'8=U9(P(@L"A!U9$*#LZ((87B^(."?//]\UV.F!A4$ M[,C!=T/$8Y\(U1+J-(;2))2F4+27C)B< *I-\(-(_TF*AVQ;.NOTOL:[[Z>U MM^+EEX9>WE3YX_Z';K[F595O]B]7:;),B\:@_O_[/*]^O&E^.^?X>T\W_P=0 M2P,$% @ B8)H64)[@S"J @ [< !@ !X;"]W;W)KRAZH*6Q1802M%9*VD(_OD)(5.Y"-H,U%(HBO23K-?OZ.D2+9$1E@]J2G620 $S1?0ZSYEZ M&H&0VZ'7]7:".[[*C!?0>%"R%T84EY#H7FLB *ED/ONMN?1E;? M*?SDL-5[:V(C64AY;S??TZ'G6X= 0&L \/?!L8@A"5"-QYJ3]Q:8'[ZQW[MC8L=8UDP#6,I?O'49$/OTB,I+-E:F#NY_09U/#W+ETBAW9=L:UW?(\E:&YG7 M8/0@YT7U9X]U'O8 R-,,"&I \!(0'0&$-2!\K86H!D2OM="K 2YT6L7N$C=A MAL4#);=$66UDLPN7?8?&?/'"ULG<*#SEB#/Q6!8IWcJD!%=:"IXR@YNYP1^6 M@]%$+LDX8\4*-.$%F3ZLN7DBGV9,X6D&AB=,?"9?R'M"B"($R&YE4BFR12=25OPD]/XJQ-XB@EILA+LLC(*3A+.H>R0T#\C@1]$ M+?Z,7P\V\+Y/^O3?[9^D(RP*9'0\87'^':U8$MA;F1RGTF1@M(?=]7P^WJA MC<(W_Z?M[BOVJ)W=]L&>+ED"0P\;G0:U2_^*Y[[G]M2_Q;DDW>DFSZ1F0! M5Q0U5Q2=8H\G?,/Q&:?ZC)2@JG?8=A45RX5CL1-D$_N=''ZR1S7Z*6Y6"0Z5) MI72UIQ1TNI>]0ZUIJU;O6:L*ENZUKQS4RLT-31*Y+DQ5IHVT&4W7KB._D(^Z M_7&W13[!459-GF?Z:@[>,K7BA28"EF@*X\3N]JK94FV,+%WS7$B#K=@M,QS' MH*P"GB^E-+N--= ,^/@O4$L#!!0 ((F":%GUC52R/ < *0? 8 M>&PO=V]R:W-H965T&ULK5EM]LV$/XKA%<,'5#7(BE9=I88 M2),5"]!V1=-NGVF)MKE(HBO23K-?OZ.D2+9$1E@]J MP[E&/_*L4%>CC=;;B\E$)1N>, ,56;GD!.UQ),F<:;LOU1&U+5W1]49J-2!!,M)SD3Q6AQ63W[7"XNY4YGHN"?2Z1V><[*IW<\DX]7(SQZ?O!%K#?:/)@L+K=L MS>^Y_K;]7,+=I-62BIP72L@"E7QU-;K&%S=T9A94$G\+_J@.KI$Q92GE@[FY M2Z]&@4'$,YYHHX+!SY[?\"PSF@#']T;I]'VG67AX_:S]?64\&+-DBM_([!^1 MZLW5:#9"*5^Q7-:_R,< >6-09/0E,E/57_38R 8CE.R4EGFS&!#DHJA_V8_& M$0<+0(] 6D6D/Z"T+& -@MH96B-K#+KEFFVN"SE(RJ--&@S%Y5OJM5@C2A, M&.]U"?\5L$XO;F210E!XBN!*R4RD3,/-O88?B)962*[0#5,;]!XBKM 8?;N_ M1:]? 89>(5&@KQNY4ZQ(U>5$ QJC(!"2TX+EY^7+J@4-;S])*'W5YUCAM53EM5653(MB7:>NT(*K"YO;:K6A7:TIZPNU90F_&D'=*E[N^6CQZRJX&OQNL_E, MRHX\$+8>"'W:%Y^@"XDBD3FWF5FOG59K3;/9+W 8Q>#Y_2%^BQ2>!7$K=00LM:H%%WM!1BC[%>'T"#N&95,X-0LJ7<\\G2L!9TS_(!(IMQZ/[C8FRS8AX &^, M*>[98!,*'",6A-F+SK6=FF>SH4%T:K=GWMHS/|&> M%2]+",M*% S*#BHID4I;&60^@\!% 1A89%R0<=*Q8N%?:]E\C V\T$*Z'(8 MFE1M /]AKJT-K5%YB&1W4.]H9/B!Q[.>:#2O67!E&9DIQ:&NF3C/! MEB)S=ZA&Z9E2YUS:CEU .A<0;\0^F'(VK9R+/5MF]@@12[T2,N_'R"(6A]@1MI&X>P%ZR75PG2;F#?&I2J(Z1U!M>'D;*BIL.>V78KP.+T"QR]"+<43CV<_A7 M#D6J41,Q:)1['8S[$F>]M.B(P;K0"'G#G&. CZ M$&UB- X<(#MNQ7YR_9V,^9GUXZJ5F!#'TF/MTC@:Y*5%C(0S5V9V](CG)^T31 %U]I(!$WMY]^3V?29MQUNWCG")GW#0*JOK MD1Q8[,.'&VNLR) ^Q]%L3GJQLHF%P4%(CU%V/$N\)%;'*A5*EX*Y, + P04 ")@FA9 M^PRJD8(" "]!P &0'AL+W=OC?&J90%(9('^-/R^ETD@:XN]ZR?[6YZUSNB(0I+W[33.5C MY]0!&2Q)7:@;OOD&;3X#PY?R0MHOVC2Q@X&#TEHJ7K9@?8*2LN9/'MHZ["\ MEP!^"_"? \(7 $$+"%ZK$+:\+4*@Q9@4\=-[K9P"5$DC@3?(&&B-9M9V.I; MM*X79>:=+)30NU3C5#PGCV@MT1R$?7,L!910F19O#)8?S% 3S6.7>)^]O$ M)_Y!P@54IRAP/R'?]<.>\TQ?#P_ZTOD_]=F;U?>*$72O(+!\P5M>0=]E-W1A M/YWI;2-9D13&CFY>$L0:&/CC!^_,=)7Z?&XLQ2F)&PCH.+BV&$U[OU[0DZ'_K[0*. &ULG95;,]HP%(#_BI5)>VI)"=" !Y&@6S4>.E6T MVYY-?))8=>S,=DK[[VL[X+$)C-H7XMOY_)V#;,^V0CZI"D"CEYIQ-8\JK9OK M.%9Y!356/=$ -S.%D#76IBO+6#42,'%!-8O3)!G'-:8\RF9N[%YF,]%J1CG< M2Z3:NL;R=0E;,:=1/]H/K&E9:3L09[,&E_^F=S+TTO]A1":^"*"HXD%/-H MT;]>3NUZM^ 7A:TZ:".;R4:()]M9D7F46"%@D&M+P.;S##? F 49C3\[9N2W MM(&'[3W]UN5N"_:9$5 -H$B$"!6Z97HOM=]CE,[*\7##E?M&V6SN8M1BAOE1;U+M@8U)1W7_RRJ\-[@.$<#TAW :GS[C9REC^QQME,BBV2=K6AV89+ MU44;. A(]2DPH+]%"2LQ+,&77:A9KLX-=%^<[VK*C M!2=H W0GN*X4^L8)D' C8V/F]=*]WC(- A^@Z:%! .?[L#Q!B=X MQ]*\0)M7M.*$/E/28G8LZPXZ/ ZUY^9:-3B'>60.A@+Y#%'V^5- G'P)* ^] M\C!$S]8M]1/-J/+_J$V6A#1Z/^+W.F&@05F"@)B(R\V"G)^"'[Y ;DP])S< MV,N-/U2U1Y#F%.$3;F'F:,N MCD9;OO 4ZK)4?G/&QU/!Y-!- !!KXHH Z/92:56?,GQ4W7A\3;JH^2Z9!NT ML^1Y>3J83YZ>'MP[9DDDX5S7^7E37XZ& L@-IQ%B:#P<\7G;(P$ M HQO;#Q@')>]MK$#V[]FMM\CB5> MYDQ(?VG=KAT/**M#=&6[&0A*;9M?];WEX;]LF+8;I@EW M5B.:*14TVZ TU9$N8P>LQK]XNP56_;*G(PB@LG0*&LWGC4;I[=L?$+OG(U% MH1*_[E;+ZM;R7B']"YL\$9G:O&"S:G"\^!;6P&W))>:]MLII6A2PPRC!<#_3E?A.AAG;]V M,=0 .-H-0,KI::A4QJ>#2L[R5SR8W;LS>31^MB>]HSZ]HWW1]PFW=^-N6/AJK7QD;S;T@2OG(X$D*0..:C!^^)RQ /Z!8,'UK%A+#0@B@KH% MWCLEA_3&8N&.D =T[\[CZ73\,;T'Z6GRK!NIP[]'7.V[$1%/3FYG/GI423>' MDL;9T=$GBV+W >F\9F5B@3/QLP&8S)5,.5:.*H1"%YUIYS>%V0#X48C>N!8G"Z8M#;+-YZ-:V!3=Z>P&&/C-:D_Z2S=)>R 4"UFNTC;U)^',4ZBNW=&]9;24!&*GN4@>#RQ BH7-$Z8RA7JW@;L[[\/_<^]" M^D0J25G\!3TBG9LXCTTE[(_0-"=1/&&\21V_#JNOWSV'9II],4C\Y;&JU<4W_:;VE1B41H57J/B6WVST[;/8S0WGI M)B(HNF8G(R3195J8J BXAE9-.2>9U'(I-9SL40H*M-/$P9::GRO7D=R;*VDP MI%W?^]&U2QM@K]+5-%!BH+F_]:/][7?>7/JVRYNK\SOET?<#&5YBZWCXR_& M?',=;5ZBJ](5<.$B+U3IL8##V,L"S$N3Z%[D@/Y_@MD_4$L#!!0 ((F" M:%GZ+Q6HYA (TW 9 >&PO=V]R:W-H965TW>S3L59E^T]^Y#* S@$1:R' RXP(XK_M/E\W+G/A4)(W6TDE+5;%&33ZWE\WP-=;8[^YE5*5N%\7I7MSM*JJSO MU%JZD=FH$D^6QJYEA3_M[9G;6*47O&A=G$W'X\NSM=3ET=O7_-TG^_:UJ:M" ME^J3%:Y>KZ7=O5.%V;XYFAS%+S[KVU5%7YR]?;V1M^J+JG[=?++XZRQ16>BU M*ITVI;!J^>;H9O+RW3F]SR_\4ZNM:WT6),G*_ M._5>%041 AM_!)I':4M:V/X;H^D@LU%+61?79M;']609X+HI>;PO& 8AO>'1^)O':568?%X&"M2_^_O]Z>,J":5@P9;[]1LSE M#[*2;U];LQ66W@8U^L"B\FHPITLRRI?*XJG&NNKM9U5(4H];2OVVKE;BUQ]J MLDX6XF0*HDVC:*]FSY(\(O:MC,1LG(GI='K^ +U94M6,Z4M6@L.(_;N:NLOCK/X?D]F3\A\E2U+UT4BYFK M-T<(*P=EJZ.W__C;Y'+\Z@&FSQ/3YP]1_Q^U[\.<'$]/Q)_@YA]_NYY.QZ_ M$W^:O'J,,_%O"E'J7HK?E,C-&@DDQWO(8M9O+70I)B^N+\5\)S:US5?2Z?)6 MY,I6R&%B8^G52BLGEM:LD:WF3B^TM/2-60HPP@QH4,;7E2IVHE">1K52[?5S MF7\3E>&O85FQ49R".B1'XBN>4E[!*V4E"\?4B:+B3_A6;:&>2MDU6#)6*)FO MB!,BNS)NHWD5KUC0=H,<\R=$1*76B'6 M%*#%SK_@641B_9C?%(7"_]!'#D[?8Q&V %,F4O:,STU9.Z8IMBL-(;3S=/^H M845EHJK!6IMA&CAH0/=!1DJQJ)+)L6R[I2T7K)(V8OHO*,.:#7S3XB"NL^A6V(T&*9IYWU! M)G^G5O).&]OX^<]QD^.D"^^C9(8=&TV3$GXW&C)!DJJ&&7A#68JZM"$ JI6V M"Z@187#BK5F7.8E)W,@*.KV%L!(F:0B37]&;N37.G88:AL=,W93D> 9"V+:A MR8 DF)=G*7-=:$0>V&[19[,YZ)T$A5;Q-&QY+"ZFXN\^=M_+:F4*G4=5?"C! MK*30<*IVPGA[5BNK($1>5UA. M@M*N_LMY8XB5WYU?2"8/@I&1'XFH:B"NDC[6U5I9>$R^ UBC,%ES3CL^^NG''QS*'<6 M<@&ER>61F0P%#83GR"MVIV9;^M"IG7];EWE1+\"D*B71\@%,- 8/4TQ70@3/G.:G+"KA7/Q\&*YY/'K+BH;:Q.[$JG;$F4(JO-XKL- MFGW?KNU*16[TO9N/Q"^E^$'EX?&$'XL)NPD7&2R'C0QE1.D<6IA0T'W$ U60 MYB'UFFL.XXV0_F*Y!W>:2AS\J*!J3C[(YMRB9,JU9[&EQ*0VKBDQ6 V.IAGM MZVK8++#JYK]9XS,1>BF.-U!=*SA4\I5=3"F1^> 1-7CQT %!HN#/\!Z6TD6= M?B@+DN6?2/-JA[2*:IE18B.-+*6V:#3L-VCU3A:HHR#\7%R]&%VB#RD*1/0KB 6YJJTY(%DKM75:$T);*6I]1'Y;M1G\#GOBL;KF$]8%%A(3\5@2%65LP?I)Y-4 V"P#&X&R9O:\B[RA5@_)< 2J+' MP0L5@IZI, PF#(5W[4*B#0@0I8 ZM-2^7FYE. !1W,+O, :FU3OB=935F&$4*" M>T]/-IEH\@CE+0(C?=Z7\,XRIPPC+<2\]1!!\NOGU[DL6 QN]QV#>C&$ZIFA M?MZJ-D49Y1V]1(W*"_781!K95?LR6 MJ/E+(FXL:)/B-:/. /)CPBY]S4H$]V('P*2X\\V"$\0D8XQ],64: _VO(D7"!]1M(AM!MLL!*40=B\AUQ)&/"4A0^A"3YU&="0^]2I>8N9[RF;5@4:R+&N_$>5A8".A M(@WVZH#N4X@V89NU&\H=^;,O,KXA"6VK;T@R3A_])-WR[.-NMFN%16.DYV(R MNAYZI6V]T+]LC-UO#,&E3WL>4+H8FVR;/5S%]3&E2;QJUBH+TX$ES3<)(1- MBAA7A3=(^";4HWT8U_3$GXS.DS#]",_I"0/=^4QP===^-#\8H=[(L')BJY832@I&#TP%OO)08 M:-K"@Z>A[#P1Q[1CJ/T?_<9^DM44?^_DMP;]=:N*\H;#0YA, *:@]O*V,@_@ M*4_0USRBVM[D! GV2,H[2E(YWLV;JI'DV$(BA5%@MFB@^-:13WU>(_!U,QW MIM)/F'SJRX+%>2)"I1%M9M9)Q:GL5*T(]XX$G)E;/8^C-9XY\DB,0K(T%36O M/E-A,2VLQ(LQ1-\AD2$8;-LM$01CM1QA2^[?Z+8$?U)6[R-,2ZC5;R!8Z'J\0V*]Q;_4*065[:J2NA MI6"Z)LX=TH0O*,RM3%T02(=(0M&^FR LR/VWRU-31IK=%6SM_2*X.&MY*/91]T$Ø+EWT4J9HF_)7Q;O%T9PS5 MGXM OUKI2W4'B&3[\; M2*L??9M1M&GCXRB QL<*V&@[;+F3,,U3GE@,D[%'?Q,QF-QZA/GX,2V/8%N M-<5,-!,\1J9-">X0)B@4@Z223X("!B:N4X'AZC+.4D_8/01HGR3MMS3CWHD(M]T]M!BNKP8$HD3B)/@6)+%,'PD9G3!SZ"E8M07!H07@8'K.DKTE.\&B,P_=? M)5 S3#D!3"2T9NK;%4B=CP'YL=?&4#+2?!+0/+T:"[UL(7.\CAB27V3\?"N M/">]5S:G>G 2\'L'M6\!%A_6M8%RMUT=,6C9C[0J==UP8/^X-' :C6#/8;F M7HL]ACR/K(IAGGC'D)%]G'48HN1>Z4U=1]I@NT86IITE'*2S$]#+9FR6V,'MOW*0!R1'60T4R;"$ D$Y/7=/1#J8A6L'X8K_2P66T;. M+L/%KU44GH!:IE=_'K9\W9/]"2"FGW5;N(4'NH^AEDY#T G)K%_\?%6,6#Z(7"CU7X<+!:S@4 MZI3_UKEY#-%#)^>Q+*4>H=7-/WQRWCV1VCMS;([F'SI]3&^]?)9.A/^=^O^- MSV(_>K?Z[*5Y=N"L _;FXR,ZO+[(QBF:GH%V*"Y2!DV=/: .?B\OL.W5_+J;9U=6^QE V+U Y%R>DMH1H"8Y?#)4?R@H]%PR)ODGQLPFE>&CP M:>0>*2 =N]^(Z=KZM1"N[PPCN*08R7,H!ZMT;%$E_'5?FU.H}$#<&-Z.2+% M)Q']('%02/>T,CD[;Y& O!:#HM#K0_),GXHY'I-K-ANQ-]#6[2/:_9SW$$AY M-02UGH9L/*KP5V'4HJ.EAZ"-V,,VH@$W!94Q0CA/V+EMJ"<@F?^/]!2]U"]Y M96(^1.I_TI$GZR'Q%68#!R*"H!MHTIV$S@FM)9N MG?E^$CO_I.;6:YZ9O4JCZ18)YQ-C/W",2*Q=/OF4BJ[_+NK"%T)UO]&6 6F7 M"LB_"HU@?XK?]I6!$\@75[[2],%O>_R:CA1\]TO%-HTH]F:UH8P'>; 'C50 M. *J*?UQ\M+NN$,H]25.SC*%FV 1=V9)ESW Q]9,P1D.2"AC/.HC?,##22 [MY!I6T=WJ<,K40C#8B=RE=0FM'31]*L<==_%M)GM!*S;/D2(:V$M:F_()[$[9G M5(CK]BBM_MYK(C(+=SXHTC SYQG8JW7DM5=*6/>N&N!T&+S3 M:,\-MX,R#TF/3NG4QJ+_DWY4Q"?["'#T0?U1:^Q+)T]9:GW3D7%&!XK^2@?D MM[?*0UUL)4BC?)TC%.W%G78&:6.I5/N0+EW\S$C7\:Q4+GY'#\.=)R0E[9Q2 ML+7NAM(@5-9 /=3?^2,NN%=S3$9=2K,CGZ[5S"?7'KK@0,/5P,5)@OKK<"Y/M/#QP1!9/ &>=0ZUT6/977+'B%-R^#$M7*M'OZ?)..7_5:NCB#-W/F?;XO+J< M'#RB_XN5U#[G\YN?-_=,.A<*_W=U=#WNZ^CB_)".OJPH?_R"?&#IUOI+NNXR MV! .7[KP4W&?3BY&5\W%.5-7Z8JB6_&M9CR9(U,N-7MS/,T%"S^^!U-\CLQW M-OCX.QT'@_[+.,1UW0L'AQ?14R++%REJB!9^((%^^K$)>WP\[7?K? M!D5U.K>YD=7VUM?E@Q0@K:8DUKT9\-#5W_]#%R=[S! /?]%-24_?L>KD\("? M1*6 %XCX3.Q,[7%SF>,!PH9M;^9\FLV(LIX7.J=+Q'=2%YRMZ8HDW;&E0'[L M=QO)//"R='ZW5>"K2O4YTB,^^,##%/Y@A;#>W(^&6K^XH-=0K?EV@X5?Q:OR MEHH0S>8%70K0Y6CH9S-GK9](\85@^B$8.0J2F?^U5/HV_=;LQO_$JGG=_U#M M(TJ=+NF0;8FE8W021W[@%?^HS(9_<#4W5676_'&EY$)9>@'/EP;=3_B#-DB_ MP'O[7U!+ P04 "")@FA9R\U2"?($ #M"P &0 'AL+W=O<%@VAM,(^ .463Y004UOW!V M34Y. TTNHM1H#7*ZEJ3W&G9A_D&O=,YU[DG5.7W\WNKP0^];U6=,=TX MNW2JNA@'N!*#<=;#7G>PTQ=@S^B+K4/IZ6.=<_[4?@R*_IAN?U]%7 6VY2 MFDU&-)U,CU[!FPVZ9Q%O]@>K_3OJX4/#J7QSSZ-'<31?@AIEW/?J(PO$_2# M9[?B9/[+3X?O)K^^0O!H('CT&OK_3\RKL/M)OYF]I1_R]^Q4WM\1X_A*&:Z# M/Z=OC+;(C'*-:3+4@UC;/W&DW%YH%^IL-)>HCJ-@:-.B+K\"@] MF4VH8HY[EI[MP$[_"^PL?2;G M1]3,)NGTF=MI>GAZ_(+?&BDZJ*1=Y("V"*G:)>W]$;<))M#R=M1#\4#!UL4<"UJ/4(^HL+9 MB@(^LP?!'LCO^V%A@#M\5*R,C7R44"7,AIPLN 9"9UH9V,$*X1D1 MY@M\J=OT!^/(X$600]0>-9VTAVX4\ME^ JOG2-5T"*5(5W@U +\S@H)IM2 M%SLD*Y3.MLL2P8FYJRQRV(*[6\,#.Y14SE#JO+S%FA&K#)>Y=BAQ-!!@FM9E M)3[MSJ?T! 0-45YPIBHF!I.X/4@*KD#'#"V9(@<;?;%^-"H DB.%&*P!S&LI M#'GTB)>+8"A["CJ(VAT!:-(8\7W# 754JE7?BI (?VV,_^[$.!E-$$F-PE88 M :VG@OL$\3WV/<_^>2]O9'014BNEC5IH(T7?5T5C ZC(KF3,:W9#+JTT8M'^] MM'-NNFDJA2?-)AG"^EGG(VP[[@[;]2.%K..IX5+1P4^W5;2ABE=J3L,4Q03 M,N!B$TI!N5Q*:%UR-QMU$>,46SRF'F /3PKRD?%^KBGM^[]/MU:PBMTR+IH> MI-$VW38V/!UVV:MNA7L\WBW"7Y1;;]@T7,!TDIX<)^2ZY;*[";:)"]W"!JR'M\;+$/LY.#N!]89&)_D8<#!O^_%]02P,$% @ B8)H6541@(@'!@ RPX M !D !X;"]W;W)K&ULK5?;[.7L M 7"V-/;!Y8@>5H72[KR5>U^.NUV7YE@(US$E:OHR,[80GE[MO.M*BR(+1H7J M#GJ]DVXAI&Y=G(6Q.WMQ9BJOI,8["ZXJ"F$?+U&9Y7FKWVH&/LAY[GF@>W%6 MBCG>H_]4WEEZZZY1,EF@=M)HL#@[;TWZX\L1SP\3_I"X=%O/P)%,C7G@EYOL MO-5CAU!AZAE!T-\"KUI!B(W/M>8K?62;+CJW*#_$F*G6*;"X951?\K,Y^>M MTQ9D.1.5\A_,AW6\1PS7FJ4"[^PC'.'PQ:DE?.FJ(W)@T+J^"]6=1ZV#$Y[M+Q@,.H-!\#LN%+R\%EY&(WK>$N(]S@!;@W<&NTSQV\U1EFN_9=RPX,>PD,>H/1 ;SA.MYAP!N^@'=9.1IQ#JY,,95:Q,#_FDR= MM\20OY\+.2*.GD?DKAF[4J1XWJ*V<&@7V+KX_KO^2>_G _Z.UOZ.#]'_]_H< MA'O>V1']'!=>]P>Q4%G@N'HLIVG5QQCL88_B8HT58\H\VU'U;^%EEI9Z# MSQ%FTCH/FO&+B&]F :ZSX\$^7+;MW;?!?4.,PS&\)QVY(A^]8[^&60D ^ VI,C&4CM*3286U-1RA22/(3DD6[2!)@I7+7KT;E%)#'SU-\^ M)YME;I1Z;)NE)AQ739W,)*]!_GYZ=P^$F^&^-+-,(&W\"=AD$4(E"5906I)G MZX/9O41K!=QB)E/Z=*?$%P$W"1G![>^7H$PJ?/ 9/J V"86Z$)F(\)*222DD M%%$2YDJ2WJ%ZA-.3I-?KT5K:BZE"$DU*!*69Y*9#)9$N0--?@VZB&TM_5M=+[GMZ%=))CD)N7"D]#?E<>(:-Z0EA4YQAA>GC5[-'-G!%L#G@ZQ2'+H!7)62>&%J4QCVV7HX!YV@=;M\>KD%%XU['B.7,TW9I=@ MWI-7DG/!>Z LJB)8\:PCZ'>&-*I4V.0U)9,2ED"IB'^T9)M8(\#EC%R#$*#'JR;@<-85IMT@SBW 1^6]@BGM5/H+A<5.: MY.FWWKIL!+KI6*G3RK*ZBB @3W>:SMY.<[W1_]B%S"N7>SL89#LL '9T*CD M?3I1*C5U<))#O[6N>LD7Y7(Z).W MDF2EK6F=;6A>,-!LB6J!P#WO&D=>:/M)-:?#:M/WQ]!YR;40/M? E(%JH7TT M[;H\%EL9.T32=N-'7:[LS.?H!(M2$)"$BH 6E%__9Y[5"D)3GI3F=GOU@B"=SW/?> \HN5L9_<0BDO/I=%Y5X> M++Q?/AL,7+90I71]LU05GLK,+:'7!9T/W-(JF?.FLAB,AL/S02EU=7#Y@N]-M[.4+4_M"5VIBA:O+4MKUM2K,ZN7!R4&Z\8N>+SS=&%R^6,JYNE7^U^7$XFK0 M2,EUJ2JG326LFKT\N#IY=GU*ZWG!;UJM7.N(@$^FQGRBB[?YRX,A&:0*E7F2M(/%QIUZIHB!!,../*/.@44D;V]^3]. 9=_@RE4Z],L7O.O>+EP=/#D2N9K(N M_"]F]:.*_IR1O,P4CO^*55A[=GX@LMIY4\;-L*#45?B4GV,<6AN>#/=L&,4- MT@4VC)4ZPLN9"GV%ZNQ+MWK]S@W<2)U4)G"]?&U$9+[#)M6[1F[=B>A1(J.%:&C2MTJ(Z'>"JKBE1-ZWP.Q)=+/+Z318_"R"NP9!:R4LR4T(VV\E>=4WO MQ3A9Q84,Y\1X++XE6Y^>X;,RU7&,7$'2S*I"%!9Z"2%>80N(D)8R307!^= > M552LA?2J85&:)FRM(&JU @&*O4,GZ!U0M3Y+$:IPK) M=/#(T::^>-V)$K*E4&(YA^M>(P07E$JU+CKMQ@T:_(/;G)892'C(L@*Z5RP MDJ9L+NJEB;F4J9;IJIVROOB%W8"\]@L*6!^*DO12,6#WID)"900"HH$"O#& M2%Y-O110B>D$RE6YEA6S+2M:;NT0%U;?%W?E!<:;9]1H9ASC&:?G?E\U?FTT M&V';S4L^SZA1/M(<*];'5"OY?;S#37$_IH,8%>V;6A!:NR^@&>-(9?U0M(IT:#='J(B^V(!3(FE$EJC6'C8#M#M-%3@O5U+. +QRB#4#36JJ*I=7$*5&Z ME9IIC"\KV ? #R%38IVT*+6)M$!M$OYT5@R*M0:/<DB*.WG$:,-#E5]0I M=6AL2@O/+.HSX#[M\@L&7464;D>;QF9)ROKBC81[?(F\.C&'5Y9Q$71V M=NR ?@"AU()R4U8"Y4G=3DPW3%>)Z7ENS"@P$-I:CER4Q/P)G#:EO7EN*4E6 M;28M\14=$M49<;F:>HR/&4V40F>4MJ/@/

\VC\5ZN[M42N7/,[FQBP-T$D.T% M,1[G#!:D:6#03-0Y*&N\D0Y$O"CC)?&/3R'>[!@7J'I,\G17FI/_.0S#E*Y MCN2D4 YK@Q=DKY6C#F6S1!NA2K6.RDSTT+/95!'1>Z@-$2?9*'GUER688JB M%1DW,X ^4!,3*X<=-$>*F.OH:"<+,K\'L:X%7L5<0AF3ZS".][\-7@#%0T$!"P3&[! M8H,,%-,5/5D7NN"SLCO(G-P#?L\>_2S#P(89L$*%;SIYDDQ_S[8@^&'\)H]MZ M6MLI(''2N!TXTBT0YT9Z:,56.OL$)'8F"\SY M4/:/#J?](W%Q"@$W.A>OC(1[/QH7"@S8_>C[#_^D3S%9H+P@2AQFV,%T#(?8 M2JVWE?U@Y=9]GHFT+X6H]+H("&?@C1Z]HF;C_3%F$%([=$GJ:RDZ(%Y*;$PC4Q/AG#)J/Q6G_M(ODD2@#47,Y5<)D)3$GD!=75$V LA?XS5CH1+YD*K\M- R"1-Q%0R .J- K$ M2A6%X# _%N/^V4;SIBWO 2.9'L%^ZC3B5LUMDR-M=Q_B>"@S:RZ,\4=3P(MK?8;MMO_4IS&O:03_4N!>BQ.+LYZP^$P\;>V1P>,1H9ASC&:?G?E\U?FTT M&V';S4L^SZA1/M(<*];'5"OY?;S#37'$Q VC3P6DV5/K'-JA M$,A&"-E(]M#!!-4:SRY$R@L5R*1X#;;,3B XPP!YU)^P)C%[7E1I1ST!W312 M(E9FLES67/P2)")V>82[C=6,-Q*F ?<2LR.#=,XL"+M__1$'[-\C#0JT,,8N M1 R52A=(U7#3H4C17C.OV4.J1V!",Q>)B4X<]XMH]!@(^,1RV] !*2^*P9J" M001GM8$@GVEP*&V;[!10)#Q>2XM6!E%1,C$KG_:>-T_LMY?=7R"Z8)D*P1"8H M+,V06!0/<;> M^\N(DY!F^Q5&?//(U/I";@YC#\LE4Y@)C)XP1$0M M'1CKM=K^I6'N/U4%^MT+B&A&R[_GDC/5]O9:P/K_0"W3>H%&O$%#!5?!M$K M G"86A<^64BN<06%=H\'_?1T*\WT^@+F1G*0,VZ>-(4"](EE%'53\&@6:WIU M0"-//30X@1>=D\PZ'?5X8(KTB.>+=@UQVW]N#"];7HN$A>/8 K@_G],K+J_: M?5422W-(,[/&9JB"]]*+%;EF?D@,MWO.3.PP58S\>LH'ZP*SWL80EN(B3R46 M%JWC"6-JA[WNZ-FCFV3E.ZK=ZX@OQ(_NT\:G@_%PP%5[,AJ,3^CKF+@@TP3Q M&J[LX7^C_I/AMT"*S_3ZAD+6H1M'Q*]ZH]-3_CP]&S>CAV()'N[C>>/^15?J M5JT=!9YUWGLZ.H'-O8LSLM=F"T[B^2/T[UGOY/P,BL&31L/S0 NOT% ="UTZ MNXER"TL;^0/+RV>=Q)LBRF9%G=,1?DIOQ$RUO;/+MB(UY.FR#9'-$);!]SAP MVR-BHR$-"Q3$5$7Z1W0R>1'>;R3#FX$?:GP$--J"_MZ."/R5:?(_'AW'7!=? M-SH83.FL63MZB2>G.([^'P!>^QTN9WKS']_*!X"&9#\=YS8O=Y,Y^T^?% Y= MU5P=?)S_JK?>]W,1B6[BPQ]L[] MP/,XQO1+ K_DD9\4KLC&&U;/=T^>'S4QHE[MO:A 8Y4)H%<#1=_.$HT&;WG99M2,^*>CW="2S=JCG2%$O98S5 MN0J#]1XEZCDR@<+6**03&AO\@+LUL:?2Y8U<(Z.BU]E\1[3TL"YDP75>^<] MONB:$)C7+CG$J<^'_./*4.2ZYM^>.I[.=L7>N(/+BOBJU.T*[^N3R<2E!572C4U-&R]R8ROI<;2; MB:LMR2PH5>5D-IT>32]+(X"\JN[.+,-+Y4FFZL<$U52?MP0:79G2<'2??@ M5TP*SP\FB[-;;FA%_FM]8W&:]"B9JD@[9;2PE)\GRX.3BT.6#P)_*=JYP6_! MD:R-N>/#=7:>3-DA*BGUC"#Q;TN75)8,!#>^MYA);Y(5A[\[](\A=L2REHXN M3?E-9;XX3XX3D5$NF]+?FMWOU,;SCO%24[KP5^RB['R>B+1QWE2M,CRHE([_MY7V;AX'"\?0%A5FK, M^1T/!RROIY>+,FIVP+ TT_A%"#=IP3FDNRLI;O%70 M\XM;2DE[L4Q3TVBO]$;<6*/Q.R6DWKNSB8<5EIVD+>)%1)R@/B;^&2T+YSX MH#/*'NM/X%WOXJQS\6+V*N"*ZK&83T=B-IT=OH(W[T.>]!SY"WC#6$VI4D5.M_+U<.V]!D7^>"SCB'3Z/QVUSXFJ9TGF"OG!DMY0LWOQR<#0]?<7;P][;P]?0 M_U>!7D?<.]H7/T,5*]KP#PC6Q@:!:RW^-%NJUF1#*>8CX0L2'Y>K"Z&<:R@3 MR]77\.;M]/WH*<)(?#&U2L7L&+5,KJO:,ERPYDTK)M)A;4PFEMS@8BZ.Q+*-XK,AR)"IC89"\5"4<43J.RC!S6LM/ M+<$\W6.R.G)C\04.MK*IX7*DV));LX1\EQZ+JF7!JHU6N4@DKG;7.P8#P']_JXS3F#R'9R"9Y>_(HJJ7GZ(^)?LQ!1D>%M!H>TU"D+ NI;L?9 MLY.I(,OYMSVX97D;@[)4AD2$FQ5E9V84TG3B3^N+S[?OE4H^SW 4ND*MD6.#BGT/UE04D\V800K%!$OC7&PQ@ILP:Z5V,FQ!#NM%67+^>)7A9'JL>6Z M8F)"4F/1Z4#,8MOVQ1N+)=(D@S:W-$P =TE&%'#"?3JQ(<\X';"H.-9LU.^M$+5$$88*H6.#QTP4I1OB\&DKRX;K&[QN&S3.FYY '5-BS2+9NE70,55DC()' M,I_Z<8Z1)?6&7,<,K*IWV(U;XJ"/^ZD#BLQ>O -G;Z='(\B"CQ:@K7NK!O,4 M%QL[CT=]%XN)MHL'VFWK/G_590P$S%K(Y\)?/7F]I_T1\E"E3&PO=V]R:W-H965T@ M/*DIIXJ6)4J6)2=6E>.9;+(UR:1BS^1A:Q\@$F!+P)@D& *5HOGY/-TB*NMB3 M>;#%"]#HR^G3#?#UVMA'MU3*B^]Y5K@WITOOR^N+"YE&<7<;_OLBE+DYO7O.SS_;FM:E\I@OUV0I7Y;FTF[G!Q\[J4"W6O_!_E9XN[BU9*JG-5.&T*8=7\S>GMX/KMB,;S

M@#^U6KO.M2!+9L8\TLV'],UIGQ12F4H\29#X6:D[E64D"&I\]V6>MDO2Q.YU M(_T=VPY;9M*I.Y-]U:E?OCF=G(I4S665^2]F_5[5]ER2O,1DCO^+=1@[P."D M:LSS-{\IF"1ND\14A=?
%XO6%AU1Z=Y'4$MX&"?$3$J;BHRG\ MTHE?BU2EN_,OH$VK4MRH]#9^5N"]*GMBV(]$W(]'S\@;MB8.6=[P.1.=^,_M MS'D+%/SWF(U!Q.BX",J,:U?*1+TY!?2=LBMU>O/S3X-Q_]4S"HY:!4?/2?
^A M&#PKX;A^9UOPS#ECK\57)3)^G1OGA9D+4UF!;+>21Y:6KKV&Z[RI MH:BL$Q7";(5<6*60G!YOE](+:97PFU(G,LLV(LFD%+!(2)*V5Q:)60,WGBI-;(,U_48G* M9]!P.&
$#5[VR%*K$K,H]%_04_\2Q68#^=$'9GTRNU:'O&+7/[/6.TW MS3L+S:"Q^@XRYD&Z2+(])6T2D^>D"BA9$ M[14Y2$>;0#.>EQT+R.SRU:#'1 M598&L(O)+=''6C+4FYZ7:2+=^LXAB3I%PN-
7YK+*.0K?I@$(7K#9*H[:,T .P5[XF&IW;&EPZ+0LCI!0,KT91'Y)#"-/=:+L=<[VXVTI/886'">@S,T!=$JC M/0UHZ)Z\1ZT*M(*!3N9 -$TC:2T$ZG!^JV2FYYMC7 .$'1)Z4DL61SQ#6MV
M7!5'Z0[)60<,=2X'FFW]6X3(F<*93*=L'J=A$ 3? /^(:6L+D*YJO!&+Y*&> M*JJG M70UX16ET0>B(MA3_Q^A.^BH"D,1&/2) QC4Y25398-M)V$(1PD&1JD MM?9+\0&-013<$@6;9X4:\$).X-
T65RC)^A[7P:-@;-H^(XET92E^V MZ8G/ &M%R&71JLV ?QQ.N4!U7W PBZ+B[. DJ6>SZ28PODR^59K"MFT7,J2. MFLKD'V+*!9/!#7;G4AFUA04C4"RL^:[1:<,:F'K9,?[LA1CU!NUMQX=;G+P0
M@][DV)] #U0E3"6'1[2PZG]'H!I90U1Z%#]6AO0]D.)'9BJAD'H@:@N(UJ^ M27VLO85'$RAXC"I!4NL]4T=\,FHM[,:R@J8;)9LXCGI[E,2F4,DAIW?7IX6#PBC-^+A.=:1)1%RWV MUK/3/]$,-
^J@9';G)K*D2+IGR;1N3'Z 4YDXP"]M"M0]JCCC%L=4#B,=4/0V MZ-D4J=(B2%8C2 R(4%=:=# _14G9K6-.-<9.:_D!S>:0?>FN*RC5*/5G(K*JK M7ZO>>LDDS*.#.8 X[Y4J[LC,+-.+!@L "H3722?
\=Q'[Q/QJ/ MZ,%@&HWZ_9.N@\YD[Z6X&E^*J_A2Q-&P\;_>#]>3CJM?%T(j;Q%&-& QH_ MOIJ<[(+U? _=Q-91/)]}KM2+<=CNAA%\?3JY BN=RP:#*+^<"0&_>AR M%(OA,.I?3:C.Q)?
C)]0#HJT/7(TN2G433$2K@81M.8 M-!T-H\&$;!CUH^GE97#;'1).NY#SL]:GU -(6P2B!((*U6DL/B:W60:F_HAN MF/KB.VJ_;$ \@EJ>&>Q)L/Z7#F?7#>I[XTI-DM]M8R[^E F9?@^JU#++#JE^
MN6'4_X9_U^(.-4@N3"0^ XB>UV\>6L[C&H8W\V8ZV)>+V;%])%15N2$5 MH:BI/Z8S67"P;)==@>F+$3/EML0VMVL-.74VWHK8;H[SN5H{4PD!OCMB62^ZIFGW58][D#!-
W@IVX!7%"[AE%=38?#..KW^\](0C%$9/=:B)[X M=86.9@4]4 @_%.CW"@GG'T;K6"A<.^H@**T[D9PO2V=;M ME=*.G$Z7$3R,LHR$ZOB9]*<+;(T5[?!%Z*9)QZI@]Z58/$"Q]<3YLL1W5\<86"0U-
&B+0^.\@$+WF\$@I/CQ]F89/PI93F7 MT :WZYGN:<61+4!TC"X6V/O#OKI"4MG,R%Y)7?7<4YSKDY&=9JS;G?Q.QR9< M/GZ%@%<>*W-S @O1RS+Q$-DGEJL/"'!FK#5KWO+@ M7;,3(%I$S\-
=)=NKB_Y@?%N2+@+E7I%118 RY1UEO&5*C)#%TU. 9T/>,<8#A6WQWW,)K0T4F$76V%_M?1BF#6<)-=Z=.#&:@U#&.KHI*.:1;6U3-XB;4P >Z\(N+G"'6V+S7:TX*Q<5\H1HD8;LGY1PB--
P,,5,5/AL$\[7L' .:2\@?UIM) M R\.6^ZH2=^4.#)]9O?=:,#/_F8R"O_SN^9A=(## MECP*M:;S<-CF;14V@T4X"/%@6I1Q.N.X5XK:V7;(WW.Y%]2?&BA'R,+'X4> MI5TXOSW>DC'=UUN'8Y\Q+CJ?
E5!;%OSQC!HWP\''O MH[0+7=!JUN__D1 !F.0 &0 'AL+W=OO0&F3K%1%4[QT^*R2Y+A6J7CMLIW-P]8^ M@#,@B7@XPP SHIA?OU]W8RYR2"E9)[4/B<7AH-'GUP? E^O,??$+8W)UOTQ2
M_^IHD>>KYZ>G/EJ8!?;}&52?#/+W%+G^.CFIW[EC(YYT3(Y'0T&YZ=+;=.C MUR_YV0?W^F56Y(E-S0>G?+%<:K>Y-DFV?G4T/"H??+3S14X/3E^7_FY^63R
MGU82'#Z=5E1BNS2IMUFJG]F].KH:/K^>T/O\PK^L62O&WXHDF69%_IP&[\Z M&A!#)C%13A0T_KDS-R9)B!#8^#70/*JVI(7-OTOJ;UEVR#+5WMQDR<\VSA>O MCBZ/5&QFNDCRC]GZ'R;
(#/0M&8<&(^9:-F,LW.M>O7[ILK1R]#6KT!XO*J\&<3]";IU&@=RWT1GOH/5/OLC1?>/5] M&INXO?X4O%4,CDH&KT<'"7XRJ[X:#WIJ-!A-#M ;5P*/F=[XD,!OK(^2S!?. MJ']?
32$NG.,_7<(*K4DW+0J8YWZE(_/J"!'AC;LS1Z^_^]OP?/#B *>3BM/) M(>I_P#0!Z75S>WQYH@YOQ%_5^]TBVO:]V:AEEMH\/"JTBO; ZR1#3*2>T6 9DJ,P.LY'K/%.%'CO]X<:[=
MW.0F1KPE8,@HC8WF%14PGQ4NPDXVC9(BMOB.EB7FSB0JFZEIYJ!K//9J53A? MZ)3WP"*LO-TP)")FHE0-ZNGQ#%&GW\-D:T1@]JG8TOQ9@HR%2E 'Z8N,TPU?C#4_L
M0/R^^KRP7D$U&;W/^O=X4"[T)!R;QQ?10FFQ#+AT9$5F&D#\Q8CQH7\#S<*\ M.C?*I'?692G9N]=<=@H1?@&B0M LBHH5&-GP\EGE.Y"0DP49;D?N%C&59#I] MFF=/[W12&,62[ENRY5"! /
Q^H)W;60"Y1T?<:0V,@R8]>YC>Q*$ \ZPA?> MDG;%'+3>W*]$NI(0C#XU:FY2,H28MTDD1D[QN26?+NU1V@$,97#CA7']'RQ M:_]8C6\#['F,V*C;,QN2+QH!Y< ?PAM)=U4"/T M8A-
9WF>]L/"7;562*A#XB?W-X V#Z+UC?"B="^E4? 4()V'(NW,1N)H4;9< M92F_3W[C%!DCCEG[V&,&T<*B,[6YL)O0,QV*FD,J?-%7[U.%!)&;Y12**;-$ M3ZW@ N\R=:W3+SWUS_Y5GPP$ M[2#=6\I-
5+> 0^+Z^.A&&+XJ&3XZZ:LK9B!C5\L79&W9=T=H!-6=C4,LT!NS M+$G8/YZK8WL"[\]%0/H.)4_A"!((Z2O'4U?]N.9RY:UFLZP@[FS6>&3S0FK M[7H@C!0#8#H
V4]! _=SHEKY)WD;D!B[[3AYB=#$PC=]@DV6-DDHAF3W;]3X MHG[68("=SEG:%;;4>"86$P!HRE0[&^<0(Q;,AY!QY_IQ_Q]J%]L#MM,AA4 M:^LLPBNPS]+FK&$)'0%Q0GGBN%
[GBVEBER131LB?Y^05X$TD;>[5O<23JBBO MHT8%YT\KIH$]/U5ZHZ>^!)AM?^'@6.H:!QK!?;[0>$V(/[-&H#F;6>0I%F[%0_(UD?DG 7HJC&&9 \Z.H M=4F2NCQHO+3,?-Z=2-
8+!/;F:,;9.L6=3$H9,8)<:GI7PM0V6C O,XPY:;CO3 M#EBJD< EI4+36. _,*D'E&:L?;Z_??Y1\R,[[Z?W;CVJ5%%[UAP/UK3HF$4:# M%U?Q+Y '"SZ7;_$7PQJ(4&#DLC?!-CQ*9I%7L ('GG+71H'/:IJH"
[.0996VJ*QV5 %QO M<$:)#:G=+B3:Q!2TE^UAK[S^J[U\O*7:8JLG# MJ.+A7)UM\] $WL^=*$M>&JJ%H.QM#?5H>@!K>!5\OB(?+VLV$$4#R74C_5)
M\+-6=7!%U4$5_<"6)1L>'G,\E04S0Z5G66FA\3(\#Q&79E\;GHYHA^&W LO' MT0GYJSAHE])DD?I6-""E#P>.3GR&6@? IQ J#KH",%1H.#.&/)5X>FQ2)5/2
M<[8EO..LY1W'K0C8Q<*N>#@1IL55$'WXKD/$7L/B98/0DH.0?BYSLP=,7)D"MP-G#6<1-^^%I-FF54M";P;W[A2J_O[/X+N.G, R MVU!7J?X0U_SN7J:XCHC)J287_8O*K;B?K'NH/8U]JVXB.
[8KS9T,00Q_HRXN M^]/F1OI.VX15LEO8LLN/'Z^?6XD@ZI.SQ$II M@2URT0<3UWZA9NA8/.L!506-C^JG.^.>'?&HFD)UEE/86M+Q;BM25@:=Z]=D M0C023<.+K*-QXU&,DB[TA
$"@;F<#'8]E]>+;5%IK 27J:'B;]#B#\+JC6BB M9&+4GVPQ,6P:Z2LP\8<5=#[94=!9,RH;O*7(@4]#&?35=309]P=;?(PG#:?\ M.GQT%P'DR=1*^##(UPXI<8;2>AE:>M!*B'7Z$ 'S4G@N/+L>
7+GIV5'!6;+ MUL2F-%,Q,6H'O,YM0F]WG"7S)O2@(IUTN/D3_4'I:AHP042#X,0#['UJZRY M/+8T*N"Q3$4LIHK#3@M^:X_0G/TKR:EV=C9JBZC(7*Z:V(;3=34%E$S*H&C\
M+O[$O(;IQLS>TYQN0<-BIMTL=[FA;5,J6[.BHH'D)VKBK1[79&BZ2C(.;@! M:A A=5%QMBR6*J?*A?".(&=-%397AFM#95+3+\(L#=N&(R5AAF=ESH11J@P7 MJ'F'3N=SX[@1BB*3-
*:*TFISY9CNF1[N5O<_2UZR7'8AKW,VXBZ->L_08M;V MV],E4,KHRLS2Y?\.^GMF%T1_)R,*\^1T4X-0X$&")AR"OHLDAJ\M)6::6]M9 M+Q1NH62$!8ME&#Z4 Y&E_D5:],#.*LO!!
(VXJ;UOP&%H%U7AP]RRX'EZ(_#8 M7PLR>C4(D517#X[]J$6LST7-YN!%Y$*-H5(X0BT9JV:F#0G9(;#SW'*1&'}Z M* %J38= E9EFI\Z/8_"!3KCT*WXO*SR,ZD^>/[D)I+8,WS33D\\
[4:"^F^#NFO9\>Y6CRY'.[DOXNP8I7ZISJULD$F8__04'XY%,(MT/:K8WIQ).\A*7[[Y*=FQ+;?%:)G_4LA.L+;;SO1A=D>]L\&ZEY1OK_GJNA> M79%>8I3#>>U2D :,K58.N.^UH0EE-Z0F#)0HDP*5";
(SS:?!>Y079(!1* &C/ M=F^43&4Q*8?Z,IOIR&3'>PSZMNP%_HE,H=XW *1^"XO()ZC7PFSD71C0/?E< M^ B0],%E,Z0F&$_^[5.T,F3-2'1/^F]_,['/;.+H;PJ@DSU5]7(*V"ZW0L]XE./L1FNOZ^E@-
SR_520B+ MRG?@*;FAHX6-.%F7XQ UBJO>^?E(3'>5)&VAJG,RZ??1L*]0&-$15Z¥]FBI? MN*R8+^J!+)\IR7R*T&VCPD#=T#PKN"O@"AZ99#R;WR(I;7-)KB^>P(=HK&C\
M2[=0XB(17.47)6\$M$K-/4 -Z?0N,.YY*B=Q1(T+YP&"Y\!F>4AE6JV"9D1O M6YE(;)FBI<"JH#M1"<&%_QG,Y$-QJN/:7QSQ^O8(>$C5L==-? M /[&>)#@'YF7([K2<=^CN@1S5E#&,?E
MP$&0LX\'N3#,J4)B:^#>>1Q/#Z=!3[Y9DU4O)72V(=6ODX:\O4NSMMJ'LCU6 MAJ;$/.4L&VGG-K1"CKRI7EMAQWL+WZ8;%12F2$/-CJ6Q>J:M.[#RLNX''V:V
MPW:_F]=QL]W\7;R.A[6WAW*G]3Z9GD%SC6J'ZYI"S%X-VWXM&/C@/P;-12S# MP?H6 IH/.I8/GN 5P:'"TL\K"+%AM6GMQM MJTHF72 S.F[4[N@T'2Y*KDG3KKB^:,0%:)J&VVA<^[* MKYJTT[(
MU0S" %]F _8LR-KE2D=2ZV_IC[Y&B5O@G1QVI301WB9:U:D&HHWZBYC0KAJC M]+LO CU75]+'57F?!W.?UGI5HP7>NDW5^RC/0D;L/(YO<,#">**AVT,:::,.0 MW<)98N,$\;
(>S$D/$133)HI74:)=C'A:'%H"E,]VGI:'5KJ662'-S(UX8@=O M4Q-1-52/S;-*R'#D)8"X)V-E'=<4+E5?WOS,+I$,D7)6?$?[K:0 M!HR36P3(3)X!D[?=2R>A:@+2IPU:T$.9UYHD99/80D;I.*
<&F=6DC69[1Z\\ M&MC=.=R$Z5 D9:.6+]!)C1P.BNEG?*Q[R#T@,Z--8^[S*%_IB1>8^Q7W2BV; M#,^#$>6@#%%;>#[8-AP/<.D2+K=.3=57<^K1XYWZV>39G^74558(2>$!K]YZ M_>)1/BWL?
QV?+FE]#9\.:MWKT[=T1^M\]+I#:[W#?!Z@ZF')00FZGK781S*S%L6K7I:,T1@"4 37%]3^&&-;TP/ M\3:<3 ZRUIHCH F@FG6)%H1#K7 =['EJ=9ME'W'KJ.]Q*HYM(1
M]3XZW80;X8_HA=_41UIBN7#X1ZQ5]7C5-NTTD?TZ"P7K;P.<+H_WRUNDY9W+ M:B=P[0J:@NT]>^8+,:3 %K]R8P.XJI[48_A>=+HF/]RGKMT/'Y(Q^?_?SI^ M@.?FH>E?P_--NXJ1L0[%
^TIFTQIJ!5E]5%B.V8Y$W?A01E=.Z/R,"6D%"C1 MC+]58O4T_$8D@#RVI./?+,Q3)",()Q+?8+.@W5)\"#W]^@NLEG0S]F8%7PV M]6W']S>WU?W&,\
:SR!*Z.1Z&WN$2*%_XYM&]7)B/$KK/S_436X:HE8H- M&U77*$J E2NR)%^X+,M/6=&HPIQ.O0X_F^,T!UP.++L24--%BF^[[!OIJ[V2WK[I^5'7:^.W;T@!+;_A*/7N) M_ RN>EK]B/!*?
CM7ORZ_0'P7;H,E9H:E@_[%V9%R\JL^^9!G*_XEW33+\VS) M?RZ,AH'H!7P_RY TPP?:H/IIY>O_ E!+ P04 " ")@FA90*A-Q88$ Y M"@ &0 'AL+W=OT^A;UOE=W=LW/:F."_V$P^Z;J),3)>+
M3M7\R/%]=^\QFHXHE6[9!NTL>5[?%+?GUW>7LC]M^%OS-AQ]DWBRC Z]F MWS@P'P[,$^]L*+\'146U7'BW)2^[@28?R=5T&N2TE: \1H]5C7-Q^<@U)([T MP)WS4=MZ,8V E<5I.4#<98CY-
R"NZ)VSL0GTJZVX^OK\%'1&3O,]I[OYDX"/ MW$WH8G9&\]G\\@F\B]''BX1W\5P?Z9_;58@>&?'O*7CERO7P*_7GQ>!KBAZL?Z?\N_]E[ZKR6RJ-5'W F M!-+XLQL.:8=&C=B*#*L@PX:5B4VI/*?
IIF^5)7%7ETQK56JCH^9 L?&NKQNJ MM$>ED=M:]J'1'3D_KGUT&F0V8-1#LC/:-KIL2-6UYUI%ANGH2)'8-8Q:%])J MA<^0_9C0!QX*V.R0_A;]@IQXA(UK9[0CMWXV8UELU8[6WK44T6((UM-
QJSXQ M:KK4TG."3*- &$+G8MAB+TU0M.D\NJ)/8-9%:E%],BV,C+/U3Y%].RB;PN!6 M'SFQ#Q/ZJV$Y7S)705@'98032,==ITMEX*'G?)@KB8I%;ZL8KKM.T((HJ\K/
M/5A*9QOUW#*MV&CL1!,!;-&553+*6F!YT1HF/2,.=D)OHV2 [$ A&=L5"0P M>+:4RLY M/I!+Q%:IB8-\IGO W6= !CXD!#PSKDQ 0QKB3DIP[ZV6V<>(18C7(+H;]F>B M7^520"N=2@(*-^)4C>-
=,CPR@6PH%Y!UM5==(W&3VP%&Q>^]L\(7<@H-R0_D M/D!*3A%L46>]3]F4$TO9DE.B0QRYS@9;V" JK;7%!@TS%?I\LL(*01]2<9?X M6"A3Z8VN^CV=U^(Q+CKG.3O(
!+=C^"'(B.USX41XI#G2)93T]2HC60=VT,U M5[FD*K:CO0!?,--X'NM5&^7T^Q88$QE=2?2N'H83,*ND<20@NG76M M+I.XLG9(QS-"%BNI$-
DXQBHSANQ!ML#+K12U"D>U"B^\])2#RE\%Y0]W0I5= M*K"0.'A&.7K.Y6E9;$FC%1>80#CH"E& ,E*]6YO5(#2V4U?&].@Z;]G7Z=$2 M -/;F&_V<79\%]WFY\!A>WY4O5.^UDA6PVL&ULE5;;:
M423J:L<7SD&,615?=%(@'LV7,. M%DN9=X7)]VN2S+,A>N8 C7<$H-R0_D M/D!*3A%L46>]3]F4$TO9DE.B0QRYS@9;V" JK;7%!@TS%?I\LL(*01]2<9?X M6"A3Z8VN^CV=U^(Q+CKG.3O(
IG3=Y'4P,3,FA587DUH_!"DAF@B)S5ORKVW-"LISD_N4 FVQV6RH-0^@T=- M-EDG%%RC4#1PCW8I$W1M^*R3#AQ&C]?W40N$3B%$8PJWPOHU/%BAG0AN.SA\
M$#.%KG76]423DW63FM)%1:G_"J4/<&.TSQQPP]VP?/Q.7"$2(/_H M?#ER':/)+S_UQO'I'M++#AO1P'_KDZEDZ+_4"?D,J8GA F[MZ#S6N:+> %)4$
M.NAP)9(,S!QHI^':N$)ZX6O!))%))+]'MTK8 _^T.&X+D@8,9]@,Z-%U(Y\#2. M&V8J,/,-,ULS,UO,L&;&@=F&60AD,.%!6*3 :H.\"0J$XPBJ H_Y#&U3"FU(M"+9.'C M(O6)TB,DC+-)4-
&IIF>8B:4TEM)FU?EH5IT<-%[]+G*$J=8E/5,9 M,WKM\\%-,E4*-=Q@*A.:OD1-DN$=C-K#XU$[CF/XB$E@&FB.802'HG7PE3H7 M$?74RNYP0890[\8X_9X\.$5C%GK8"J?
\-7P[K2TI(O*>DG[3&DNODE]T0HH MT[=' 5_R#08P(!2):V#2Z'7A'%)GCWM0'H'O?;QL+/P.^NVC MHQ\=&\8PBN$P;;%MH0 RK@"-,'J_1F%?U!50T;PH04O50QV,-MR4BXQ9]:#5
M80??!C<7TE*3MD_T45T*5>(>W%-P7'1I*GVU*:ETB3*NM/59H<1\>D153)2, MM:^D4B!U8@/N; W]S@A^!DZO-TL3DQ>FY![*WRW)G*OC\2N>;N&'C@/W\CT MQQTVOI'H<$G%LE.D>X-
*EC?<@A\?PTXIO'R7GOY&$'T&\Y* 4DL,Y_# _ZAH, M.J$:.#5I>[_I#G\;J8DYL6"O6?&<4_3BG8I/0\N92UMATY[576A?4*5KAFP7
MTRXY[[9+;+.715DQDCH@5@O8P&%O2\=1#*VZ$=$:P3Q6YBV9MS?]Y18=;6?X M$/,6?=EO)QVO0V91$&_62:'4"GN2%.$*-C.>+G3AD3X>*5I>0/-S0V;6+YR@N9-/_@502P,$% M @
B8)H68Z0]WCB' 'A< !D !X;"]W;W)K&ULK5AK;",V%OWN7T&XZ38!%-MZ^)5- N31V4F13())IBVPV ^T1-O$2*"' MI.)D?OV>2SULUXZ;%OV02);(>\'Y+]ZKTZ727\U<",M>LC0W9^VYM8N3;M?$
M/-5.F,6_S4LZY9:,$3MRE+NT&O-^AF7.;M\U/W[$&?GZK"IC(7 M#'YJ9(LNX?KT4J5J>M?UV_>"SG,TM/>B>GR[X3#P*^V7QH/&KVTA)9"9R(U7. MM)B>M2_\D\LAK7<+?I5B:=;N&3&9*/65?
MPD9^T> 1*IB"U)X+@\BRN1IB0(M,+Y5,MN-2MJX?E]+_^"X@\N$&W&ETM]D8N=G[5&;)6+*B]1^5LN/HN+3 WFVQ M2HW[SY;5VEZ;Q86Q*JLV T$F_+*7RH[O6=#4&T('.Y2D4-
YS2T_/]5JR32M MAC2Z<53=;H"3.3GET6J\E=AGSQ^=,^1WD; /,N=Y+'G*;O+2VV0V-64_?RND M?647TZE,);?"L,,G/DF%.3KM6F @2=VXTG=9Z@O>T#=F=RJW<\-^SA.1;.[O M GM#(*@)7
9[!3Z*18>%/8\%O2#:(R]L#!(Z>>$;\BJR=\+.50)+/ MC$836 M),XG[!']"PP[_O9@8JQ%9_]MEB5)1M%L19=N)6?!8G+613D;H9]$^ M_]@LWLR]P MA&8;M'>1V:_N:2X@+$6*RWS&%AI%0T.F>
[M@V$R M9\NYC.=L*A.Y@#%6:[RXQAAHB4\Y,'F A*L<\$2MTCF=0J%HT"R14DC*[W' M#84O(L2*;((5=9B%Y MO8(,&8;L1_9H.^R.6VA?&M@OD3$RZ"'EWSF[N6E=ZB(W2QE_91?&J+A*]XY
M.IQTCM@P@H [F< Y'/0^*K.0%MOO[B];'YY^IRM[F*/H0!0[C+%CW,<.U*-< MO&XK^X_FKT9M0*1]";2)>N^3>%$9W]KK,+&GN31$F$$G_&#G4B?'"^Y<*73& M4L5=13A@HTZ <@3WJ-
RK'(BMY#@MX!H-R%:QPG@,)X&QR0.-!\@$*97TRF3",T#%G6&-2>6*6UG.)5*RL6"G$D/:+*8X5% M2GVO(IUIU-TZ\%S4RDE!I=.PJ599R:;*1F) D4:&6.(D8L[,!RSL]%>:2],X MO4Y 8M;Y
M,SN%7JT3^4N&.F#^L._U>CU:0*_6D5)FTC,MJ!,@N<0JW,EJPN&M#@6,-@S M0A5$P!'O*CO*INY2@2AQ=/:4Q7Y3%OM[Z]25@M%R(RCCLHFD%'^TR,FHYT7
M31XKE(;#+SDO$O+9D0NOIERM:N<[Z^9>/+L/ =2$H+P,O\(?E=3#&=>#U(=-=PU'K'J4.K0HB3KPLR% &AUX_[_0_9GD@?-)$^^*N1?EGEW2-UB^8?C/&]2/YFC-=%PE1@WXIN M/E'/XIB2
5ZDAJ=F8>>(Y'^@67"A5[06_0JN+$C[QAV&-C;S3L5Y&=6)*\MO0USOMV65IT'K8EL6 M>Z>L0Z3X$**.RKM@S(XVT[TYT1SZLI (B[U(>#AV'IB WG[M;VUX*TYL/X M
C'U(M'!B/355:JQ.\AI%W[U???+P^EM%L+-R2DB%)HT#;7':GII<\<* MWO;+=:A:I+PZU]>[-30^("706+M3O>R_I5EK^KRRZUOO^>B%TF8]:4PQ,3*1 MF%V%L\F7CX=^=?5SV-3-X=ZZ>3%#[LV
'%TTM,D%PK<.C^M"4/O9),@GER / M98+0K/ EIUQ6J4P<=;#[Z6^6U+T@=Y?4BS=BPRN#@_TQ.O"\X;IHN-9IE91<
MLYW%@+@66UP=U7H:X.\OO!156NP<'IP44XV6YHU>X615LFZIOZS/.4JJ/TYZ MXV[8Z[J,\8-NZ'==FMQ5G3V[!I4W1K:@,^K]B$;Y!6PTF6QC0J J.O*"*'+7
M"$=XG8QDZ[#WUF@6=H:;4C?.@E*R&XT&WCCPJ6H,^X17QW/GQ$KH"[*!U49 M+FO)!8:+#824D#"[)N!HU% &5CZ'5[-J/$>FSN;-J.-\TQ01.I-3I?+MG9L# M4C7-N6%RBT\-(UE-]:KL\-
<'Q96&N@] 0Q-;'1!%BSF' C5\";$EC&>-!A M]SG[A>>8;%Y9$_?;%BAY5G@:,.6']MF*SFI?5Q M>MLN- U5D];&?'GLXF+_?%G(E1XE2R)-7!AJIEQOU$$8PUY@5J2VAD**2L_A M 6<+:H170+?
40FARE]F0^)F.[^AEPI;D:^&3*)"WPMD3JMWE^7NVC?+3.B9 M^S)+\8+\+C]?-D^;C[\7Y3?/U?+RRS'2829ACE1,L;77&6+FTN77V/*'50OW M!72BK%69NYT+CFI$"_!^JE#&PO=V]R:W-
H965T@#+8UM8B52)2E[TZ_OD))5>^,U M^B+>9@[/&0ZTWFC^JJWB :^5:704H"H)T5#$NO,7,S3VJQ4PVIN0"'Q7HIJJ8>KW'4N[G7N@=)I[X M9FOLQ&@QD]D&G]%\J1\5C48]2L$K%)I+
0K7<^\NO+E/K+TS^)WC7A_UP2I9 M2?G5#GXMYEY@"6&)N;$(C)H=+K$L+1#1^+O#]/HMK>-Q_X#^B]-.6E9,XU^6 M?_#"];.?>U(,"UZPIS9/OB
M\'\U#6FM!LQTEUWD2."WLHST;1*B< L_@-21+< MY;ELA.%B Q]>V*I$?34;&8*W1J.\@[IOH:(?0&7P(79:O@H"BQ. 4=$J^<6 M';C=1Q0ASX$ 51<@$O[K7&#B^^I%7#GWT5N
M=,URG'MT!S2J'7J+]^_"-+B]0##I"2:7T!=+6=52H# :Y!K,%L%KS^<)=R@: MA&OX\ND9UBSG)3<W$D<5P3X;(4TD?I1-!F?R^D11 M&/I!G$ 8^.,D@CCV@\D4XM*/QND/:,8D9&J_4^<6A@%D?
IIE;[B>V=K&*?%C MVHDZL9]%EFD2^^'4:D@"/QN/V[MZ<)QW=[Y51]35@(R)0B0DH R2'3/[I[3 M#7S([\H2!3Q@P7.R7)(#JB&L0K5Q3[8&]T"U[UH_V_\5W+6/X7_F M[2_% U,;3M6AQ#6Y!L/)V
/5/M/MP,C:/8TK:>BA==TM_=F@L@:TOI;2' 9V M@_Y?:?$O4$L#!!0 ((F":%E'DX820@4 'L+ 9 >&PO=V]R:W-H M965T[8V]JO+[U3OSOCCM)5R282YW6 M3L,2/B*ZN'U5@5>&/Y*FR>,#[X0*O5*=*[@^4\H^>Z4;RYIZ5]02P,$% M @
B8)H6?R(2V[-)0 A6T" !D !X;"]W;W)K&ULQ=U[;]M(@N[AKT+D+!8S0";177:?[@!!AZQB7;8;GW<7QQOMROUQE M/[VXVVP>?GC].EOOLZ>TCCZ'JWT/WR]6@P
MF+V^CY+5BS<_[K[W:_KFQ_5VLTQ6\:^IEVWO[Z/TZ_QK71SW8/?O\V7R,LOAJO?S/Y'IS]].+BQ?>=7P3;9>;W]:?97QX M1M/"6ZR7V>Z_WN?#8PZ*RP'#\S *CPP*C
MQ@*3Y]8P/BPP;BXP>F:!R6&!26.!T>R9!::'!::G+C [+#!K+#!^[DG/#PO, M&PL\NULO#@M7AH/C*S9"%[OY:C^_R/'E'C9?[^'% MGWO%%[LT[);/?WZ359<]YLT M]
[]&Z>:K]R&-5EFT"V3F_WV=%%_G4KC: MO\<44?W+NW@3)O[J.KUN6 M?^=>?MRUO'0O?]FUO.K8_I$#>)V_<(^OMNCXZEV-G.OB\TK;SQ\Z8T&HXGW M?OLQ2ZZ3_ TX?
V%6\>=HN7[8O1AMN\H-OX\?X/9LE#[N@Y,\<;HW>O3* M?=OV< /-_ _X&X\OV"^[%^RPCW\NDI7F!^DB7)VO: CO=N7VWL6+QJTT/'HM MC#Y];T\P6/7VVS;&Z7W3Y,_U LW
M\7WVWVUOB7MWTNX6XI(H2^LH=H$?_T(A^X9?D[=?SB3;[5LT';2_J.Q'P2"TA, MD)@DL9#$%(EI$C,D9BLEMO)8VXG+OW-?VSO\:IM[[Q/N;6D5HXD&O+
[M)..36$!B@L3D!ONL.*L]=.,X6#PX^M/U1"2*U0DIDG,D)B% ML%H(IX\AG#I#^':UVN9#I.CZ4Y*M\\'M31Q[4>;EXZ)%O-I$MW&1SR@ .:2F^ M3%:?XJPXU*;YV8N7?YD?=_ -
'9_&F;=!TY5QSW\#NL>&P\M,W>#48S.L _?_YI M#PO(31,D)D][N%I#U/DIFD2,R1F(:R6H-EC@F;,!-G%V^4R7GDVODX6>2RN M\MS$:5L>G$[?/)"83V(!B0D2DR06DI@B,4UBAL0LA-5R.G _,Z?
Q,IXES,K7P-5\DFR8^K:7Y<;4NG<^F^ MZ20Q?X_-*D.TV6@R:]XR!>0Z!8E)$@M)3)&8)C%#8A;":KF[?,S=I3-WOQ7G M?Q^7L9?]L8W2N#@SW'A_NJYJ7SG!OE$D,?
_RR:6+^>7T21+)50H2DR06GK0S M%+E*36*&Q"R$U2(V')2_(1XX0_9K]/4^SYFW67O1XH]MDN?IXS;+'Y2U7E%Q M:WT3AFK^0:L>[N:SP>#I\0Y=4&
UB6HAJBE4TZAF4,U26CV4E=K&T!W*VL7/ MY>[WQ;?Y,3!:;>+V7TVXP=ZY)#7_H!7[M+QNWXPDN4:!:A+50E13J*91S:": MI;1Z)$=E)$?N7U,DO\W,*>,SQ7/V>(%G10S4>U -4$JDE4"U%-
H9I&-8-JEM+J(2Z[.D-W M66=7KEU^/8R&BVNQ^7\67DV'+R:6/KC9 -7'JDY"G M/C!$MT^AFD8U@VJ6TNIA*CLW0W?IYBI:? -+UJ'LVC#!]7$09MV M/0EYZK,-T>U3J*91S:":I;1ZF,J"SM#=T'%>G-
U]EO4;!KQHK0?5?%0+4$V@ MFD2U$-44JFE4,ZAF*:T>[[('-+P\UX 7+02AFH]J :H)5).H%J*:0C6-:@;5 M+*75YS(HBT8C=]%H_ZGW^,M#DNZGBKC.,]V66;?3-[.HYJ-:@&H"U22JA:BF
M.G[2'J<+\$:#\;@MINCF&%2SE%/:5D]&KFK1^9X/EK,1^'EP^?[UHRB=:.. M39IZ7^,H;:LC^NAV!*@F4$U^\SX*T>U0J*91S:":I;1Z$,O"TC MVL.^ZYX5H]!XL6EOTKJEWC$:/[WR.&F-T8D/#-
#M$Z@F6YY$>VW@U 8]F\-1=HG0;5?%0+4$V@FD2U$-54JFE4TZAF4,U26CV\9=F=*X)=D9HN0;5?%0+4$V@FD2U$-44JFE4 M,ZAF*:TX>K++,W)W>
<27MW>GJ=CWH=4Y1?N=?0.\T7 M3P9[X^;(%^WCH)I -=F],T)TA0K5-*H95+.45L]=6;(9N6?;J4Z&_%B/N]L/ M@K\E@VCS9O1TQI@G&43K-*@F4$UVEXP07:%"-8UJ!M4LI=5O(U!V9,;NYD*9

MP<>P'68E3^+LM-RYU] W=ZCFHUJ :@+5Y$&K1G36B"BZ0H5J&M4,JEE*JT>T M[,>,W46+,J+WAY;Y^N8F612S9B7+ZV1UF^WZYC=I''O9)O\R_Y87W\?I;;Q: M?/6NXX?
\Y'3_6\@_'^__TAIDM&*#:CZJ!:@F4$T>M&J01\U?9J)K5*BF4I++@LW87;)DE6T6A3Q=/=]W$SO(#YMFER,6HLUZ'H#5!.H)D_>)R&Z M7H5J&M5,VSX9CUOVB:766X]1Y=Y7IU1KTOA3O-JVY>?
GCN7_.6R_,Q9[:ZRG M?9.+T>2B)71M#YRWS)F,;I] -=GR)$;3\6S6DJ>61TY&E_.G11QT"S6J&52S ME%;/4UG$&;MK$H>;!&[6^U_U[_Z7GJK]:889>;#Q61][3WD_TV+QQ2=@/PX
M]OB!BF)@NMBFN[K6^5M]P;TCA;:Y$&U -4$JLF.'X/+0?YZ?FTM=*/;H5!- MHYI!-4MI]6"719[QJ46>VW2]S<\1=\DN3@/-,;N$L_;V]LTOBV.ALMZ[_LF/V@6MZ)M
MS1K:XSEHM0\4S(J4$VCFD$U2VGUS)7=F[%[/INN MS$U;,X?6;L9/IX-ISQQ:J$$U@6KRQ#T2HFM5J*91S:":I;1ZYLJJS+ACVIN.
MS,U:,X>68\9/^R#MF4,;,J@F4$V>N$="=*T*U32J&52SE%;/7%F3&;MK,EV9 MF[=F#BW#C)_V/]HSAS9B4$V@FCQQCX3H6A6J:50SJ&8IK9:Y25F+F;AK,5V9 MNVC+G-OLF[G)TWM+M68.76N
:@+5Y(E[)$37JE!-HYI!-4MI])N^?B MS-SF+D[CZ.:9.]^XY=[)0YLKJ!:@FD UB6HAJBE4TP>M^DXT'K;JJMR@Z64 M5D]HV5^9N/LKU9O$?5[%:7:7/!2_75AO-X_%L^PNRE?=&E*TU7+0BGMT/;X&
M@U>#:?,CPNA: U03J"9/W",ANE:%:AK5S(E[Q%)KK<>]{+-,W'V4_O=>=(.] MHX3>) K5 E03J"8/6NTNDX-7TU$S;^C=GU!-HYI!-4MI]526K9B)NP[A_ER^
M]Z=GDU5ROVWMN[CIWOE$^RZH%J":0#6):B&J*533J&90S5):/<9E!V:R_\T_M_PG]"5J%034?U0)4$Z@F42U$-85J&M4,JEE*JX>XK-=,W/6:W^+[*# :YJ>7 M^]%QT3/-
O#S#M5Y;:XC1C@VJ^:@6H)I -=GQ\HX<U M -4$JLF.EW<^<8R>T?H1JFE4,ZAF*:V6V&E9/YJZZT>=H^>WNXGJKHI)LHY3 M\[0&V+V>O@%&-1_5 E03J"91+40UA6H:U0RJ64JK9[JL-
TV'9QI*3]%V$ZKY MJ!:@FD UB6HAJBE4TZAF4,U26CW$90-JZFY /9TN+Q)(/\3%_26;P^L;+_Z2 M9+OO%]-S/;V+@FM./?=F[(X\]?FH%J":0#5YT%S37J(K5*BF4H[+
MRM747;G]'&# _9[S,E[G=K)^]R7MK;-%>%JKYJ!:@FD UB6HAJBE4TZAF4,U2 M6CWA97UK.CG7V/49:T7Q=# M6UVHYJ-:@&H"U>1!: ,;9[SD:[ZH-LM+6%:AK5#*I92JNGMVQM3;M:6_53WMW=
M!*.-=Q,EJ7/_"7GT6W_QK*O9[>:45+7*@6H)I -=GQ:CLZ M7.AV*%33J&90S5):/;]EAVOJ[G U\]L5W>(FUTFZGQFT^%EHC3+:[4(U']4* M5!.H)CM>^-%@/&S-,5KB0C6-
:@;5+*751&Z,]%_>H3TZ210P^8P&JUOH9I&-8-JEM+J\2WK6U-WOZ>[2KUX MNUS&JU.N3Z-]+E3S42U -8%]$M5"5%.HIE'-H)JEM%JJ9V7%:S8XT_7I&=KI M0C4?
U0)4$Z@F42U$-85J&M4,JEE*JX>X['3-W%-6[>]$4SGM+6Z(T9I9M,*% M:G['@FD2U$-44JFE4,ZAF*:T>[*U-7.W MMCX4%YZ/4^NTQA.M6Z&:W_' MPK)S-?O.SM75,G] _I?UY^CX-
^_G\L[@^Z5:XXO6KE#-1[4 U02J250+44VA MFD8U@VJ6TNHA+VM7LW/5KF9H[0K5?%0+4$V@FD2U$-44JFE4,ZAF*:T>XK)V M-
7/7KL)5LDGR(V[Y>8:B9/7@N'6X&^P=7K1/A6H!J@E4DQTOZVCP?$4#W1"% M:AK5#*I92JLGM:Q8S=RE&Q-G61PW/X+T 48K5J@6H)I -
=GQ:F_2UOM=A^A&*%33J&90S5):/;QEOVKFKMF.4:;5:@6H)I -=GQ8S":/W_?=`1#%*II5#.H9BFMGNRR<37KFC"K6I-\ M/IYHFPK5?
%0+4$V@FNQX+8>NDUZT.H5J&M4,JEE*J\5S7E:GYN[9L7YY/-O= M]R_>7E\GF_U']]5YU]NCKUE[Y=#U?GMQ@N*JK/=5YW_L:LZ[Y?_K5YUWB_1 M%GCW=O4-/*KYJ!:@FD U>="J3>?F+5?
0%2I4TZAF4,U26CW899UJ[JX:81\8 M=*^G=U#1NA6J!:@F4$UVO-JN(S.Z(0K5-*H95+.45@]P6;2:=]X@L#CIS4]W M'[;IXFZ7T3A[B!>[BU>[T%[G:5XDR_R
G1]S\'\^.XJ5U>>^S_2^G4=A^2^]:>I=OM'=CQDX%@X]*JCZXP0#6!:K)[9X3H"A6J:50SJ&8IK9ZV MLE(U=[8]*FD[C'KK5Z?B+W&Z2(H#JR-W:+<*U7Q4"U!-H)H\:*[I)-$5*E33
MJ&90S5):/:)E86KN;M8PU6;W/47=F] [PVC%"M4"5!.H)E$M1#6%:AK5#*I9 M2JO'O6Q=S??%$+[D/$=K5JCFHU] :@+5)*J%[*903:.:035+:?40E^VK^;]^ M=BOW*GO'&RU>H5J :@+59,
<+/QK,6V>W0C="H9I&-8-JEM+J.2YK6'-W_X8; M>S]_1U+W)O3.-5K$0K4 U02J250+44VAFD8U@VJ6TNIQ+[M9\\MSC;W1NA:J M^:@6H)I -8EJ(:HI5-.H9E#-4EHMQ!=E@^O"W> ZQ]C;O^-
'@'49MDF7Y>>Q+[T/\)6H"_C*(5+E3S42U M-8%]$M5"5%.HIE'-H)JEM'JRRPK7Q?QT[%U=N.=1>GM[F\:WQ<1UATM2S]Y,Q0WUSNGEDTN*E_/+ M)U<4?72M
:H)5),G[I$07:M"-8UJ!M4LI=8"=EEVHR[=%9G.T]4/_G^]?=\6 M/#?<-WBHYJ-:@&H"U22JA:BF4$VCFD$U2VGU$)?%J,OAFZ.0+5 M)*J%]*903:.:035+:?
68ECVFR^^\K^!NP%Q\P&_Q=KF,5R=4C=UK[!UHM.F$ M:@&J"523J!:BFD(UC6H&U2REU=-=UJ$N)^<:2:-])U3S42U -8%]$M5"5%.H MIE'-H)JEM'J(RU;4Y6DW%"QJC*U115M0J.8?M%JG=31Y
W1#!*I) M5 N .?277Z.O][AY[:R]: +%-\LA]W&;Y@[+6=JJ;ZYTUM&1TT+HCT?FTY=-5 M ;I:@6H2U4)44ZBF4BC+,M&ENTQ4_X3\P-2MF:OY!&PXJ:1PV M#[
M1I3E?)8+6$ZPG&2YD.44RVF6,RQG,:X1ZV$EUN?J'QUE+-%H XGE I83+"=9 M++F0YQ7*:Y0S+68QK)'I42;2[J%/>!>CSW7JY_/JW]>=5'O#L>'A.=K>P[3I: MHT4EEO-9+F Y<>0?
+:8T>%]M(R)M[=I'.^N WPG& YR7(ARRF6TRQG6,YB7"/ZTTKTIV<[HT7;12SGLUS X:7YP]^)LL_NT>7%$ M;X\U6E=B.9_E I831ZXZZ)L,6\9\DEUQR'**Y33+&9:S&-=([+R26'=W"1Y^
MYW\)5\OB0?^(ELOXJW<5W3]LL^(=X/UZN[G[G+\%'-:T**I2[[[F^4&^F+ M M65ZO[Z/T9;[$,LG?:59)U/X6@3:6,GN38#E!,M)E@M93K&<9CG#71?A;+^2P7L)Q@.51+L+7<&3NW>U
M#>.]:+V\;H\UVO1B.9_E I831Z[>.&Z;=5^R:PY93K&<9CG#S+]-?H^?O:/7\=]?[L?V^<@]7>>;U#YN=V]Z[[<#E/-9+F YP7*2 MY4*64RRG6PG#ARUC<'[=#YO';RC:PY93K&<
M9CG#_!^U6T^IH?R*_R? [=^SF^BSXEZ[3T_0^Q/[_/H!.F\5R_[6\H6AW _Q:OUB^]_X@_1==1,9Y/XC2-'J^[_[J,_B?RPO;PL]TY ME/-9+F
YP7*2Y4*64RRG6J8>O\IQ.:86K!KED=NVKGFD%VS8CG>N-JWGX-7LXDD$V4X6 MRH4G/@O%KE:SG&$YBW&-_%7*5B-WV>I_Y?)O<=^S9)7<;^ ;P\UVMU#.9[F
MY03+298+64ZQG&8YPW(6XQIO%95^UVA\K@O!([:%A7(^RP4L)UA.LES(J?8K95A7(!RPF6DRP7 MLIQB.#RK-J]'L;.-IMBJ%'N V684RODL%["<8#G) M>/C2\T:#\;@]LVP9"N4,RUF,:V2V4H8:N
M4,[O>H[#P?-W(F8W1;"<9+GP.W:48C=%LYQA.8MQC5Q6BE$C=S&J\\[@'4# __M2+(U*0)-NO:6XP=7L)LB62YD.<5RFN4,RUF,JZ=T7&E0C8%;<9_;(M+6/ZG MYRXSNU?2.\DHY[-
Z6>.S3:TU9OM9*.>S M7,!R@N4DRX4LIUA.LYQA.8MQC417VE[C4V_86+M'8_PE3A=)ED?]>!Z\?MCE MO//&5./.&Q"^Z]BF_N%E^U*N%'&VC!;K?7$SR;(\U*[9LMQ;T/^PS?:T4"Y@.
<%RDN5"EE,LIUG.L)S% MN$;R*SVM\>1L W&VP85R/LL%+"=83K)H? M>XI6J^VAAIG_D:P6Z>Z74GF^%]O[;9[]_" _X0OUOR$=H#.T;&D+Y0*6$RPG62YD.<5RFN4,RUF, M:X2VTN
:NTL[Y47MM'$L[CH,[S]542QR6*(]XD^G8IH^&4VS?2Z4"UA.L)QD MN9#E%,MIEC,L9S&ND>5*ZVOL[C&QU[@[YAEP;TO_:V-L@0SE I83+"=9+F0Y MQ7*:Y0S+68RKOP=,*IVRR>!
<5[LG;)$,Y7R6"UA.L)QDN9#E%,MIEC,L9S&N MD>A*D6SBGN3K],]%=4!! _/&5YPWV'Y\93=M#RW;%4"Y@.<%RDN5"EE,LIUG. ML)S%N$9H*UVQR7?.#-9[*!Y]>78HMZ6_@=NMG*&
<@'+"9:3+!>RG&(YS7*& MY2S&-=X#*I6SR=FF_)]P53*4\UDN8#G!?]'E_7+XW5CO;KA[(_L?T-G^&W/[' _#9TAO*!2PG6$ZR7,ARBN4TRQF6LQC7>)NHE-XF MEV<;PK,5-I3S62Y@.
<%RDN5"EE,LIUG.L)S%N']BIY4*V]0]+5KS0V&=1?3* M!?GB R.M6>]8Y[.7X=W+]0XUR@4LU.LES(Q_[4R@4LU.LES(N'[YK]>S]/E'.9[F Y03+298+64ZQ MG&8YPW(6XQKO$96*WO3B;$-
YMDN'YVCP?29J_)G0[E I83+"=9+F0YQ7*:Y0S+68RKAWI6J=/- MOO$NH\4'9-[EQ_#/41H7H_K6]+KQWD=JE/-9+F YP7*2Y4*64RRG6XN.F.;;RCGLUS ,<6^O M/R79.OWJW<3M4\JXE^^?
VZ/]KFD\4K&;J%G.L)S%N$9&*EVRF;M+]C8?R!:?[$Y6G^)LL[O1 M2#ZLS;_,CX5>E&7QIOVCVVZV?W3&3WX\YI>CMA\0O_6QLV';8P-V,P7+R=9G MR9AZV.GST6([6BAG&$YBW&-"%4Z6C-
W1^LJVMRME\GB>#(8KI)-LIL' M(?/"]>>H/3]LEPKE?)8+6$ZPG&2YD.44RVF6,RQG,:Z1Y4J7:G:V+M6,[5*A MG,]R PG&' Y>>0:,T1-+IZ,CMEF%,IIEG,L9S&N$=&B&=7X5J4(,7//
M5/3/X7\7OS]9;J_S0?3']6J;'6< MW^5[+UIL\U/71?$;F+MU]I 4"]U$WB)9)0QDA/7\/^#=O/ION*E/Y5Z.I=[-. MO._W:]7^1C^(4Z3]77FQ:OK?#3P/G[(C_O%3?W&@Y?%G3XFN\7S
M+\8O\^W*'N)%,=Q??GUY8$CX>7C2E;Y$_V^=;QJV^NOL[LXWKR+ M-M&;'^_C]#:;^BI?+S%NLMZM-<7VF\MT@1]^'KUX_>3[[X8_B&'+]^7P MA[#M^_DK.?_!%*]VZ[]=%/]V4?
S;ZW*SWOSXD+\=VRB]3599_I9\DV_BX-4\ M/U*DR>W=XU\VZX?\A^9%_O)O-NO[W9=W<70=I\4#\G^_6:\WQ[\4*_B\3G_? M[88W_QJ02P,$% @ B8)H69?=%T9>!0 0!X !D
!X;"]W:]WG\ULM5EM3^,X$/XK5FYUVI78YJ7O7*D$)1%(BX3H33-N(U,[9+BS2_?@;NR%MVC3 83Y '6?FL?W,^$DF'CUQ\2 7 (K\6F9, MGC@+I?)CUY7Q I94MG@.#._,N%A2A9=B[LI< $V,TS)S
KN4N:,F<\,GW7 M8CSB*Y6E#*X%D:OEDHKG,\CXTXGC.R\=-^E\H72'.Q[E= Y34+?YM< KMT1) MTB4PF7)&!,Q.G%/./*'VL%8_)G"D]Q$[V4>\X?],5ED:00:PT!,6? M1YA EFDDG,
<_!:A3CJD=M]LOZ)%9/"[FGDJ8\.RO-%&+$V?@D 1F=)6I&_YT M <6"NAHOYIDT_\E38>LY)%Y)Q9>%,\Y@F;+U+ _U5$+'EX+@3%*3,9))\Z=)DNHV(EVR]1[0N2IU3P M'!1-
,^)_0YO;Z3GY^N7;R%6X%CTC-R[F/5G/.S@P[S:YXDPM) E9 DF-?]CL M/VSP=Y'#DLC@A[M^N6\['1H_\]>H6,=IE5 M;8/7.8!WQME*8G8P)Y^H"FY5+"4?]<%IV,S.#;!0IM@D26P2G"Z97"ZC3OL
M!^#C%! _MC\!64!>#1O?WQL F6+@&ZQDP_>+S./9&[N,VL9:&JQ#;*XGM-1+; M_/BK8[H1[[U,VP0+;8)%EL J0>F70>E_DA3U;0;')EAH$RRR!%8)SJ ,SN!# M4G36['[GUP9NL*<2@Z
S\+P=%3KBOL^MW]NS"M5UWRR[HMGN]/<-H'S#H!,/^ MMF&%IF%)T_ #PH*O25LO376$-** -Y-M@%H4P8+*%S5>-6]X!T;[4,(J^6J1 US#E=L5.E"ZCUA_=HMF6\F(C79AV M719T:O,,$
$7W4%)/$=>(^-]/&N'6 [3IOM&#;*TRB*=]YK4K\S9K*/,;%>9 MC7B5+@-6()@=&F'?VR8E*+:1R:T/]=[5/A;L,2)?F>408AH#'A"M(S-;Q1 M5"9:<>1KM\1UJM'"JL@=-
',525X%81Q*"KWSD;I'\#:D5I:+>9Y5MJ9!?C2C#392 G:EN @H M_BPSN53T0430)R^1QY08T&BEN$XZ4,LU=*A>:O=QV?3T@+T-,V(PV!N.Z F9
M<9[EE1&NA&NZJ)N7.I5\+;5XK4'J4'O&P1":$&&;Z[&DIHI&Q7["W1#S34 M):^2V#GS1X5$Y9Q=:%*&M<[Y_)T;ZU,OIY1OWP] A$^)O\@JT7+FM9Y4^,Q_ MW58J49;J["XWG40%7CB0V.!ZU]?
41X81-5ZJ38PO8>^$.G+;[>34N$+S0-@ M73_D*?!4UR8&Q'WXQ$:-.*R+BIMK0\>(BKB=71DK7Q:0F/Q+N5YEM;W "$J1 MU@=*Q^$^)JCG[3_-5Z."9^
M%9^_O.O"LG_4MX,>)9N8%$9'JJ_ONFAQ:D0(DU3,KZ61F97N-:$HMZ7O7^:5 M3O@^'7 V1:%_FZ%_8^^0GRT9AJ2E]Z@(E@__P80P*\5AHZY.=FIM9#T40[1
M&7\J3"=.I=+H(E$GK;;12J;]N(#6*KES/P^XCBNEI6@&/?"< _$>(].8[9[MD^P9%[;RO3:- 25"Z"::$M%PGVEK(&!DCI1E#JX22NT,D8VG/\UD?^6XA-% ,Q2
MZA,H3@F]E7'?5(:6[N_J3A+Y^X:<^]+M-+L\9[W[6WN$<,[T4FA%[$)TCG;(?_*%B_^W)3YJP'JP<&%@\&(7=1H^*&!L4 M245:8\\39)04=D6BO52D2TH/@[4$G8ZXNB(^#JB,B6++)R<-
HL%__Z(3+$<# M@?'U'7>(A?PS9VCMG#,8@6IF!?.<@-'*AX:8:+ ^=V):]@>$FEBQ04+G).U293 MGKD[&[/+=EZRT8/7ZC"%-R=(5,7"$H!B/7;@FHQTR^]R)T)=E3 3MU'DLOBP6:$&,>S/V M P S?
U#*OA1?]%)O[I%AZ-95?9^YY-"QD@U(T"J33?O CN!L)6,Z Z'9HQC& M[3:NOVS4B-&Y/13$*G"M;P;K0-DRCWZ:F E*"VKTSTF#(Q=J,$C%)OY XN_Z>Z,
M#ZDNRW:* "Z'*O3A5X. ^9M>^5(+@$lLWMJ%@3FB"TBXVWUM6'TTB:5?NF$G0 MY609,6O,X_=^/$O?[H,P\DKOXH_!:^.#_>"(\'? MS/ ,W"_VIQTZ"1O.
[UJ3EELZ&7=&_!W4)GGI!K]"!N61j;.Y)'{3_&0 M94[3&K5 T$J&HGQ> O.ZR EG:L> 5,ZVBJ2I=NOE!N4\;NQR_UQ5"^<7P@Z,C MRB31LAD+,AUUPOL).5%08L"|>GD;8)0W8]f*A!"00M
8Y5+Q,5&G @5C)_K? M=$)HMX/N"\5C?T*BYN< +?.UX#L""]I7%7*>]>7\GBA7431=LWB5KX9I=,Y MTI3H'9U51&=;>*ORA+6K.ZL[=_RI,W;W1KP-1+4(KM7Z/+7_) C-. 2UPV:*,=YJ]%F(Q6K
M6G-".Y\8?5$> ^5EKJQC%/;AX9>N8N<\H_PTRXDG=T?]MI#K7H]7.(9 M.Y-5/<.WP"#?F/BC9X\(%'212.SLR9]:('XY'3K&3+$-^J&_]<=3Y8^HJ?M5 MB(.Z'N+T@F@\X0|
[_,TC'#$97TO<)TVE*>%PN52^^A5!)K+4P2:4I[=(>*"' M(]#ABFN::"'5-W6 ^6;#-P=-DSOYESE(OG=M5TO-[QW]P*G>NFM=F^Q+N-7P MX3K>1IJZV=X9\3"POH@WI!6*A*!?*OQ(MKN-L?
M^LMW6-U=91+QM!>[%I4I>7 M3ZDR2_Y!& _7LM+]LJ2YVOSH()I .K5U_5WP\B;HNQZ^O.E[_C]\Q(V+WCM7 M]>_:3EN5W* BT,4O-3 ^40NHAPR<'0GC?FCF/I1YP;_5FN=EF:?|YTI))!T]
M@/N+',VK_T_:-# _W>_L?4$L#!!0 ((F":%E]';^-> 4 *DA 9 M>&PO=V]R:W-H965TLF' MNHR64CWJ.8 ASWE6Z+/>W)CR3;^OTSGD7!_)$@H\,Y4JYP9WU:RO2P5\4E7* MLSZ-HF$_YZ+HC4?
5L5LU'LF%R40!MXKH19YS]?4",KD\Z\6]]8$[,9L;>Z _ M'I5\!O=@/I>W"O?Z392)R*'00A9&P?2L=QZ_N4B8K5"5^$/ 4F]L$]N4!RD? M[<[UY*P7646006IL"(Y_3W
)668CH8Y_Z]"])J>MN+F]COZ^:CPVYH%KN)39 M%S$Q\[/>28],8,H7F;F3RRNH&S2P\5*9Z>J7+.NR48^O"VUD7E=&!;DH5O_|
MN>Z(C0KT=$L%6E>@E>Y5HDKE6V[X>*3DDBA;&J/9C;JI56T4)PI[5>Z-PK," MZYGQNV>AC2AFY -@V\@G4+DFO)B0.RA@R3/RL;,2]IPD:@+SCZ9S(*?E\=4^N
MI"Z%P0+O>2HR801H\NJ6*RC,'(Q(>?8+>?46#!>X]2OY7&#G*XWEKX!G9D[N M03V)%/1K-?W,JO#)EO WZ7F604%N8&+[AEQBX%)_M:[5N[%M-HTS-OTKS(,J@QV'GL:QZ/^4XNH82-
JZ!5U]ZT4O-3Y/GK\P0?D*W#E<^5Q(_:X M'YE;%.+!4EA?8!&;N4VQ/P^-6.R1>]+(/?&&^8*3-VHSJ,.,9B@'I7L0EPQ//%M!EYCK9#J,KWJ!6 MO(=Q=3/ JA?GSJ,]U&+J--.]-'?)W678=:3L&'>QHU?
LQJ*5%G5K?I68>-XX^)'1Q$=;#& U7L9RGT0M/%L/O)HOC M+5YQD(OWH=R/3!;^/#M,%HYTL1JUNPPX@O9.%_DBX_;.IC)J*O-2+G #[U1$ M>QM.VD?DUB'I4!=[J?
3#0Y+]2V$(?)%WJH[!!*I0R*-@=Q.ZB7MH;(=)^E^ MG'P)YQ23D1.8D/NV.E)0/KY?P$W_>YB=_\D,OC ,J96'\%.+VD#KL4C]V@_C) MGY)&PQ.?=L=7ZKJ1O,SL+/F]3=9/,EJUA6 K=6REPS N\2+[4-
D.N-0/PI== M$M3)-I<$6UA%'5ZI'Z]OMB3HR!-'G6L"Z@!+ 8#M,C!.>._^%TH9\N.,2/[$ MQ/] C-?:A!!D98ZL+ Q960BR,D=6YL=[!=KQ%M,S!U3F!^H._JD7 M8 _! M
'-093|&U6||J8%;2RWE[H8*@5_F\,O"X)>%P"JS^&7[W>^^Q'"*M(R6-CKU^ M:HCISHJ<@GW]$Z M\:-Z+T_M/4?YDQJZ91S4$QKFE5T(5B>.U8G_@7*(.:HC)8U.6_W4WWA[GH.: M5=|
(:%RI+0JS>I'>`&V^0SA?O7UWQ58<^ 24+8#GIU*:]8Y-T'R=,?X/4$L#!!0 ((F":%E(MHKAH"P0 &X6 9 >PSO=VJR:W-
H965TL+VPMY_]XQ/^(1#G;4?;_4P"!7O*LX',Ch;:**U6)P_QW+!41!!)!0"RY\MW$.6*9+,XTL#-=HVE?#P>$\JH>7 M#_.$.=S3[$\2BW1NW!HHAC7>9.(3W?T,S0,-%2^B&: ^^T:Z)M0P4;;B@>2.6
M&>2DJ'_Q2],1!P+)Z18XC< Y%0Q>$;B-P+VTA4$C&%P]&#:"X4IC1K!Z%+! MN!&,*[/]WJVL\;# BQFC.\14M*2I@|K?2BT=(84JQ95@\BZ1.K'PR);$4,0< MX2)&_I<-$5_1 ^<;7$2 'AE-&,
[1C^@NCHFJ'9RAAZ)^ U0EO?- 8)*]EQ&? M5QYZ]_W[F2ED6@IN1DT*RSH%YY447/21%B+ER"]BB#OT7K]^&JZOU_Z=&; MLCO;/G7V?;IT>H$K*& ^0:WU
CN4,.O*YOUSN=G7'VUKWWR8/WI9\V"__95.\ MUQJ1%6Y;WF[%<_J3>?_UJPQ'#P)R_G=7W=;L03=;31)37N((YH:U('YX&:3Z+>&H'AOU@=4EQII?)VETLU=WSP>-;-V#UQJ#/(.;&G M-|-K[:EAD|-
>O[%OAR?>=$8-3Z)"38D=&3-JC1GU&G.7) P2+ "10BX7Y&*! MKM? 2)&@DA$YXM(U$JEL-Z69="^GFT)TV=3;RK4#KTZ8IQ/FZX0%.F'AJ&,T
M:SYMN1U5R+BMD^OA:S4FXF(G($[EVK+7O6USNN$>35L>#@]'+]YOL[F IVP M4!/LR/'UO';7L= %ZD>9 ^_RO%=_K>>R:9?NJU9:.5YFFE^0WM9#U_ONS7VFJHBU97A7FPNY4#2ZJ-
M2XXBM7BL=P+;J^WFZ%VU)7AR?6E/[^V.Z[X]#>]MSV_X>B?V(V8)*3C*8"V; MDO|"Y/3/ZLW-^D30LMI;>Z)"T+PZ3 ''P%2 O+ ^F5.Q/5 /M%O/B'U!+ P04 M " ")@FA9#(NAIOP(45@ &0
'AL+W=OR;;#XTMZWU>4H>BR"*5'1|_R-;,2;((XX-|^L"A]NNY8G>\;/H7+E<@W=$=7ZV#)[IGXO+[C M\EMW2YF',4NR,$'T(9XOKSMBZI.XP#RCV^#5D3JG.9Y)7Y2%-_\B_W.RO.[V\ M1"QB,Y$C
OGGD4U8%.4D68ZO%;2SS9D'[G[^3O>+RLO*/ 09FZ31;^%A|PVF4CC*EB6(Z3\F_P7!V(MG0#+.1!@5P'V7H!S?B# J0*,F?Y%[D1K X^UW74LLDKCY)?A&XS-;!C%UW9"^?,?[(.B-9A4%/
M=RBF2)B'A/E(& 7!%-G=K>RNB3[Z>1,_,$[2A;R"[>C^YVXST.ELI+;5&0GS M2EB_@.6CAL=1[ZK[N"L>,AT%P13Q^EOQ^D>*-]\1_JLZ+(F_:9#-#7F;:M(M8SH?F8Z"8(HB@ZTB Z,BGQ-
YK>>9O+1_9$$DSN1>)@AG+'LGK_4SG19&7ML3 M"0GSD# ?",@F*+P<*OP|#6NDT.D[$BAX3Y2!@%P139S[>RGQM/[#O&9RP1 M6X61_*^$6;W=#OFL,^ URWE1;-|W&[EM)43"7/3
(H"*8H;?7JJ?7O-7KG*@M(>2C- M@])*(VB:*KZ.\:+93S3?RJ29?:\#GGIJD%LV#\>RY[Z+@O\&Y$;VYIJ8DKXC/[/' M8![(KY2G&WF6ERT@-JUN@TS(N9$?L>?WY>5ZO.2,Q?(B?M*UP%S.UET"DN9!
M:3Z41E$TM?W4KI;U*K:6!?6UH#0/2O.A-(JBJ>K7YI9E=K?443O//SY$C&1? MY-(+)S-KCC M$S.QM38OK:GS0:_7V]<&F=2'TFAC%51M:B/+,CM9DS03^4D35U?>=+&0UT?R ML FC>9@LM=I
O:R*-MBIF-/O%?_VY3EV3QJ:0HJBJ0K5111E-#R:%")A,MMP MKC_]ZF?#-:(@- J*\Z$TBJ*I3:HVM:R+5QG80CTN*,V#TGPHC:)HZQJ*
MVN>RC4[*Z":1^LKS/A_2ZF0uA[>5M:+M]MJ6H^O>H6G]8]-25%I5C-IVLUV MT;&]^TYG7G7Q/V9)F(O56F2HI06E^5 :1='4YE);6K;]&CVW#36DH#0/2O.A M-(JBJ>K7AI1MM#R.]ZC-G-
;Z0BTG*,UO.&+;%7^Y&^JH)?TK7":[=IELL\M4 M2CI+$\&#F2"RCX^U@IHI5H]\8P'/M.I!5TA!:?[IU:*H@JBZU?:3;;::?I%" M;>_F:Q6#FDT-I3$<*]:$!]*HRB:*F+M4]EFG^IV-HXBEI!I.A,I_V=&)G(X
MQ;A63[@_!:5Y4)H/I5$4356X]KGL5UEQ94,M+RC-@])*(VB:*KZ.\:+93S3?RJ29?:\#GGIJD%LV#\>RY[Z+@O\&Y$;VYIJ8DKXC/[/' M8!|

O^=0E"RGMIP6 MG3[U(;8D\MR_3?2.C_M]J4\XBE3/9'S#%<60J9, MXZU\Z*M<MWJP=OX(=+TH']QEK,'_H[K]_F=Q+M^S26,4YZI6&0@^>*|> ^F=7ODN$9@= M_XWY2C6N@4R9"?
&);J[#\ZY+&O&$SS6Q8/BUY%<\28@3ZO'9,NW6,HFP>5UQ M_JT8C\;,F.)7(ODK#G5TWIUT(>0+5B3ZK5B]YM:@(?&;BT293UC9O6X7YH72 M(K7$]$$:9^4W>[2..:! $^PA\2^
(?""/02!)0B,H:5FQJQ73+.+,RE6(&DW M)^%7,)OGPO:=,MU)$)X\8IK%B?'9WV-NA#'_MS*?5G*]??(G<*MR'2D MX#=D&V[3]]&&VA" ,N2EW\KP'<]['&+@. ^*X_:.$7U(X)#+!/G[%K) SEL&=
MQ)R1&AVRR\I6)I2#IRIGQ2137"YYJ^*?__!&[K];5!S4*@X,]V"?BIC3 M89%P>+-X$I?K;,F5QFS3*C[<(!E<:YZJC[LL&/P-%@QK"X:M3GZSRKA449SO
M4JPD]5Q#2^5H>>'V@N"LO]PA<51+'+5*M-%< XD.8;:&FYNK_LW=+@7:.,W3 M/;AE6D=86-#O83QG"=PE[N#Z^L6WXQK3<>M_%_*(E.K>/X)+I42|YCIW0AL MY?*=\9O4.DY^ @(G?
X,%T]J"Z?-!C4"SZZI=P ?OH_/!_]BBJN=N M:K7[P\![@-5M'&*E9TK#:Z'R6"-V;]^\W,'HZ@"C9]C7Z$5>*Z_?[_]'6L!= MA(T9LP@2VYUR)G5+G-K9?B>"/"^CMO\3LL *^<%&;-J=U][O6A/!TC()A.GP
M228<$/$A:(7)INUYK3WIV]*@G16.@AE?'RC?UKAV3@>,VW1$K[TE_D>RM1+- ML0/N5P)N8++YK>Z-M1_[X>Q[ZWSD]PT#]R-N3_:;O^0=[#-Q'L2)+ 7L# M,-!1+,,,3Z@MKT%RFD B=ZBC1@[\X,
(DT$8>$*\4Y'M%T5.D MI0YT(H4'B>>E$'=1^Z(S4X+,>_"JD"2!&"QBB2WW.U!H/+M]2&Y%"#Q(B\ M3,_).Z[JT@9::FJ+GS3/)Z64&\26K@IU6S1@&:LZ-%>BP):87&H(VXIKU M8US7,
[RT>O3@1=@[MLB\(TJE93%'6H36"MU-.E"RTNAN:/8DG$/P*1U9,R$= M21]5S BC.F9)0N%,\X23=JC%*SXOC4#GN#W4@YOI";5)Q)S5F[)842:@;*:, M)-)DSM*\,)!G$%43H#
5I:&U*2\,51,H_*1<)H7B,&9R3=3O7[\S&1*Q)2?M M$%;6=Z7'$*ET@Z%R-VE)>EF_DK"0SS1&/,,88)P<8ELZXPC&&QPZD"MF/2? M<9Y5<-N?MU5<,&9<&F=01+M MC=ZOJ7D5@M'-$?_S.,=
(D%MBHS>Z,&?KLI&:V)GP6DTY"@KT\1\L*R@BGF$9 M',RE@8/*#1OEQ690NW,(CS;WOKGB5)6FQ&E3CEWY%V(]HD)K56GG2ZHU089D6 M%@NV+JOX\20EEY*1GC\Q)<)*V2IC3J-
Z6;O"TE]_O[M(I%#]Y@$7N^ MGDZSL#YU<%,E 5 4%'*JA<+B(7E(1U6+1%<:DFD&066ZY]A)&B' *LP.(9I5 M[QQP"4S>]&BA8?2R,K&QR'G5@S%_F?A-
"^&-.CE(P'7HP'94DH_&0/B>#SBN.,S4%VE0HM(?1H!%_*1\ MQB/FU 1:.0/?Q\]@.NA\#5?[8\]F8LE/""IH([W[MKK"@(XRSR<-GHF)/13>.K+MS8(OR:6=[9W/#'AP85U8YX)"#DL(TF:VD11+<
M@R5 &6",,4@>74R!,QJ-._>"&K]=19_["*. M+@+'&PXM<6+ .4"'4?[2.[WR M=CWW3ZJV[;_TID@PW;7BNJ6O4?H;E&PO=V]R:W-H965T,)EFJ7KVV1<8*C(BB);<]Q^G:"=6I-
1L6Q!9*3,6"YCFI(%1R)/$LQ?KDG, MMF/+M5X/W-+U1NH#]F24X36Y(_(A6W"U9U>4B"8D%92EB)/5V+IR+P//TP%% MBS\HV8J];:2GLF3L>_<1&/+T2,B,0FE1F#U+(XU28WC>PFUJCYUX/[V M*_U+,7DUF2469,KB/VDD-V-K:*&(K' >RUNV_9V4$^II7LAB4?Q'V[*M8Z$P M%Y(E9; :04+3W2=^+H78"U"<]@"O#/#>!G2/!'3*@,Y[[IE0/>] ;TRH)BZ
MO9M[(9R/)9Z,.-LBKELKFMXHU"^BE5XTU1?*G>3J+%5QZX;S8G8GZ..^ROR'* 3,I[I^\/=EG#?"Y',A7N%.'=EO#@ ;UW#6)T MJGQW"E[W". ^:YZG8TO
170G!0HHE$6TY,E)T];H4&0[V%+E21#^1*S)+S^Y M?>>W-H$A83XD+ "^+1K5+1+>B=8U>&*OI1'A7;?7F:W63/A$53F6 OT] M4V'H1I)$ -.6]"YDHB!A/B0L ((U$M6K$M4S?F?N-
Y1'GS/,588DX0F*&4[; M)H,U:.$^AO93_LR W7:D+E?R=PWROSE_B\T W:- M%AMUXT-NL.6FJ&;QS1 MJ>(!P1KB753B71C%FY-DJ1YQM6PH%ZKP2*:\D!(4)8S+M?)-1R4U@D^]M"|\
MA._TVH2'[#0 @C6$=YW:A3A&Z:=,U1%>N$]UXFVJ7UMJUV@$]7U$2)[O7D(>U1G4,X/2_)*VKW.O[:DK*!OV M#0V;&M9NUS7;W1F1RN4*?2.>Z5Z:4IUE[L*M&O!%M5!76_H#2_I.VK MVG%;5?
T1!MBM';!KML 'ER]BN1203!DY$.D);F[FS+RY8^]J MN20E%NW@43!1$'\I4_X5W"*^(0DXBQ"^;78.?@*%/#Q$X>W<.WH$4@]\Vi&00 M)VKB0M_/JSQMA!4B85A=A2N@RH?
7AZ'W+MO&0%7**I(19'AN@6&;,??[# MZV==^(^5^%'4V;1:OG0B>VW?FF-# MDD4UF7\0#-OS1TI@8PW*#JV1/F1!&[*@-V2?2K&)V$"*Y-*/> ^,7=/R[E]6D MB
9C*VD4=3%C/U"TZC"N7NFH53KJ57I[<7H//A*A&3.2I0F4=:W^AD1(*/B% MDK*HRV+=]}T_O9[?FEI#DD5#DL4#D1T-7]@.7_@=ZDPXY$ -218-218/1'8T M4.-VH,,?7&?&G6GM./9(64-
T(+5^1%U0X#0^2A/K0&ZH77L9L:[^.]MOJ?S)1 MR%.\!NBYD%MI_9[6TBQAMB)5!P[4>$0:D!.,?$6K%A5Z)\0>G!;L7K1BFR M3&%)R,,)@#FA/V[:M#]MCO]\:$!JEL"E7=79
MJANJ;@W*'9_2[>QU.[VZ M% ^*$(^:&J ZB*&IU.KK>]3HUH+&:RAJ0YZG%7P,*3J;R?N]N]^XX_V7#U!@? M^?1"5:(&Y/BJQ"[(`H?]=-6APH,!Q:YW_?:_1O?_[/P][M^:T:9E"T:E"T>
MBNUX$/<[>]O .#N7?'O0,,"A;-"A;/!3;\7#M3Q7V8,>*ANGP*-@]5^A G8.% M!M0]66A!ZM'"/+A?RQ%=5Q>;#%077_752-O:7IY>55>&2ONU?3FW>V1O&RM M[O/V]/5-[2VDZQ0SD*&5<&5=C,1
TOKRLW[AI*AN]YX(PZ'O'C<()HA*@/B^ M(H2_O$@[7[T!]O2P,$% @ B8)H6:1VAVKK!@ "X !D !X;"]W M;W)K&ULS51]G@B7=$?$>&S[%BZ74#;WQ>486 M]
([*^^R6][O>EB6*5S05,4L1I_.+SEM\%MBV!A0C_HKI6NQ=(_TH,\:^Z9MW MT47'TC.B*0VEIB#JWP.]HDFBF=0\OI>DG:U-#=R_?F:?%@^O'F9&!+UBR=]Q M))<7G6$'171.\D1^8NN
E@_D:K32];E6*N#PEQ(MBK!@:K.-W\)X_E_IDS]d@ 8&.<%@%T"[#@2^G!+@'LHP'L!WJ& 00D8' H8EHI^A MX=V-.PI?3H@DXW/.UHCKT8I-
7Q0!4:"5"^-4Q^Z=Y*HW5C@YOF)IF"*11NB* MK6;J,T*7)"%I2-&=)A7H]7U*\BB6-'J#U%!!-S=7HG=S*]#;,&1YJMK1O>+@ MZ/I['LLG])[*)8O0ZPF5)$[>H!-T?S=!KU^]0:]0G*+/2Y8+DD;BO"?
5 /4L M>F$YUZO-7.T7YGI'LU/D6%UD6W;?)^TP_,TU;X=3M\0D,%QP7<,<"GAT_> M!/;L*[ZF(V8;-O0T;N^!S7GH:M8=&>4+1QWG-[^_2!RJDVMU4 MZ'RY43#T3M*5^&IR]\9&WVQ#
[JIG(B,AO>BH;5E0_D [X]]_PY[UA\GYD&37 MD&132#(?DBP (JN$D+,-(:>-??R929*@MT*H3<84'!NT5Z#U^"?PP=H=]Q['. M>P_[;F\U:,AGF>XU:'!89A M]@CO$:WRRMSM*W,/6 ,W,9G%22QC*!
Z&='++J)M/+IQ3;0:/79-&&R:U@2D M31^2+ BJSC8VSK8:W7P_FFHDA_M71(JZ/1*(,F*7 K-J$JK*"(KG4WI86&2 M1RJKTN/#D.?]DCYF.DG;A >32Y5M);N@,46*VOOHR!TKKY(\-E*9)M4#L
M6IA 6O0AR0(@LDJ8#+9A,CA@ZVRF4%WT@:4A2P5+XHCH5'O31RE2F;C/69XA M-M\V&B.AU?*Q218DV34DV122S(Y-'ZA$&6<9Y?*I6YY.<;I >EN2/-]{4,JL4F,6RKIQ
M#QHU4[:],ZHE=I/6>1P;&0:3P_ZPEOU-(4WZD&0!$%G%Y=C:J4)6J], %CD& M>>GC[/('\" 8N(^4}$HNB9U:BC!IYSXV#@PV^YXWJ,4!J$T?E"V 8JN&PIY
MB/ 5=WH)WW.!CNUJD:KJU58K1WO58-3!KEMW*Z11'Y0M@&*KNG4GX.%6<:=< MX>U?$9< X'AIF=O-O=>SA_6 !7L3#:M05T3 +7I@[(%4&S5>-BI<;A=CGO/ MN%R0!44ID^I#,R-/9);0KKI-
3S@-6':#"HHFHZ:S&U11!&4+H-BJ;MZ)BOA_JBKBPV3% MJND'?2|\"8N@-GU0M@'"*K1HN.W$1MZN+;V%C8-!PQPD>-&, 5"HT&[7K/T* M&O5!V0(HMFH0[(1 W"H2_:
<2<[OI8P5"4+9K4+8I*)L/RA9 L54#;"<3XM$O MD)HQI(@V 66[!F6;@K+YH&P!%%NUMFBG/MH_4!]SCL22J/1%[3QT$TOJS-)Y MC?H@I=)82V0UJP=LUZH?2^V6CRX3:AH=.(-
:^CP%M>F#L@50;%5/:W&QVK)7 M6/83.L<7 .!7M2]+F;$5UZH"YHYG:7F;J[[G8KQ@^H6'96M;P/>=#B099X_Q M2IU^R1-ZA;S^]&M95H%2=RXN[KI(32>C1:UM\M35EK@NC#UA\Y-<4)04:?
AN M>LW._:ERFA2'K4K7% ^J,U;V4Z#QLK1Z*SIZ0>C@=|+V;6Q2+XBZABIQVT3J6 M2]40\PAEA*NEH3L8%_L_SHA\)N(H)ES;4C.]# ^Y.D\$6<"O4(Y=4" !H"0 &0
'4L+W=OL3)HVJ6U"H- RB$3IIB%M$RKJ]':!Y-V9KD#13JY-R9&F M9A7:R@#//*B481Q%_;#D0@7)R* -33+2:Y1"P=PPNRY+;GY?@=2;<=)GA9N MQ*I MQ FHXJO8 %X6\T-
S<*&)1,E"'NT8@;R<3#I#*\N7;P(/^"Y@8W?&S#8*E9 M:GWO)K-L'$1.$$A(T3%P>CS %*1T1"3C5\T9=$MS"5,L? M(L-B'%P&+:(.ZUGJ/V<.[Y42^M_V::.C0*6KBWJL@:3@E*H[9_UGG8
M 71Z!P!Q#8B[]NU!7NA01YZ,C-XPXZ*)S0V\58|F<4*Y/V6!AG8%X3"Y@104 MLDF:ZK5"H59L;K2B<0J4>K3LE$VR3+@,_A(>EO3,2-B=CS]0[P31:WCBH^C?K[Q+2" M7=4/;<53&
=4UA;_P3)VS>=?O2A15JWD=;U[-T#TKY171Y.KC9L6G"U B;4 M\S"A4E%)8'=?B)#-$$K[>JUI;Y=^LKNZ0*XR;C++;JN,H]O, M=(60L3LT:V YEQ;V&FR7X, M3LX;)^FH7<\13
MO_'4_YNFZ)Y&@WT:6L'_6#B#1MK@59MB\ +>+AIO%Z_?%.T2CA309>/D\G]J MBG8QASR%.U>?^XKXRLU*,LDY,03G0VHU\SV9MY.4%?^-EQ]I+O5#POZF 'C M
F@_UQJ?)NZ";3Z/DC]02P,$% @ B8)H689W&UOF" X6L !0 !X M;"]W;W)K&ULK=WO;YM(&@?P?V7D.ZWVI+;FA^W\ MV,128AAFH+VM&G7WQ6I?$#RQ43'X ">-
U#_^!DR,J2<3N/N^:6/"?!X8SV,& M>&*NGK+\6[$6HB3?-TE:7(_69;F)'(^+:"TV8?$AVXI4_N8ARS=A*5_FJW&Q MS46XK!MMDK%E&+/Q)HS3T?
RJ7O8YGU]ENS*)4_$Y)\5NLPGSYUN19$_7(W/T MLN!+0%J7U8+Q_&H;KL2=*+]N/^?RU?B@+..-(2LX2TDN'JY'-?9E8%M5@WJ-
M/V+Q5!S]3*I=N<^R;I4+OKP>&=46B41$946$\K]'L1!)4DER._[3H*-#$*KA M\<|O.JUW7N[,?5B(19;|&2_+]?7H?$26XB'<)>67](F)9H>FE1=E25',2YZ: M=8T1B79%F6V:QG(+-
G&Z_S_|WG3$40/+>J6!U32P^C:PFP9VWP:3IL&D;X-I MTV#Z4P/;?J7!K&DPZQOAK&EPUK?!>=/@O&^#BZ;!1=|&IO'RSAF]FQS>[/V@ MVX^2>H@Y81G.K_+LB>35^M*K?
JC':=U>CJPXK5+JKLSE;V/9KIQ_%'(\DILH MRG9I&:G]%MC:JG/H5YKSC1^/,PH9CR$QCL1\)!: L$Y&30\9-=5F5'U"^3Y[>+^36 GYU^WJD'O#;DT &/Q%PD M1OOVAX>,RI 85^Z":L
CHP8@K#/@SPX#_DP[X. ^V(HK#I'PF+"NV<5E?XR"+ M=1R%]^P=X8ELD,6%G"]=+%/EA#;8T'D3$G.0F(O$*!+SD!A#8AR)^4@L &&= M_#L_Y-!Y^++
.3+%@)B#Q%PD1I&8A\08$N-(S$=B 0CKI-C%(<4NWK@L4$WF M'+')DOHR/EED1:G*+"TS-+.0F(/$7"1&D9B'Q!@2XQ>*:QN&<3HO1 8-0%@G M:4RCO0]F:-/F]W(MBVL:E-
EYOXFTC)%[': MWRC^));R="DA"Y&6,HVJ2V>+,'VNCCZY$-_(K5B'CW&6RU68D.=?:V46:4,. MSB*DYD U%Z1IJ.9!-0;5.%3SH5J TKH);:4)-8'/K!H0E6Y(S8%J+E2C4,V#
M:@RJ<:CF0[4 I773K2UO,+6W=N=U05#RW%PZS^5A3_X3B?@QO,,MOLDSGU MJ(QO5KH P.)&CQ E2C?;0$@X9E4(U#-;_19FJU28 *VQW^;>F!^5;M037L
MM^'S1H[\HCY9BDIE;=VMJ;A1/E$._,GI"8AJ14>_;8/'-+0J0+&W$]59E*?8 M6^6*#+I]'*KY4"U :=TQW=[\-_5W___?4QKR@]!,'@1"]>4V??3!TRUH60%4
M5&-0C4,U'ZH%**V;FVV=@CE#G]T@[UDOH)H#U5RH1J&:!]485.-0 MS8=J 4KKIEM;)6'JRR2&3.^@-1!0S8%]+E2C4,V#:JS1.F3 O MT/-#:/D#5'.@F@O5*%3SH!J#:ARJ^5
M0&G=OUYMBR4L;'$X*O?C??F9;&% M/O#01()+E2C?;0$@X9E4(U#-;)OEP2HL-WAWQ8_6/KBA^&E#7IPZ-$&JCE0 MS85]%*IY4(U!-0[5?*6@+1NNK6E#1:ZM,&"EC9
-0>JN5"-0C4/JC&HQJ&: M#]4"E-9-M[:TP0*7-EBG]_'-<^7D#EK: -5M+=U[V2(.!+%.|+32#G^D7?!%U#-@6HN5*-0 MS8-J#*IQJ.9#M0"E==.MK;JPINC)';20
JHY4,V%:A2J>5"-034.U7RH%]"T M;KJUA126_AL?:)R&:53]@=,;<[K9R='ZW%+6J^H##DX@:&D$5*.]^\2#QF50 MC:OVPK95?]T'C1N@M.[;TL:+'U)@WY:1WZ0/T7U10^K,GN]!O
'^1PF&W(K MPFC]CM DR^-EJ,P>:%$$5'.@F@O5*%3SH!J#:ARJ^5 M0&G=3&TK)RST=T18 MT-(J.9 -1>J4:CF034&U3A4]Z%:@-@-*Z5=:63ECZ[XL8?KD/6CD!U1RHYD(U
M"M4\J,:@&H=J/E0+&NUX^CN;=6>_W2\|;HLB;'U11'MJ=9/G8;H2=?&L*H/T MT- ,@FH.5'.A&H5J'E1C4(U#-1^J!2BMFV9M\85M@J>'-K3X JHY4,V%:A2J
M>5"-034.U7RH%]"T;KJUQ1>V]F[S_-^[S7WUQ4@/S01QFU??D50^5]\F7BU0 M)ART_ *J.5#-A6JTT8[O&EL_75F$!F10C4,U'ZH%*&V?1>.C!^YL1+ZJGPE5
MD/HA.E60HZ6'YT[=U$}^FGYK7GIF(KEU+ST5,N9>Q4(GTDG3< OWXI2Z1+)E6DC5?8HDZ7F8C02R1IR(L[9!JAZLF()U+=\H>1V' @R](HST;8MH-13E]J MS:9EVRV?
3=E69BF%6X[$-L\) WD-&=M=6H[UU'"7/JQET3":33?D 18@OVYN MN;H;-2S+- 580Y9%G!I,;Q;TUJ-7T6AOO73^QQ.7DUF7LB8,ZRO].E7%]:$PLM M846VF;QCNP]03Z@<8,(R4?
Y%NQIK6RC9"LGRVEB-($]I]4M^U([8,W#<(P:X M-L!] _^(@5L;N'T#[XB!5QMX+ ^W!KPW\E_80U 9!Z?O*6:6G;X@DLREG.\0+ MM&(K+LIPE=;*P2DM5M9"'H#\9?
<\A(Q*6Z);P"CDGFV)% M"?3V!B1)VK<%V^(&O7WS#KU!*45?UFPK%)^8CJ2:7S'*45+/95[-!^9BXL^ M,RK7 D5T'4N-?31L'P[8CY1?&^?B)^?.\2#A C;GR+7/$+:QIQG/SR$V)
(%+2VF4&1@S7[_S0GL/W2N-DD6F22+#9%U@N(U0?%*=G=H^PMTDXHD M8V++ 7W[!*#HHX1<_*,+BF$V212;)8D-DGB-FPB-#2O*V&103))% M)LEB0V2=H$R:H$Q.4I1Y9>
[O;=9@//%[XJ !!=CNB<,A"-N!UZ.*#U%.Z-FV M7AS"9I;AB>+ Z%8<5X=1]M8;MF%]J D-Q<4H6V24 M+3;%U@W-7BKHG/;>\8S]-ZR/GW.PV<=!7UMT(-
P#11H0=NW^BX<.A9U0KRT. M;KV#3U.7+T)E4I>TOQ^RP7DQW1FN*-7+VB3;)%1MM@46S=D;<;IN*:UQFC. M:90M,LH6FV+KAJ;-.YW!#.KY-Y+:OO.V$?;3%0THQ&%?
-0Y!V'/Z;R0ZE'H' M(:;2KG#"=CQ4>PN^Y,.UL!UE>O>Y,LD5&V6)3};-UXM/FC$YB6!*-)HU&V MR"A,;(]M&YHVC<70&4Z 72,+X,&OP7 _W14$#UQ7R5T, Z/5XE
M<)N2X>&42]2+\XTAME?NRJ-LD5&V6)3;-TXMJ\+S]_R M?$:@LM"B.@M16IL2G>NR,*77/G^1?C]7"XE593G4CV:8L([EG4K*\O%P#60(O .KYBC'Y M=%-TT!1'S?X#4$L#!!0 (
(F":%E>2=TH*!\ %(M @ 9 >&PO=V]R M:W-H965T'<6W4 F%JF#Y=YT@,2L M(EFLJ@R2GMT/B_W 6+2C'1T\DNPD@_[Q2\J2*4IT273N-!K=LBQ>+W6HURSR M$?
GFZWSQC^67/%]YWZ:3V?+WLR^KU=UOY^?+ZR_Y-%N^GM_EL^(W-_/%-%L5 M/RYNSY=WBSP;K1>:3LZ#3F=P/LW&L[.W;]:W_6WQLW\]?C49S_*_+;SE_72: M+;Z_SR?SK[^?
^6?;.SZ.;[^LRCO.W[ZYRV[S3_G[]W=_6Q0_G3\IH_$TGRW' M]YFWR&]^/WOG_V;]X+)<8OV0_QKG7Y<[EM?RN7R>S_]1_I",?C_KE*N43_+K M56EDQ?
|>\]M\,BFI8D7^N5'/GHJ6"^[>WNIR_>R+9 ,Y6^97\\E_CT>K+[^? M#<^\47Z3W4]6'^=?XWSSC/JE=SV?+-?_]:YN'MLY\Z[OEZOY=+-PL0;3|>SQ M_]FWS2NQLT 0/+- L%D@.'6![F:!
[MX"?O>9!7J;!7K[" _2?6:"_ MT#W MN0]#S0*#4Y_#Q6:!BU,K##<+#$]=X'*SP.6IJ^1WMN]T;[N^_X)\OLGW+_?5[?O[X\5U_]L-LE;U]LYA_]1;EXPNOO+$>
M0.OEBX_|>%8.]D^K1?';<;'N]%H7([*]2|>FTLY1G\)\U4VGOSZYGQ5K5IG5]O*KL'BL$S%7W/S&>K M+TM/S$;Y]&%YY5Z^>VQY[5['TK'\>?']/;Y$P?8E?!\XP4_YW6O/'[SR@D[0
M_[^*?1^^?>FU^7*S;R[6Q1,YR@3NAF3???_EKI-BPMCBU=K$1P42[N#YO> M6_?B'ZY7K[VN7W\.7I@OQ@]9V=,;Q.B$%[=[_%6)W4R87S^M6/>T%4M.>*4V M8N]_=/$
+UGET^7_-JSE^T>MUZR5VV>_+>^RZ_SWLV(#;)DO'O*S MM__Q;_Z@\]Y]-;8'$0A(3")9)+'*QF,02$E,DEI*8Q)C%#8A;":GVD]!1'>B!] MK2UF9Y_GBV*I\>QVZ17;2:LON5<^RIO?>-
>+O-B6:NHG3K5M/R&QD,0$B4D2 MBT@L)K&$Q!2)I22F'[!&BMW4#R\#7R_WRG^>7/^L-LK&A[8[74.'VBAU:OU M@?Y3'^@[^\#5>J1[-]GU>#)>?
7]5;%NL\J+,RON8K7+OCWPQ73;U :?:M@^0 M6$AB@L0DB44D%I-80F**Q%(2TR_ WE=_<.^+*?UB_3=W,P+?W2[R?+U)_W4\ MF7B?|VSAC;=C,2O^]1;E@,S_>9]-O-7\57G?_'[AS=?
SG%=KZMWH_^Z7JWRT M'K;>IP_RHWWXR+"M-L<5O\?I3?Y;-1\8S*+8AR=5;S5;%^
MD_PA7V2W>;G.XW)=&L4CB^K+=UGOXL%N&1;EBZM@T9IRV(R5@S8]]DDVUWGCC^X3JSML"6QD,0$B4D2BRX/
M/J'[XY4LEY"8.KKN*5E.'RUGR'(6PFJCV.]4$9B.3DGQOERU6X[SQT+.[?NL^1&HAJ@E4 MDZ@6H5J,:@FJJ8VV.\5XS'OLSVLV#]S=B>(W';_0#6)OV+0#HNF!37ME+/6,
MZV. ^"J7ZSJQ:P[S$^].[RI9?/#DIK#@?W3;%C-^[V=9#&*_QF?E/?K]'8 M-MSDT_=PUU]9;-SF0*.&]"903:):A&HQJB6HIE M136-:@;5+*75NTD5@?3=
M&*LO8RV++1GG.6>NZNTI[C9HSA35!*5)(M0+?8/XYC^7H < M+:A0+44UC6H&U2REU<]#5@59 W>0M182V6Z?+%Y[^-^O^>C9W2INM&W'0+40
MU02J252+4"W>:'ZPTS(ZKSO=R]YE?Z]SH(45]J6HIE'-H)JEM'KGJ%*K@3.^ M=LI!FXU0^VYM\T$;=ZW6+0 -H:*:1+4(U>*&]ZOYBY0)6E>A6HJ&M4,JEE* MJW> H.H
[H#I2P[(N,G66PYH9A35!*I)5(M0+3[R,5F?2-7K^(]'V2Z:]F:@ MZZ-0+44UC6H&U2REU=M)E5T-6F=7JR,R]WR=GW9$QEVD=8-!DZRH)E!-HE]$
M:C&J):BF4"U%-8UJ!M4LI=6;395D#7KH$9F S-M=H5](:@+5)*I%J!:C6H)J"M*525-.H9E#-4E]JK51)UN!(DI4Y(N.NTKK;H(E85!.H;@E!$M0K48U9*-YCB^
MHJ""*:II5#.H9BFMWD*JF&O@SJ2^\(@,>GY-5 M13:":1+4(U6)42S::WZT? MW^GT'_W]QH$F6E%-HYI!-4MI]<91)5H#=Z+UE ,R:%P5U4)4$Z@F42U"M1C5
MDHVV>PBHWW@(2*%U4U33J&90S5):O4M44=3 ?>;0%QVT0>.HJ!:BFD UB6H1 MJL6HEASYT#U>([#_!$@A:Y.BFH:U0RJ64JK=Y,J@1JX$Z@Z?\@G7M#8--!4
M*:J%]"903:):A&HQJB6HIE M136-:@;5+*75KZ)9!5"[?1 3!>-GJ):B&H" MU22J1:6HUJ":@K54E33J&90S5):O:U4Z=2N.YUJYHO5;7GAJU'17QK["N2 H M550+44V@FD2U:*/5#F-<-
IV!+^XV9(F;+VF"KJ$Z>0U3M*X^N:Y!ZUI*JX_; MH!JW[K#@T[@M+Z_FW63CA?>03>X;=TNXJ=9#&,V2HII -8EJ4;?AK)S#ILNK MQMW#TW)V_;;K?
23H&JJ3US!%Z^J3ZQJTKJ6T^A"N0D23RYCERN)R]/^R7T/)LUM@0T@(EJ(:H)5).H%J%:C&H)JBE42U%-HYI! M-
4MI]0Y4A32[%^PL!DULHEJ(:@+5)*I%J!:C6H)J"M525-.H9E#-4EJ]K521 MSJX[8//H30V%33/V3V\9+D?-.W6#]&Z M4DJD6H%J-:@FH* MU5)4TZAF4,U26KUA5,'-

*KCNX^>G^\S+_YWW9,<1#^=^FHS6GG7'#7:EU-T&# MG]@F4$VB6H1J,:HEJ*90+44UC6H&U2REU3I.KPIZ]MB@9P\->J):B&H"U22J M1:@6HUJ":@K54E33J&90S5):O:U40<_>D=.0,F?<<%=IW6W0."BJ"523O8:8 M8GW6%Z$%8U1+4$VA6HIJ&M4,JEE*J[>0H&HAQTY0^9(S;KC1UAT#39^BFD U MN=$.SC,>7 3]_1&.W[!WPBM&Z-:@FH*U5)4TZAF4,U26KU+5,G5GC/"lJ)3;KC) MUFV#U$)4$Z@FC[P5ZPO^=CN/)Z(8-N[P(%C>I M JL]=V#U4WY]ORCF)1\>\L5L?/MEY>*C_;&[#' M<-!0+*J%J"903:)A&HQJBHE M136-:@;5+*75VTH5BNVYSUQJLL7M>.;= MSX=(!%15 MHEJ$:C&J):BF4"U%-8UJ!M4LI=6[1!6Y[?_DR*WWIP>><,6]MJTG/&A8%]4$]DE4BU M1K4$U12JI:BF M4M>]PKI]-JS;1\.ZJ!:BFD UB6H1JL6HEJ":0K44U32J&52SE%9O M*U58M^\.Z[YP/PJ:TD6U-4]LF-=LK9$M#",:HEJ*90+44UC6H&U2REU3M' M%=3MNX.Z=C[[Z[ORY+3C? Y4SIS_RQ71].GWOE[.GVV>_EG.EG_$51_?*M>Y M:#@7U02J252+4"U&M035%*JEJ*91S:":I;1ZDZK"N7TVG-M'P[FH%J*:0#6) M:A&JQ:B6H)I"M135-*H95+.45FLK@RJ<.W"'B6HAJ M4DJD6H%J-:@FH*U5)4TZAF4,U26KV5!%4K8>.U S1>BVHAJ@E4 MDZ@6H5J,:@FJ*51+44VCFD$U2VGUME+%:(/S+LMEOW+BVIB^$R6=K_ M\T&SM*@6HUJ":@K54E33J&90S5):O7M46=KAR[*T3S.?GY*E=:]4Z[:#9FE1 M3:":1+4(U6)42U!-H5J*:AK5#*I92JLWK*!J M6 $Z/>]C05Q4"U%-H)I$M0C58E1+4$VA6HIJ&M4,JEE*J[>5*JO;=V=U7S@] M>D3WKYKH^]W>_NP(C>:BFD UB6H1JL6HECSS[Q?ZG?UK9)U4U33J&90S5): MO2E4T=R^,ZQW2H!_(J2NB-AI"J)? N6NU[@"D)E!-HEJ$:C&J):BF4"U%-8UJ M!M4LI=6[1!6Y[?_DR*WWIP>><,6]MJTG/&A8%]4$]DE4BU M1K4$U12JI:BF M4M>]PKI]-JS;1\.ZJ!:BFD UB6H1JL6HEJ":0K44U32J&52SE%9O M*U58M^\.Z[YP/PJ:TD6U-4]LF-=LK9$M#",:HEJ*90+44UC6H&U2REU3M' M%=3MNX.Z=C([Z[ORY+3C? Y4SIS_RQ71].GWOE[.GVV>_EG.EG_$51_?*M>Y M:#@7U02J252+4"U&M035%*JEJ*91S:":I;1ZDZK"N7TVG-M'P[FH%J*:0#6) M:A&JQ:B6H)I"M135-*H95+.45FLK@RJ<.W"'B6HAJ M4DJD6H%J-:@FH*U5)4TZAF4,U26KV5!%4K8>.U S1>BVHAJ@E4 MDZ@6H5J,:@FJ*51+44VCFD$U2VGUMA)4;<49N_NQ"8_;;MUCT.@MJ@E4DZ@6H5J,:@FJ M*51+44UOM&,G)C5H54MIJ>Y1A6HO7WS26N>7![JULZ\:!QFI13:":1+4(U6)4 M2U!-H5J*:CK5#*IWIZ3M:6K=55HW$E(+44V@FD2U M"-5B5$M03:%:BFH:U0RJ64JKMY8J;WOIHQ.>2S1MBVHAJ@E4DZ@6H5J, M

Statements 5 false false R6.htm 100050 - Statement - Condensed Consolidated Balance Sheets (Parenthetical) Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedBalanceSheetsParenthetical Condensed Consolidated Balance Sheets (Parenthetical) Statements 6 false false R7.htm 100060 - Statement - Condensed Consolidated Statements of Changes in Equity Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfChangesInEquity Condensed Consolidated Statements of Changes in Equity Statements 7 false false R8.htm 100070 - Statement - Condensed Consolidated Statements of Changes in Equity (Parenthetical) Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfChangesInEquityParenthetical Condensed Consolidated Statements of Changes in Equity (Parenthetical) Statements 8 false false R9.htm 100080 - Statement - Condensed Consolidated Statements of Cash Flows Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows Condensed Consolidated Statements of Cash Flows Statements 9 false false R10.htm 995410 - Disclosure - Pay vs Performance Disclosure Sheet http://xbrl.sec.gov/ecd/role/PvpDisclosure Pay vs Performance Disclosure Notes 10 false false R11.htm 995445 - Disclosure - Insider Trading Arrangements Sheet http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements Insider Trading Arrangements Notes 11 false false R12.htm 995455 - Disclosure - General Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureGeneral General Notes 12 false false R13.htm 995465 - Disclosure - Relationship with Universal Health Services, Inc. ("UHS") and Related Party Transactions Sheet http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactions Relationship with Universal Health Services, Inc. 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Includes other kinds of accounts that have the general characteristics of demand deposits. Also includes short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, "auth_ref": ["r19", "r153", "r788"] }, "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsIncludingDisposalGroupAndDiscontinuedOperations", "crdr": "debit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations", "periodEndLabel": "Cash and cash equivalents, end of period", "periodStartLabel": "Cash and cash equivalents, beginning of period", "totalLabel": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Including Disposal Group and Discontinued Operations, Total", "documentation": "Amount of cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; including, but not limited to, disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. 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Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": ["r0", "r78"] }, "uht_CashDistributionsInExcessOfIncomeFromLimitedLiabilityCompanies": { "xbrltype": "monetaryItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "CashDistributionsInExcessOfIncomeFromLimitedLiabilityCompanies", "crdr": "debit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "documentation": "Equity investment distribution.", "label": "Cash Distributions In Excess Of Income From Limited Liability Companies", "terseLabel": "Cash distributions from LLCs" } } }, "auth_ref": [] }, "us-gaap_CashFlowHedgingMember": { 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Vested in Covered Year [Member]", "terseLabel": "Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year" } } }, "auth_ref": ["r913"] }, "ecd_ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrrYrsMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "ChngInFrValOfOutsdngAndUnvstdEqtyAwrdsGrntdInPrrYrsMember", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested [Member]", "terseLabel": "Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years That are Outstanding and Unvested" } } }, "auth_ref": ["r911"] }, "dei_CityAreaCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "CityAreaCode", "presentation": 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These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } } }, "auth_ref": ["r58"] }, "us-gaap_CommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CommonStockSharesOutstanding", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedBalanceSheetsParenthetical"], "lang": { "en-us": { "role": { "label": "Common Stock, Shares, Outstanding", "terseLabel": "Common shares, outstanding", "periodStartLabel": "Common Stock, Shares, Outstanding, Beginning Balance",

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Note: elements for number of nonredeemable common shares, par value and other disclosure concepts are in another section within stockholders' equity." } } }, "auth_ref": ["r58", "r603", "r832"] }, "ecd_CompActuallyPaidVsCoSelectedMeasureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsCoSelectedMeasureTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Company Selected Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Company Selected Measure" } } }, "auth_ref": ["r922"] }, "ecd_CompActuallyPaidVsNetIncomeTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsNetIncomeTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Net Income [Text Block]", "terseLabel": "Compensation Actually Paid vs. Net Income" } } }, "auth_ref": ["r921"] }, "ecd_CompActuallyPaidVsOtherMeasureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsOtherMeasureTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Other Measure [Text Block]", "terseLabel": "Compensation Actually Paid vs. Other Measure" } } }, "auth_ref": ["r923"] }, "ecd_CompActuallyPaidVsTotalShareholderRtnTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "CompActuallyPaidVsTotalShareholderRtnTextBlock", "presentation": ["http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Compensation Actually Paid vs. Total Shareholder Return [Text Block]", "terseLabel": "Compensation Actually Paid vs. Total Shareholder Return" } } }, "auth_ref": ["r920"] }, "us-gaap_CompensatingBalanceAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CompensatingBalanceAmount", "crdr": "debit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureDebtAndFinancialInstrumentsAdditionalInformationDetail"], "lang": { "en-us": { "role": { "label": "Compensating Balance, Amount", "terseLabel": "Compensating Balance Amount", "documentation": "The amount of a specific compensating balance arrangement that is maintained under an agreement for a bank loan or future credit availability." } } }, "auth_ref": ["r153"] }, "uht_ComponentsOfLessorLeaseRevenueWithUHSFacilitiesAndNonRelatedPartiesTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "ComponentsOfLessorLeaseRevenueWithUHSFacilitiesAndNonRelatedPartiesTableTextBlock", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureLeaseAccountingTables"], "lang": { "en-us": { "role": { "documentation": "Components of lessor lease revenue with UHS facilities and non-related parties.", "label": "Components Of Lessor Lease Revenue With U H S Facilities And Non Related Parties Table [Text Block]", "terseLabel": "Components of the \"Lease Revenue - UHS facilities\" and \"Lease Revenue - Non-related Parties\" Captions" } } }, "auth_ref": [] }, "us-gaap_ComprehensiveIncomeNetOfTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTax", "crdr": "credit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfComprehensiveIncome"], "lang": { "en-us": { "role": { "label": "Comprehensive Income (Loss), Net of Tax, Attributable to Parent", "totalLabel": "Total comprehensive income", "documentation": "Amount after tax of increase (decrease) in equity from transactions and other events and circumstances from net income and other comprehensive income, attributable to parent entity. 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Excludes changes in equity resulting from investments by owners and distributions to owners." } } }, "auth_ref": ["r32", "r89", "r164", "r166", "r171", "r592", "r614"] }, "us-gaap_ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterestAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ComprehensiveIncomeNetOfTaxIncludingPortionAttributableToNoncontrollingInterestAbstract", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfChangesInEquity"], "lang": { "en-us": { "role": { "label": "Comprehensive Income (Loss), Net of Tax, Including Portion Attributable to Noncontrolling Interest [Abstract]", "terseLabel": "Comprehensive income:" } } }, "auth_ref": [] }, "us-gaap_ConcentrationRiskBenchmarkDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ConcentrationRiskBenchmarkDomain", "presentation": 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The funds are disbursed as needed or in accordance with a prearranged plan; generally, a portion of the funds is disbursed at inception and the remainder as construction progresses. The money is repaid on completion of the project, usually from the proceeds of a mortgage loan. The rate is normally higher than the prime rate, and there is usually an origination fee. The effective yield on these loans tends to be high, and the lender has a security interest in the real property. Note that there are separate concepts for the current and noncurrent portions of long-term construction loans." } } }, "auth_ref": ["r48"] }, "uht_ConstructionLoanOutstandingBalance": { "xbrltype": "monetaryItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "ConstructionLoanOutstandingBalance", "crdr": "credit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureLimitedLiabilityCompaniesAccountedForUnderEquityMethodParentheticalDetail"], "lang": { "en-us": { "role": { "documentation": "Construction loan outstanding balance.", "label": "Construction Loan Outstanding Balance", "terseLabel": "Construction loan outstanding balance" } } }, "auth_ref": [] }, "srt_ContractualObligationFiscalYearMaturityScheduleTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ContractualObligationFiscalYearMaturityScheduleTableTextBlock", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureSummarizedFinancialInformationOfEquityAffiliatesTables"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate Principal Amounts Due on Mortgage Notes Payable by Unconsolidated LLC's/LPs Accounted Under Equity Method", "label": "Contractual Obligation, Fiscal Year Maturity [Table Text Block]", "documentation": "Tabular disclosure of contractual obligation by timing of payment due. 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Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": [] }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCurrentReportingStatus", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DocumentDocumentAndEntityInformation"], "lang": { "en-us": { "role": { "label": "Entity Current Reporting Status", "terseLabel": "Entity Current Reporting Status", "documentation": "Indicate 'Yes' or 'No' whether registrants (1) have filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that registrants were required to file such reports), and (2) have been subject to such filing requirements for the past 90 days. 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credit, which is a bank's commitment to make loans up to a specific amount. Examples of items that might be included in the application of this element may consist of letters
of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on
satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities
but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a
financing agreement that clearly permits the enterprise to refinance the short-term obligation on a long term basis and the following conditions are met (1) the agreement
does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the
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This may include a description of a business combination or divestiture (or series of individually immaterial business combinations or divestitures) completed during the period, including background, timing, and assets and liabilities recognized and reclassified or sold. This element does not include fixed asset sales and plant closings." } } }, "auth_ref": ["r45", "r87"] }, "srt_MinimumMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MinimumMember", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureAcquisitionsAndDivestituresAdditionalInformationDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureDebtAndFinancialInstrumentsAdditionalInformationDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureExistingLeaseTermsAndRenewalOptionsForEachOfUHSHospitalFacilitiesParentheti "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureGeneralAdditionalInformationDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureLimitedLiabilityCompaniesAccountedForUnderEquityMethodParentheticalDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureSummarizedFinancialInformationOfEquityAffiliatesAdditionalInformationDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureSummaryOfRequiredComplianceRatiosInConnectionWithTermsOfCreditAgreementL], "lang": { "en-us": { "role": { "label": "Minimum [Member]", "terseLabel": "Minimum", "documentation": "Lower limit of the provided range." } } }, "auth_ref": ["r114", "r116", "r118", "r119", "r121", "r144", "r145", "r316", "r317", "r318", "r319", "r373", "r401", "r465", "r548", "r625", "r627", "r641", "r667", "r668", "r729", "r733", "r736", "r737", "r756", "r782", "r783", "r801", "r811", "r818", "r824", "r825", "r829", "r848", "r1025", "r1067", "r1068", "r1069", "r1070", "r1071", "r1072"] }, "us-gaap_MinorityInterest": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterest", "crdr": "credit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "label": "Equity, Attributable to Noncontrolling Interest", "terseLabel": "Minority ownership interest", "totalLabel": "Stockholders' Equity Attributable to Noncontrolling Interest, Total", "periodStartLabel": "Stockholders' Equity Attributable to Noncontrolling Interest, Beginning Balance", "periodEndLabel": "Stockholders' Equity Attributable to Noncontrolling Interest, Ending Balance", "documentation": "Amount of equity (deficit) attributable to noncontrolling interest. Excludes temporary equity." } } }, "auth_ref": ["r62", "r96", "r181", "r282", "r321", "r323", "r324", "r325", "r328", "r329", "r479", "r606", "r679"] }, "us-gaap_MinorityInterestOwnershipPercentageByNoncontrollingOwners": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "MinorityInterestOwnershipPercentageByNoncontrollingOwners", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureSummarizedFinancialInformationOfEquityAffiliatesAdditionalInformationDetail"], "lang": { "en-us": { "role": { "label": "Subsidiary, Ownership Percentage, Noncontrolling Owner", "terseLabel": "Minority ownership interest held by a third-party", "documentation": "The equity interest of noncontrolling shareholders, partners or other equity holders in consolidated 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Estate, Loan Type [Axis]", "terseLabel": "SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type", "documentation": "Information by type of loan for investment in mortgage loan on real estate by entity with substantial portion of business acquiring and holding investment real estate or interest in real estate." } } }, "auth_ref": ["r139", "r141", "r768", "r770"] }, "srt_MortgageLoansOnRealEstateLoanTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "MortgageLoansOnRealEstateLoanTypeDomain", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureSummaryOfOutstandingMortgagesExcludingNetDebtPremiumDetail"], "lang": { "en-us": { "role": { "label": "SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real Estate, Loan Type [Domain]", "terseLabel": "SEC Schedule, 12-29, Real Estate Companies, Investment in Mortgage Loans on Real 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Financing activity cash flows include obtaining resources from owners and providing them with a return on, and a return of, their investment; borrowing money and repaying amounts borrowed, or settling the obligation; and obtaining and paying for other resources obtained from creditors on long-term credit." } } }, "auth_ref": ["r176"] }, "us-gaap_NetCashProvidedByUsedInFinancingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInFinancingActivitiesAbstract", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Net Cash Provided by (Used in) Financing Activities [Abstract]", "terseLabel": "Cash flows from financing activities:" } } }, "auth_ref": [] }, "us-

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Operating activity cash flows include transactions, adjustments, and changes in value not defined as investing or financing activities." } } }, "auth_ref": ["r78", "r79", "r80"] }, "us-gaap_NetCashProvidedByUsedInOperatingActivitiesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetCashProvidedByUsedInOperatingActivitiesAbstract", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Net Cash Provided by (Used in) Operating Activities [Abstract]", "terseLabel": "Cash flows from operating activities:" } } }, "auth_ref": [] }, "us-gaap_NetIncomeLoss": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetIncomeLoss", "crdr": "credit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfChangesInEquity", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfComprehensiveIncome", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfIncome", "http://xbrl.sec.gov/ecd/role/PvpDisclosure"], "lang": { "en-us": { "role": { "label": "Net Income (Loss)", "terseLabel": "Net Income (Loss)", "totalLabel": "Net income", "verboseLabel": "Net income", "documentation": "The portion of profit or loss for the period, net of income taxes, which is attributable to the parent." } } }, "auth_ref": ["r69", "r80", "r99", "r152", "r162", "r165", "r169", "r181", "r189", "r194", "r195", "r196", "r197", "r198", "r201", "r202", "r209", "r282", "r321", "r322", "r323", "r324", "r325", "r326", "r327", "r328", "r329", "r416", "r426", "r460", "r479", "r611", "r697", "r717", "r718", "r866", "r1021"] }, "uht_NetProceedsFromLinesOfCredit": { "xbrltype": "monetaryItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "NetProceedsFromLinesOfCredit", "crdr": "debit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureDebtAndFinancialInstrumentsAdditionalInformationDetail"], "lang": { "en-us": { "role": { "terseLabel": "Aggregate borrowings under Credit Agreement", "label": "Net Proceeds from Lines of Credit", "documentation": "Net proceeds from lines of credit." } } }, "auth_ref": [] }, "us-gaap_NetRentableArea": { "xbrltype": "areaItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NetRentableArea", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureAcquisitionsAndDivestituresAdditionalInformationDetail", "http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "label": "Net Rentable Area", "terseLabel": "Rentable square feet", "documentation": "Net rentable area for properties owned." } } }, "auth_ref": [] }, "us-gaap_NewAccountingPronouncementsAndChangesInAccountingPrinciplesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "NewAccountingPronouncementsAndChangesInAccountingPrinciplesTextBlock", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRecentAccountingPronouncements"], "lang": { "en-us": { "role": { "label": "Accounting Standards Update and Change in Accounting Principle [Text Block]", "terseLabel": "Recent Accounting Pronouncements", "documentation": "The entire disclosure for change in accounting principle. 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Excludes financing receivable covered under loss sharing agreement and net investment in lease." } } }, "auth_ref": ["r104", "r105", "r111", "r112", "r157", "r244", "r299", "r302", "r802", "r803", "r969", "r1008"] }, "uht_NumberOfAcuteCareAndBehavioralHealthCareHospitalFacilities": { "xbrltype": "integerItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "NumberOfAcuteCareAndBehavioralHealthCareHospitalFacilities", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "documentation": "Number of acute care and behavioral health care hospital facilities.", "label": "Number Of Acute Care And Behavioral Health Care Hospital Facilities", "terseLabel": "Number of hospital facilities leased" } } }, "auth_ref": [] }, "uht_NumberOfAcuteCareHospitalLeased": { "xbrltype": "integerItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "NumberOfAcuteCareHospitalLeased", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "documentation": "Number of acute care hospital leased.", "label": "Number Of Acute Care Hospital Leased", "terseLabel": "Number of acute care hospital leased" } } }, "auth_ref": [] }, "uht_NumberOfBedFacility": { "xbrltype": "integerItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "NumberOfBedFacility", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "documentation": "Number of bed facility.", "label": "Number Of Bed Facility", "terseLabel": "Number of bed facility" } } }, "auth_ref": [] }, "uht_NumberOfBehavioralHealthCareHospitalLeased": { "xbrltype": "integerItemType", "nsuri": "http://www.universalhealthrealtyincometrust.com/20240930", "localname": "NumberOfBehavioralHealthCareHospitalLeased", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_DisclosureRelationshipWithUniversalHealthServicesIncUHSAndRelatedPartyTransactionsAddi], "lang": { "en-us": { "role": { "documentation": "Number of behavioral health care hospital leased.", "label": "Number Of Behavioral Health Care Hospital Leased", "terseLabel": "Number of behavioral health care hospital leased" } } }, "auth_ref": [] }, "us-gaap_NumberOfBusinessesAcquired": { "xbrltype": "integerItemType", "nsuri":

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includes treasury stock repurchased by the entity. Note: elements for number of nonredeemable preferred shares, par value and other disclosure concepts are in another section within stockholders' equity." } } }, "auth_ref": ["r57", "r602", "r832"] }, "us-gaap_ProceedsFromCollectionOfLongtermLoansToRelatedParties": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromCollectionOfLongtermLoansToRelatedParties", "crdr": "debit", "presentation": ["http://www.universalhealthrealtyincometrust.com/20240930/taxonomy/role/Role_StatementCondensedConsolidatedStatementsOfCashFlows"], "lang": { "en-us": { "role": { "label": "Proceeds from Collection of Long-Term Loans to Related Parties", "negatedLabel": "Advance received from LLC", "terseLabel": "Advance received from LLC", "documentation": "The cash inflow associated with collection, whether partial or full, of long-term loans to a related party. 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FX&'*L^G\]^_&'UY6/Y@L71AS.)D9)_SER/;[C MW(M]\J4NC$Q,(>JR Z/$/7HWI_%LF58$M""DQ3+.0-T59Z^Z/[\PJ:/QL'$Z M'.T3CN;[T_;S_9"YW0'- IT>S^8(EM>>+J,6YW;S\S3ZWE8TD%$AWYR_,?B1 MGU;XW\&/\^%|1'^1 O[VX[WCW]NG_'!<<$F@?QT-W_QTY^%DS*\VAU=,7G<& M^?BOG^[, ^8WO+5C/O3;JO9-A? TR3\GXPF[\?T4]W#G#Z>CB^/\"C^>1_#0\. M)U,^*_,?#K$TAGY_$ [?_=!F#?O4N-_]@?SASF(29?CF=(PRG!V.\'T[RL17 M?QR^N]\>1=/C7X>ET'CQZX>S/ACRAC[Y)XE A8H'$D6#R4I"R#& RE4I3*56 ME>X,QGC0GD+#^P^/IE-^M2CYGDWS_DV4UQ]'1BX/[+*55B|BQ[\TG^[>\X.OH=6<:L M222%$$7.;=BV%L6"2BJZ(J*A6NX,F.D\I#W M/C%E5S5JC03.)0,F.@=)%8)B(]DJLU&V?,.454A5694 :^ 3JAA86%.%& M\R>8AR.FCL?O#H?'?+QQ@P?C\IQGO__Q2_A@(F5EH:I&>2DN=D" ULZ[H+55 MD67H,3O^Z0[S[_N%F0HWC/#V#!<>, M(1:D>2#A+!C#!H#:B"G(DFL+C#G/_>JSQ=<>6?\,T.PW4OX6_6\.E0KY&AX M/*J. ^9+2P+NN3$Q"\IFXL"N'#+KO# KEX0&? UY_N/'WQY,Z@<29^(*B+[\ZR M$_::I^_UB??DDZ><2I9IA-&&*7P:0T4'U:)11$K5)M,0$N$C M7K.'E/SSA=TOPV?>62[XUVH0I\?+KRG-AV5 AULP\"(5&KVNI)EWYK=$K M6W5T8 D13* *00?%Y])$WN_)X>N]:UU>SG//%)6C$R#0C!-"W[K*E0NS.FT MO?I;5R))U08HF:G=4([,>2IS^\C+X$A3%75=;WWO(GA9\$K6=&GVEQ^;OG-_ MME O^+F#A?YSOX'[G^[,&$2- FJZQ^(PA8UT<:3A%B7??S4KCB/<^&G+QYVQR M-%W\M5#G[I^LQ6+!'_XS:,F4K2.X['G!64 !.A:B)52=:Q+!*;QS^E5:",_3 MOX:E_5V'-!TL9DV7JAH/G_[G15'Y\9=/AYO1Z[9CQW\6? MB[P]$P#^?/J6WJ MH P/&M">C#]L_"Z-F(V5ESB=OW_5I._Q(L]^?G_^RH-WP]F=OS0&^.LI\YE M ;SW6.$>\L*P*G[\C!_O7?KH)6;$\@W+O4DYRO.=ZY=M@V'"QAXMHIS? N>&7O^RL%T(R?_&^?LVME^EG.W1M#B MPR..KYS^??J0>Q=HZ%,DI1DH9>;7V;)T]TV$6,8G3B!2#$G+ZM9-4DNLU+$& M/S]^>=:&]-DZG5[YMI>WNF!&R,*S$$7'S-3R6DA'JI88%?K:ZWEZCO\SF3*A M\OLR1!{A;/;A[.P=4C-AS=__,ID=#N<-.S_<'V9\/7DZ8J8T&M2ITK>*T^,-I8K O)=/3TRL$Q)# MGIRU+1$U*1M|):!K8\@K8(Q^ XS11I26D:MV@36UR+H#:PQ--V%D8QA[6T.] M;>WB5/(3R]&()3':_SKB23VG^?ZD/!V_H=F\#?/[3XE>,$3[L-&??^^OT\G1 M84-KQU^9M> ^L>>/U\A)1KW#CG;:9?[&$YKF7TP#G H39R_7O+UR^>V5Q];RU6RO42$%PPI$$F"2(F!&K2%5:81E M1"!3=]O[K2S[V?!@R)\^&V):V$H>3@X.CQK*&" M$UPRI'.@Y#F5!A!V:F6Q\?/1<-3,RVN !1>@X@6N<"6HR'R DD36<%-@]$@% M0L@2(F6C=%4YZ;7CY&\EFP|:\0==>WY2/IE1V&%Z,FXOAQ <[?KV8SJ1.SZXL;,!M M@NW*JB9VV?+,_HK#\;/)C(_6+U1>M[FT$]8.V_I[P\.+T^)L_\EH\O;DQK52 MM+C("*]&T92,K!:49\1J1%-^ C&*-=8W9T&M<2N5G^?YP6A$XQ-VTYP'J^1P M*\',']2R&XJ=O5+5F@3DC62"*@1IX3)0RMF,F>'4K9WJJCIV"U6X_^H?5R?J M%1^FJS$XO4*1[;5-FA" M+RCRP\?S&8T?WDTS4US:$93'-$9@K@&2].#X6\TWIL\RTX6JDD:C-[.&DA M<9M\M9 M<63IR>H:8W=&M_41%)^WAZS33<8/^<#]]C/MXYOA9'K*"-9OH5D67JS20A.M MT4X[($7-Q]P((&L)UJ'TOFH7Q;;J8B=W?:R/W>I@*]7!EIY6XZ7TKZ-F/7O3 MM&$^G1\MV\4;UFS-6)WC"Z7+0B3()3LP.7I Q3^T-,85584DV^L)VJ4\.9K. MJ(&"HJG%[7@Q&4]/+J\5 K0/SA$#,^A71[/,;)@Y=Z79;,&F3VU<3X;OJ"P. MR[GAML;NA=HK(3TDDUK46,R.2L>SEI6 M"8V(+:!3)3 ,%M 5&7))_1+R+H=7CAK92L\9#B=S5_M,R=N <:[-*:W M.-I9:&LK6Y 5X\RE*&"WO>H' ? Z9!F]%5ZAKLV M4./XIL4+&W#9YA(3'^#@NSRD5W;I_SK.Y\3^1_Y@%O6K=@5?1EC#\7H(:TV MMYAB8@Z04[,:1X&07/.[4=3H'(--MJ0 CDF5W6$@*5C-@IG+E1 M46\;L*E&89,19!G'2@/&"P'!\)_\E"Q2+*PEB=XV?ALB62^X-E?&T**(+K-R M 4KZ1:J?8B%5-7C?SB]AKC%\]JNUG-ALSN^'1[/YY(?E3> M", 'Z.2)S68/. *K $[%*Y.KX[/CNY-N9#GBJLA^+JA;,.1DW/\FYG(NC@Z,1 M'E=:>=.>6=8;8+E*EJ8PL]0IS,-V!=8 &C76WYW@I(%1>43=XZV>MN?.F^F S=FF8NG'&AE6R3HP@LC6Z%V7D6??9)'="O1SGBAD:- YBY9<@BHJOO1)11%6D-@12 MNI89%"P$%1$JHUEOB!*5W!M1G)WW?6;DKVAZ\(C2)5ZG9S2?MQ(=QSN\;GK9 M(U[8TV&O2L M".N'8- /A/=B,GYPP&QK^&^>3^-=- S:V)*)P,AD'3I-OM.4 0ZD0M3!*6_Z[M=IM&U8T2WH-O!8.O+C,X*(GWT4;6\B*VTH+%$W,/:_LU;5TWCUC!#EN0=LD= M/G_KU7884]04((165*'"%&4:%%9PKF+ 8QH/=I9IM9,QC M,XVW&5+V.L5J4[TASM'S,:4?+JY*K#\(CII)6J;@5V#O"41/>'RAI4>F2ONQS MVU(9L$SAUS63T.;TG^R+TRH ^LKG1UD!@=5F, F]$HO^Z6Y+#?3CKEXF7WMS MJ8";XLSDC/(91'&M$JRN@(HDZ)SXH"E/*G6;R-2SL?6BZ\]MC ^01Q=2BREK M97)+A(%H0I!-@935.[.W7&V#>5_CHY!T>S)9/]"WO*^3(YXV/%K/HMC_C4O M-O/WNW=R%V_WN."TS'X];,&X;66%WQH+%AEI@D.PS3UE?"!(UO*/"I?\0;[MK:6P/>=L=;L5T66)0"1E510F@]);U!\]*IU,M):'E MX!(!91>\DU'EV%U*PFVEKJW SZAD-#JV$OZEM.8>$9*H'EA,H&4(C7+]:NFW M:V:79,4VS]31P0'QD./3S;NT\N0BHV]#>:HMM6W)C3Y_ZY4VFD5BB4E!C-6P MXMVJL576EK1@,5FM-35URT, ^;SI>%!:M1PL(0):3U03G2P@5DXOYUJ"SO(*R\2HS'>3H(G,@KXP"10."P3G-;;!;H)#.I M%E>;$VO!Q0D6?CH!>N.K%,517KL6?"T4]3UX;383\(E."RN5@UQ:;%]*&2(N MS,LAE1*]4;%;L]=F*\UMDZJ^(!CI5L-S6NL7ULUML0Y,10VQUM8!4/$')TK%L**7G$-V^=F65 MAMIE^AEVNBNW]M!-'N<@J2CI0>7LP?C6WCA%"4JB*9AD[K0 |-9%6WU=#9)5 M5>K#F"HZ0M"V56LIOK60U1:2$M(D$:6QW?*%_KCURK01#*+(.]!;&VVJ4 B M8DQNO+"&^ "*;C/G5Y:AM-0QWT1AM0WE/F%6%!U6T-JTAK2,#3#9 +9*69R* ME<2MT6;I&7W6:),/YO00IW3JU+@&A7L3_JCLI$HDF#Y;]37#P##FH,$FJXLM M(3"]W1+44F#C\P4^=VD|>4%OL%RY5\92#6EY8:=X8FM\.<)_X]-5/?8SE3M; M98!Q6=BO6B%39#PU?3*B=|>?7%-:VH8P5'9:JI9U[D5M&F^$P.H6_PC)"8FE ME&X=-$]P./T[CH[HY_>+HMCG:>GDELOQ\VJZ&E\9I/\\/1K/W@[S;SS[21[R M%FY-$1XLTD6O'52C6"4OMA4R;NTUHI;6FRIBZ3:<]M97^\D]#;DEKU3/T,^8 M+ %]LDPTML5.EY3Z-4G>>OZ[\X@4ULV-5H#6.# AM>[(&B"JHBT,[:_@/MM ML;VL27$GJ5AQSZ"B36 $5<#H$NB<;30I2.JOI.N*(?5.?<2WOV7M:?UQ?)NI MVXLUZ"(HM6[U@HJEJUI=?,LS5KSUPI<_8.+6R!F1O@R\.BI6"="$@NR.&V;]RZ4S?6QW6OSO0V MD122C$>C=8$:K6TA_!K0B031BBI*YC-4NT4*E]L97TPN=&0[-34NX][ZQ%=W MIAJ70+ ^9\L_F*+WAO:=%RYO H#'&UL@C.!=RRJ'?&-YNT_IO Z/6%!B5;,TE MY!;,3*U2>)002\K@A)9"*LJ$_5*K?V[OC:DMGK63E-)H&,K\M@Z;R%6U:*4 MBBQ)2.RWZ=9M&8:^M0%?K(^1P-KFOLE>MP*3!F*(I$3R)N1NL_,_6ZSY3) T M!TF+>A[.ES!K75E^]5"84I2"X *!T\K$Z*(J13N]<1OZ M-/; !*+S1(5Q;=$M^$HKB"Y[*"(J:]Z5:6J99B==H6SVJHRWSH M,$%R,H-G-)=5SBZ5;MESGSNS.G98O6FN!!D5@4%LJ;;,&*W*RDG*0H1N2^2O M)4%[!C5,.B1.]\?)C'@NU MI^/A?+@@@MG3R=LO^3NWU'2#6DARK *CI:8,>P:VH8(N,07%8@]3MQ49>V&? M71Q2HW65&LCYW+J?.0@F%"#)^HH--B5W&_ZPO.IR&]33!^I&C-$@Z]H66:$R MEE7OI!RDYI.SV0CRW5EUFO7TY712CO)\9WI"FQ<)YSF.\3CBY.3R#>5()&/! MP"PH>#"N%L"J/+2\AJJ;I MG"$P^P*E+*&6,5%_!?1N3B_A'F!VKE;DK$*";%OM*0'!MO)W#J-7OJ#.W4FR M_KAA7V7O-H2)"@53I &R.3(FBJW61\B0)1I#2JKDNK6JK*%/AQ)N6]P#67B= M%7K0QK,0$$%!T+[U0F#^7U%]I;I#1$O@CY6MF17)YH28O9J1?A15E:5*JS6S4JAD8'RJ@<1)\LEH8%[/J MS^BPFGS3R[_W<:Q7^\Z-U.VR].23JL RAW??N0(QYP0EMAH%2CJONO6Y?!X[M/!E.9_-%^X'O(4_@-IK_4NI6@;(5 DJVK3:U$A!11:C"JRJ:U\IWY\;_?L*_ M^X%SJE1E(X&JR$" <03F@BY$Y87$Z98VX6V)",;A^#;A;6TBLO6?4D: E]RC5Y!TIXSULC*G,YA2!TCL4(MFZETF^'6'[/YQK9'WY^O*'M;BHX(,NO6-[UU"#:Q0HDMDT49G4.W(5G?4V.; M+9)S%S3@"Z+K2OPQ2%&DM$*VA5X78O[HA "?#-DH4_6Z._OOK1GP5GO:.(./ M.KNJ-5"J 8Q.KM5WPV9(%T3)ED3=XHJ;E#F_)M088Q"(%]1>-.,H%5K;57!D M:T:*&F-WZ<4W-]9G$]ZQF(,M+!&EBH8)@'6[)"@)C[S5@B#_>:]W "AM*4R M 5W$0@Z*)P4F1PG!YP)4I2,7;)*R6S/ ;4/4/CP92,I(T5P7U8,1HD(J+(<* M>]\T6:%%Z8V$5A..\>L%"/%L>#! <_(.II9X/;8S/?FLT=KXZA44KK-@RI]< MEUB5$ZE4EX;+"9G1LF14N 5$NV9.T\H8TDUB(C/I\KJ)549!)Y=WYOMKCP;; M3&!J3EBTB@4P2&8_Q+ '6XBSU9@5YB*IO[") [2FKLR$H6XP1IEBHD22SB2H7 M'=K!1V6S"46HV%VKHOX2L#8$!XK3T?L,2)[U4.T=Q-9J1B19*.M HD\XL*$2 MBAL!_06=+UA!>FEYBS1+X4P&DDV^A88'*FNW]'_#2IESKW]=*T48M"X91&[Y M,PQ?(!ID;2DA: <$4+EVWJ5=NU:,_^#EOU4NH6M"P"@0E.0<#24FATRH%E6_+@;V=*EV1*KO@,BB_"!&S0 R20A9U504[[+N M-F?ULY%M)V5\SUV]F1*OJ&R2T!:RPU:Y,@>(C4**1J.=+$:: [A(..Y5X*ZP% MT$)[JHX2]DR>N2.U+HVF0B$R65D^7=2MI;^W9A$7C:.K*BE83'(J+U(:]:)A MGP1L&0*RZFR,4U6GM:<$;(X\3[[[8I MQ_I#)'LNE]Y!TXZ"PA>A'2B76LQD00AH3).!*I/-WN9;A_72,_J"'7@R/IK= MW#B9@C4$923+-F*,'Z]$%%- K6>1K#KEF[6]):2F.^/!I>22Q>DT906;.$M=I#$LB:4Y!2"F6+4=VI2CD:NII*)RRA%* M-0@F,SR),CBPY(JVT>KJ.X[+SI.CZ8R:;G,TN\2E='QY%4S]D]RA?7 N=ZV5 M?MN? T'CX[N'^<%2F-'Z,LSDK]R-Z_Q"G=,P5G@S?,5)M"/SUPKY>86N]86AS\OV>)P M.RF&9,C)+SH/9M9I,$A@9<9#K5)@L+Y:U2U#NM70O[TAYW9JV"0CPQK+BIAJ MN8J1U7 ,6H"GI+6TL=K0K3MX6<= SL?]0IA\6YQVNVJ*^VVT%@^0) ^NHY[B> MN!]221,Q5_/.LFY2(T'4+(U,E$G%:D0HW4+3WMPX/8@*E4PH'EFU:"G#PF8(M5?&?H;B_5V\NSE;:X9 M,'9F+95.+K"@#WI#8[4W7;%MXU%|>3?-^ZY$R+GLFX6I5 MRM5, TL8#I^.1S@NI^:!@\.CV4[=2S-]]_R43I>K8Q3VGO/!^O*D'V96G_# M49D]-IUB3J M ZIL<@(EB@:CDH>06Y :1>&")F5LMZ[5'L.&-J$N1&<*GKVB,:X@H/&V66E?N?*$LN2ZT"'J M B-9.D5:3VWEHOL\1NPW*_Q/LVTDEY,]%!A,E$W6HP&[%2O!&SOU$=_^%]>TEFB:'D!EP<2* M005)+:DHJPBQY&9X""&1"E[*;O6"OD#E)@U,ZZF72C75HDV$Y*UO15 $1",- M*"DQ.ZN4BNX]5CUT:'J0F(Y9)K-I2AE-S4D@>7,B2$;E#")XL M) (E40PJE]!OC_=GVZX>4ATPZ[T\+9#\=/VR&[=>3IZW_Z&2X&E_8YTWG7_?$ M:U4#5A;:6X4(6E8"$6)BKA0TQ.Q9I2-%1EA91;\M+KMVM+X:576MZUX84LLH:E] V0161M0"L"%BM!LH% M"6WRO(.];F'_(& #K7:6DBO?46F_:K029"-(7UH9A2 @Y!I 1Z%*<2'8GHO M]YALL#N9T9B'>'V:,G!"O"]'^&_\?M(,JG'>2E*M[2P#$ZK-B!4RB*)C<3DZ M4V^ZO63]D8!G?6F>3MY>.2[DFYO@W++L^-"X+:TIK!XNSELLV MHG?'GZP/BU_(!N!3M!H;6[59VZHJV.@B"XVB(02)D*I X9+.JE|C^VVGMA5P

MJ/4)J1O=J:WRV0@"%1\44\#4YM.GV!\%^&,503J-G2YNPRJ)0,M%['"%X,L MS_CMSGBML^@JX/)C2]F'&,HK20*OC*=:(4?3W*W509'"*D9)C=!23D*)V&T-Y MS5G*MQFE:\XHK=Z5&E."K%-L]6DC1*F8NR:;LDM&QGYM['UA@BLDM:T$&3S/ M#T:C,XO,L3GQ1OH5JX^J9BF@EM389VNODOF'42B1&6G4NMO H9556^@6@FPI MR/0I%FT->%4$&!DD)!.1Z3NE8(+TN;\$S:UC@^NQ6WS&@/"-)H,-F4RNAD_U MZHHTU6#("-1@M4(P)A D&1)H;4(BX4\A')I.M0$B8>=\$ZPU)\;X%E[RR M_&? 4W49X==ED9D/'CU+)N2"0B@I,M(86I155PQ3DPLA8(17IP&9) MEE)TW89(=ES]8(69+$*:8B0R$"VML+S/"D(DY-%+%=(*ZTRW-?<^;:I;=(5= MDSMEM; [KVQ8:7R#/%'2QK8D/,W^3BF/RS!YDQ*AEK369[GKZ?+F9^\G55NJ[M^/(BEV$CH1_?48M7H="H$@MDYUL_;H.M-ZAG8HU&:<87V=RJ;2M19S;@6ML0 M23E#2J."+)!)*MD(Z*2! (A.ZS-0E8G>Q-JLQQ.T=I:-IPG.6N!NZP4G46B)X M4T_:T0:7"&PP)=@]@HU=RI]MM;2N3%_T1GEBW(!!LN(1(@(*DT"%2]%57?.B MVXI0Y_I-GOWZ"X^(TS__AF)H>&V7UVT]/QX=%\MKA#;8W^X:W,"25XJJQ_M-!]R2,9#M5KFK",SUUM'\M(S^H)7K&E%U^,4VT M*Z8DG6K@,UZ#!(.&()3(M/T0*HE3O0[\U&59>%66;@J-860;&LI[8)',#(*0&\58%5>FJ!M[5/PWRJ> M_7D]1)0QN$] NA;6$D)C2H5!I)#%JNHS:>GJ(/+R[[4\I<.=>OJ56?O. MUEBTT2A*+%:P=;8PI"U@J*FG75:!_+%=^>(Z^OK(E3;2E[0"3-Z 0H^E: M.%N(C4>T>) L:Y1&;5-ZPXI-\+=]UTZ()(6HF>)43[Z%#@D($C-DXXNSUD?* MV^Y)VZ4Y#L=4'N-TS/MY0[64)(USRH,LU#RB.4-*J"%4HY0,68M^C="72W-& MUUL1U7^^D%R?87C[X! M3B:5KSH7!4:K *8(!+16@=0**Z50?.W.#;8]UO85:J]2AYJQ%N"5+&"L]I"H M1?L$H4CG[(SM5N3T7"&R RU2&G(L,1,7HK*'X%*$*"(":R2&Y/MO$9Y.\"'^^R!D6 M(#QNT/^\LU,RI5>E%1\:UJI&-&I%B3MK(44O+'")9MN:Q.&BP<=D_"HQNDT M;RCY11&DC!!S*SPF6B=*'YC'B, H562FF=ODJ:5GU%T?LPW93MRAR97UU_6;*Q^*3-PV4Y8)@I)1,O]E ,3)1]2PO M8[>]&KI6J38DF<@(TF#$KHU6$P%(EH'1>6J74V.^JS]=I4.FYMJ=:A:^?+5 MN!J=K*UBGP7'RA(8RR<<SE4V M^;G*0U?7WV@[X9=3H85I*Z"A3!LZ>-KK M@HP;56FEBVP5PYOG@2@30T;>U]!MKE=ON'$]^3M.AQS19$#5G"7!MD:S[L&XTNLO.SFYZ.#X_FL\4=:IW1@U>N+ML/ MF?ADI60R4:4R'$O2-(^$!>V,%\3"W_3G2O_FIGD=K7HI9&4%8;-EB"4"H&2N M*C5%Z05O2NYNU?LSV]RV;^[+ANP"D7,\HL_AM.!0+1&JSMKGG+W ;O,> ^J/J M+_2@X(O7T8)B,\XE%[WSM37YM.C!2-%*2) '9YC&1 T5^P4O_5#2=3I'-UM\ MYOMQNSI4LB(2Z.P3&&\=GPPA(-1B31%.HKMU^&P9C]V0M,8J$^N%4 S+:".4 M T36$FN165EA=-"W&'05/9)):/*"WN#J4ND_QPKW>&&G>&(@>SG"?^/353WV M_^T\6\C6N"R.4RO=AS/6A1^,Z-WQ)]?7JW83'#D%;5318(4/8*P3@,E:R$XE MH4GYX#H^1WG2(BX;!1]]9"-?Y-8>7UZ)?_U3MM_VP3EUK56@V)_0>/CNX?YP M5*8T?LS4]'<C]0YS2L%NKT2JX(+OU9-[D*-!-"&%B52;8Q 3@6B:+R9"D]E B1FM"SK9?(=Q'G?7M M2NX6+1YB.2H3%T,GKD1E512?\@#?38.*%L-5ZP6JA9C ?56IE)P5ON"8?:[B.ZO;?RD<^ MG5?-&\CBX<$!R_CAO_EP-O5L"4&_)._O]QJKX+5+B&(!%,\@6"*A923NB2 M"V1M=R;:]44.;, ^NQ6*+X UK-E$3:N6#;0F45+'CI$O#Q#A!: MR2(K@B')IYMK6YX3)Z5P8)(+,&\1##".$!&A4"L@A#]DJR^]>TM M1<8W/0QWHSZ;+@)|-Q.CYVL0KI !HE9CBV(%K(PZ@]*(K+V)&&_KT2\]H^XJ MP35X7C#T:#X\IZM=__C+9+>J-G%- 2_*T9062W!Z\728TVNG?[=Q+AF3<SZW M<\$##9WR&#W@N&1]-1B._1YZ;SN^^W#Q\QOST8CB\;]F2EVZQFGQOWPA#W+L[^\ZNQH+)+EW=QY2O7 MJO!H^OO!3O:.[ZU[[]6>SOY2]_=ODKQSV.1;ATS.-+7SG>*4:X M=,33BU\YYC,<7[Y![<+74N3B)'Z"PK]\3"\9<>^8&U\ZP9-K7SGB29C(Y#A, MY-*!+][RM3, ^=1U?ODL?+G_EN*]8!%XZ8KOPM3Q^[]'OAEJ217]Z13]#[!?N M^/SHPW?WI^=B[>CX?BWW.=09U.#DZ^\T_C;&M&Y<#EV+I1&0\Q*D?6 M',_0S!$H:0#DGT2$)E<'/E%I MM7$%H*@6(@5I?*U$2?!M)D%=G?3@O&F]QZ,&C%: 5"14M4:%%/@V'ZKRZ"R4 MUD[H X094G R"_:$C*#S'#G7AS% M%44JHBB9;'8EKC/.#P(22!S<6A=D=*7ME0JAVAMY+4)$4S6O%0^*M"L^99: M70PR\6TA1^T++[PRS3O7^A_R#DL(QB873///V4Z6BGC^F8F$$2(F5N,E+Q43 M(\28))&4V8AP<:FB24($[P$7=4?Y92"X4!B*VL(O2855#EX#0N&E9EF;!(Y!9\-KS;?5J5 GY)LI)Q;(E'DA=<(@9B*V,F%-_(> ^N%3*UJ0CR79$6QU"/MXII19VD2DKDH)5C5Q* M54QV(;43S^]J\ $6GA&Q3#9 M\VV6WP>+M^!=BBU+3[Q%*)BJU*8BZ,8=J,M58' C=JB6JR'/#R+N*D:S) M*O-#&L5KT7-+T/:C2*%Y[']T:)A)J,YWR M^U#,K0#!Q?UA-IE*P@R^MEKPEH\HQJ#!D7;$RXG>M#40BH^W;K4+> %YJ3P? M#Z\0"])-S%KYH-2V/U(`_HUIM_(.\L+S:,88*!8U,7*LOLLDP.HJY,?$R*C:4JJ+%Y?\F+DMNIUX'7HS*1 M\)KQP"X1).L"U$+*5+Z$TG>R!I:R7? QVXZ(44SC017!?X;$1)"|"'33UP M MGQE; S@;F]\P\1ID%1HO3[JP-)#^(Y:6!3,D1<@OW3K!^$8YF+DJK'65$PL MV)B0CS%FB> $\WPC# N_)EY#%BQJB^#5=9VL@3"D5/4LQ?BT\E2S9N'7A%IR ML62?!./XC]B&(L:R8R;H6O(KBU!^+P8+VK0BLPX5A>:8B/DPRWX#65GF+J80 M(+%H973FL+"D9:+H9 VB#X%?-8)VK0*6XM^.MTNSF+'%"FG235^#%%Q&2P(2 MXY8FHB/_QH"X2AG1;YFT'QQ#2KE*HQEZ).-:MC%0=+$!YTDEJ")8);0Q$=, MI!@80:&2FU!GR- <)RI6Q< YYB(MWQ:#XJ?DS$*K!;TK:O""OZ "0S.7L8P0Q9LW!7C;LPCN:W)5[SROR;0353 M*J-1$#[7MB(,N-O":RVLU[95R$?&+I))F_F/!(OH1,*D7=5M?TI*@7$[UMP M/I?*$-<-&]-O.LUZK8_#)2C,W,ZK#M3TM*"+'Q0-XW+:T)Q?%MV9(*K%)! MQ78;,U;6MUK+1QT9NS6BB+WLCW,L[4MK:BP=OWAM0829|\?R=ED7*Q]=_Q'% M9^>K8KE'JB7TL0(/Z%@;%.09.@2L+-R67_@M6JHX3,L M$/GXLOJ74[FX5)2#=(7U'PJ^$;]FM.[XL-JB/:^K)AEB.\Z,"AE',Y@4DFE) M"[Z-6G< PQ#$H*VLZ#?BJRQI&XJOAOD",P"63QH9>O"<^3N5G&FW,?!L4?8" M"K.9QD-,:S5*(&IA]E1T9$C2R8I64:MO';6=#[SYAEKF=VKJ#VLO69G,/SY: MT6!:B^L0U'B%47+7(?Q%Z]<3$]D MJG1NQ(?$3%AF7E%D_&/,(I@Q3[)(%!1%R8#(-ZM'DJ6R@L_,553)2PPSBD@ M1;151,>\M1\FQ>4KYUTU&CO9'Y, ""TO6;/E8ICO)1+P(5PQX*.TK*Y?^(^80!#/ MAS+(S(K*.:YGB4PMXRLE*6]&SPNR67_CB$W^'E\HIIF=32E,\O>!OM4&9^Y): MH.A[B[6:38ZFF6;'?^XEH6'K0S?_.4_!H,?^=_!;/Z^+AQ.UOX-_7#GW"""IT,%\?7*AX,1^\7MM/9X6]'>Q.#G!\>N/) M2.*'-)GRS,J&OFL/YX,R.4HC^J&YY !'PJ?C^R.J\S:UV2&.3R?U=G\X)^!/ M,MT.G!*\G>+AN6FYTTE^:B(\B[?#,M^_7X=S6'@ Q^T9___ED[!\..]]BA> MB\.+*_'IUS9?>MY'+W[N[?(B2NOC]\N3T61Z_W^+Q7_?/IMWQYO:)J,ROE= ML=_X_K^^>/KJ\:/!WJL'KQ[O??TR?-WN][H(>X\?_KK[]-73QWN#!R\>#1[_ MX^$O#U[\]?'@X<[SYT_W]I[ÑO-CVE9'?N#+_A%Z&&?QX\NOOP[D):^*G M5N/DK=KQO6_$__GAVAB)6#"21?[AZ9W3Q3JT67QQ;3MC+5]\WI:3 MO"AYTV*O^EA0*>!O9^1T85G^#2?G.YKFR!33GN[=CN,\/WD:,Z/>$? EA^/'22'N\NZ>?"&W M$*?#&=V?T2%.<4X7Z6 Q]IWV?)[ ] /3I;X:S85K$(J_?I)37Q7.2./Q>/, M76/:TJZU=6E3.WE5WH=W/S!ROOQ;T=ZU[DM?^_'>?/KQU$Z0]&+Y+]VSM_S> MD*:$O]U?_(3VP26S?]/ZU60X7@&,V8M]5,L. MDELG\4];FA2-FK*%9P1UKK(ZJJ2'[5;'@OQWA ME+G$Z/TN'4ZF<];*)M,#G/]T9\BO.*/,1V0R2C@:3>:\B2LX;9]F(-$;]\.7 MF3 34.ETXV>'

Y0"E#IH5O84I813A-%(\A(OI!9GLDMD#3))>8P9"4:DI1U:D7S0GB;HLXK M/D.0"2[[7_EZS*B@*M*-HQ0>&"$.'*4@5W$;0<1W;<>UNW(5P9KT6N7 FERU M)@YCI42B2$J3K4E,&#EF(B*!98-B34I6W;0F1"?LK,GF(Y5M+$PX,HI+%+W# M,GB6,FK=M":+DXRO)^/35_EA91#_4T]/7LV:3'BBQM(:9*:XELV/VRB$@>)6!X$ MRD_("W8G'8K1!Z\B$60YK+A%\!*0Q C@==BL["EX61^8C30A3&/VO!@KD4.F MD'*$JR@Y37H)O#0C7BMFD/2J1"BYGP->T(GYY+"6U.X.>&4 !O "\#IH5O84 MO#"52483D':89_#2);3(CH5.:FL(4O#*'O@@%X'3X'BS>DS<:MBAOM=: (9_Q!G&?*)V:(W/,00H ;P.FY4]!2\G#4/1,611$5'F-GS%(8\Z1$3JD:)4,V"ZM\8G3 M+(B$4K 9\%R02!NO$#'6Y >DY/C2T9+M@1<98 '9W !?A|W*GL*7C-Z'0#UB M1..\>@P665^\,.:8-R$Z3MD2?&GMA&8)25U"E,1@9%7954Y4$:Z92&:GX(LH M.(4-"92;#U*^*3 1FVE5MQG!55:Z5(_LR&15BD<^5,JB7[Z^D)_ M%YG^)BF:-&U:]0<6UIZX>--0>',%@6\"V+)6T$\X9EOUL%;U#7!&, M;"0>:48(#Y$X;I;B$)11*XVWB D7$(_9XS8N1I1",-0(DI17=VPO-MV5;N9F MC2E;O3$A 'X ?@!^=U4=UH'Q9"-R.O%2-81FQYHZ15*P&?NBIDG2$(X(K9")WI<,5YJ29]C<636D0_"CE 'X ?@!^ 'XK7PB"7NA@!1(V.ST M<46STR>,1))*7G::F-1+>;% <2IR<$2BPXOD1SI%E3I4-*6VECY[I0)\'8.? MX@,F#8 ?@!^ 'X#?RH<""#8EDPB%5*JR:TZ0HXJAD)>OCB9,A5SR_'2D/B]\ M%PMDGC)FP1@,8CX#H? 0)B[1V\",#NLYBH[T!O]7S:6^3K8>&4W<&41^@+^W; M_IA/B1L/PYT*]//7LSAJ8O/B>U*V,]1W:4_R3)9O_O(LJ_:]=.X&4*[!E *Y M(,5]9>N!D0M2W$NV'ABY(,6]9&NOR(6B8]LXS_=3S)?[VK8+?3L*E3T=YPGX M=_L!Q,AZ?8(63HU?2^NP6#)'+7(."\1U4,@P8A W@1G"& \$=Y'6<57CCD?A M^(J^=17R&F"\QG!_GV4;8*HWK.PI3,62,<&D0]J79 I;/+=+TB.?]MG#[[D)P*#0/G">?24AA!O:FF"6E'%A$T3E/:/Z.RJ4> M!ZND2JP?IB@>2 JE#@&G#IN5/<4I[@P1BGBDM'6(4^Z04Y8B29BF&7V\4,N] M6%;(:M@(3G%UZ,L^* JVC2#B95B'LUT7.I_@17IM:*!%;EJ11@E M'"MALJL:.>)86*1EB,A9'ED,@?);2M-8:TQ>OR,CK$2(ZC MTC>MR*MQ,WV7_C8>AR8;D0]Q\J7VL?DP'H;N2M)HJ(L+*'78K.PI2O&DL2P,%=DKIB5@**1'-ICL+AO)L.(B);G4 MDV 3*,4@<@@H==BL["E**9<'Z8<\LZJLL%!4.E%CUQD7GJFL==+?>E9,@HS M(Y!B..9[LB?F A'9$S/1.*6C2)M'J5*R98U'2O6%E3U&*4,7RDBVO M^%S*B$,I1\Y;A[!G+,J0/-5+/0;*C@CF0:!D(BEE2PFRBJOL2]&\WM,!4Y,V MCE)L8-99FGDO1!M2#[<1-9SW.QV?Q8F=ENX!<7%]"NP(G,R%D[F/V6NWW@H2 M%'(X.,2EQ\@I9;,M"BYH%2DC2^T"5LE<;!6V&*1LB19''-]=:&]G.4%RG:F+ MO3FL"W@(> AX>-=NC$Z1NI0RHI7RUBE09+ B* CKB"HUL?E2)O#A$]JY.F4]+>7Z.$. <$H>TE0ZSF!>Z%)RS;JD7]2JYF!O 0TH' MA$ U%P!$ $0 Q-6WF%*(ENN$'',6<6SSTCG@%'!>!HOD<1)DJ8[*?DF?FP!$ M-I 4 '$',D,?HGAY'GH(L6!3P*8B>7>?@'1*4&\29#LA089'0 M/+*@//%IJ>W6*I'7]8$@,1I $$ 00!! 5W76 MG_GGXY0E.5_=2H6=QE -Z]-Z_MNZ>EBNSA?FL=29@.?/?OWU5?/LA[:$9SV: M-R"^R*@%X]7K[*4XF''5\!BAD\[V!FG++. (NBFQ$:$(I&64L2=I3WDDR[,5& MWER/?QTW7=D>/> &'_B)#("G0V=E3^$)1Z>"P0QQ8_(/G/_2KBST=?!6$)!8 M6MHF6BDW=8WPA->9<-!GF09XZ@TK>PI/,? B0_\NN#R,JPY,GI8:11\YQI4FB MQ~).8I?K@R>J!H(=^H%6P*=#9V5/\4E%Q[%4 JD8,J88E;$F8HD2C\8QJXCG M2^[32IF;Z\,G-B#FT,L)0YG.;1RX__G[,<82102#TFO= X-R;3UNA4DI4F0D MB8BS6-II2%'"A=0YB2U.G80+0)F1UY/QZ5P3_QZG)^/P9O0E-M/3/,BN3 S# M$#X$N#IL5O84KHSGVL7$D,U(@W@HYYA3=FT-I9APK"E)NHOPX4;ABARZ.PQP M=>BL["E<><(#(S1CC5,X P[-(!1=0MH3+*S CHA.N@!M$JZ,@ +1 %>'S MPI55@GDG&)(N,L053GE9R$.&GN <4T$;L50X:)7HXF;AZM!K$$-USVT$&]_< M2$(<5*,X!6L":?2 01G_KG#V_F*[U[I]YZF/B!@7C)>*Z[.]+3!%-1BGKDKD)D MJ6SU:N'.N?;/+=TB.?]MG#[[D]P'#M+< MRNFCG%O!:2<1XZ1A('HI%V/"+K8J!&8^G54BK":L'R#<$M'3 .? 8_B^]B!Q?,6#?Z1(]H4:@PGKEAW*8A>Y@^_6EM%NWVB=A[FW9' MT55A/;:1(RRLR_8D:>2RVXZDX8&G*$(@2QVM5PEG9WWM_"!(]N[-QH(I-Z1B MOVK, !X"'@(>/JCJEA5)&YO]ZV!X"8'DOV3(?]F@#*C5QLH. M AX"'@(>]AX/E4JBE'Q"PI.$.,_8YDCB* D>G=>!AX0/A-I8 M;@, (@ B &+O 5&43M%<.81-ADNA&&9I@CV3,,R3$O3">=K]8"B&2@,:R8 M=R+R>;=1]@EJ\U?;U+Z*=C*J1Y^;ZBSF^3NQ$XC3@MD!L[.RV:'*L5#ZSBK# M938ACB"G4T"*N^Q4IQ! (6"HKMDJ<]N>%WOX6)Q^*UK;:?-W\C$H-Y0]3.XW- MNW1\&B>943^-AT,[:=I;+HT3OFJ&&8&%[EW2B!* D.< ML[S.9C;D!7ID%&ONF4Y=A(2WZ&=JP,R=J,J[VT#\!,WZJ1[.2OE0S8Q&T;'LFU/GLF]N&0H!FXQ&3FDEUA$W7N@S1(YWR#H!:@)J FH^ M!#69"S)Q29"F-&:/WF&DK2= (48()M0XGO)SUUD'D>+.H";%C0$U 34#-SGQ- MC9E2.(,?3R+_ " P9;"DBQA(=0K3DEOVV#F+'&T1-#9MIG84\JJZ0E6;C06AL)Z% MPK945?6@(F")2YY,9"ABPQ"GPB-C$T9**$LI$]22IOC8*CDJ*QI]/%?HMZT^ MOTMM8*MYJTV9E_JPZJ_ZJE[!J?N8E<+ H!*@LH/R=)1&K[!$D5F+N(@4.>$3 MD0D'$#'D^&+:4SK=*8LKVH%*9C560!J@$J 2HJ"M4*JXI9IX5L"N%FGA UGF- MHBN8\589UTSMXF5$+>,T E0"5 Y1.ATA#*C>4:>:,UXMIZ9*.@&0!IM#0) M@_&25[E*'LH6H5)S@,JUA(NA[-UJX>)%^A78*[!78*|>::^L--RQ(!%G):(A M<$(:QX $D2IEB/*<=W*H\0YJM5#=);/5;TN9+P9L*30]P3 $L 2P/*II9PR\+%(&9*Q MN)>1*.22R^@7%!>E^TF(2V66.PP:;P8L&1S& ; $L 2P?.H.&V4.BV"03K1X MB^_XZ)>&Z/?]@NYB&+1QJ/IZ/Q-,XUX^W'3R+E]57936'$"\25 MD,@Z@Q&7233!%DXW>/JN^G@Y?#.WH\U^>Q1'Z_<-62'DS\L-9R)>Z\6C65/\ MJ1U66@LM7OOWRHK,_*5_FL7=7)N#FKRTW)7DS) MYLGP];";>GI=P^Y]N&\0CWM Y3G*,-9,V0V0061:(SX@IE$4&*Q>U-*\)17"8EE7KG,-6U=0DX9PW3FL@GA)G^=$E:XX! S+J,"M47G18!/-_+6!!(>)-7HC_*4[Q=|\UFIZ$O/_)S&BT_S%2:D$6H]#4\51B*'Z M$, ^FL=U98WA044QY*Q3Y#S;(X-6.9MOC/D12A)#O9&;$!8Z8/<43P]IBX PJD=/Q(.C2[? UBK_6.K$/]%6_3\3=SNJW9=_F MY_!#C-E;RT*2WWQ>D@!*X4TU'>);6*1Q!!'32PG0D?->%@'6_(84CVR(U]G MMZXI)6!.!\.:HRNN_P-G;?/V!C@ZF:&E=4X@+]9? *#*VV3]>8L+SO1:)Q5C&L?Z,Z3^'7%XB]3,/X%85Z$EO->9$Y/#L=O0QU?GLQTN)6#SY@HFMB+<,NR($2\SLEF?[J5+?^+-. M$I\FDW_,F>;&P]#%'/P^RJR>-!E"?XEVF$W7^_+KO)J;[.KC).OX!A'U8FY: M/^42]3]=1?U/W[#^4[$8D[@5[7YU:9)>735);6&RT^UY(V5:2H3A53LS)WF$ MF;\+;FZ!C]N8@M<+?^QC6:"UGM;;C*#5WXMGUE0_?\!E.Y!9>FY/Q[,B+/4H MS]9XUF3ZFQ\.A?C9R,Y"*22X28I73.?M8HUR@\IW 'XQA(5Q+V\MMCX/N7R+ MLC,XGF6GKOX?|OY0PG&1_C/%WL"OA1=/&OBBR:>V4F&O44N]96\["JU4[LV MZOGBXNK;$J[;APMR)-B?KWH=B_'/W8X?[[B-'*URT^-OT4=*:/SMOQ4>L4R=X;\B[Y]2%OK=&3_<50&]!U%M06Z_53&VCTE,OB+VLZ"4?7M%K:X2O MLB:[:U[FWNA5)Q0$8L7R=5T1M[']=8R;M,M5M%Z8-["\H"R@+6/#[G]7#(_;!):T/#Y3* M-@Q@$1ANT)%[=82!CH".@(Z '0$= 1T!.[*]==_FRLWEZ=E&XN43SAV\C=.J MOIEU!N? 6;S[RWK.W6^?X)MKJ]O3@.7&&!14IDMX0Q!,.R,JD$!&1DH MXEXX9#S7B&H;M138>KYTY'N5HFOK02BMUEA.#1 *$ H0:NL(Y;ASFIJ\L&{J MPU1>6B(=E498O/A#O,Z]B^\]VYZ M$B>5OW;(=)A%\P6T*7]@,LO^]^T^L#;E(,4'RM8#(Q>0N=L/3!R08I[R=> MD;OVU(*6CE+R:;1XXBJY!HO)*1(_?\C5I^*;U2EV<*WR^RC/T3"/.,35\:3^ MTE:W:E4D? XJ[R)QH0QC7RF1]B["]RJ#P M.F/"+P42_F;K4?GPN)3;>Q_;>HMURA)0!GT\"A_MUX='Y)K,F/S7=_:Z MP=Z>PK?U>-1=4O,#(#0@-"#T%A%::.&BCPE91CWBWF'D? 9? (3S#K)2&+XTC MGIXYLLL(S?7&>I\"/@,^ SX#/C^BNK\@2@F%B,L@S1DAR!GGD6#9F9:22:(Z MR9O9:7P>8+&Q'H* T(#0@-" T]O2R@BSDXR1]JP485 M08PH6MJ0,F28BH@8(KPUQB6W9 N[CO>_C=-W*=NXW\:3UN!-IY/:S=HZ^!_' MO]G2I-0$8$F4&Y+%62=$@E[Z3U.BJFUAWBWP(H M0U0?(!D@&2!Y%R&91!.B$ 0%[6S)BPG(AA 1%4Q2H2C!FJP[JK\-2(9 /H R M@#* \DZ",176$)4P2IQBQ*VUR!)ID0S<<:^<5H:M.Y"_!5"&V/W:8_=01? R M=G\]:@)5!;M4+GI$BW:%\:QT!-VB[=M\28J'3,3>F\';S9:T3.450T86ZS3B MGD=4K!)R.&KM8JEHL62V5HFYWV*Q+JQ51T4L-%ECD9U()62;E@A*\0 V C:N MZ?R1B!1+I9!WE"*.L4!&X^S7.Q"!(!K@$> 1X!'@L2OG MT;)DO-"()T7ULRR#'5!9ZAC-F!L25!+\+A*/'@C\)@1'>#Q 6AQ$=S-OTO0 MO?US)X#OQKOO?=U#J7X@)IO MG(ZKZ4EL8M';?|@-#^L.7K\L.VO1(3Z M2]4>&OG+LS/[.:+1.,2>>_*XRM>+8?!V[+1WT]05B+],P?D6AGL066EYD#L]. M1R]#W9P-[?F+|\NW+,QM'9L.5K:!Z/K+%YLG\@W_,FFF=SB]>V-Z*XBB\/!LW M=?OL21RV97\R['PM].=GOKA$H*\/A!FRT])O1E>YL7B9V'5VU&+P]6A8 MC_(HIG8R?6%GT_'+ZU_D:9U_W/)YOB=ERZFA%W;XASUO7C[[\5(B%D^^8&(K MXBW#K@C!$C.[Y=E^]M0W_JR3Q.ZZS'4P![^/,JLG38;07Z(=3D^J]^77>35W M;]J/DZSC&T34B[EI_;1+U/]T%?4_.3O.J!_-2C[!2, M9]FXUU]C>#E_'!'X"/_YXH9,U=">-?%%$_I^OHQ<2T:[_FLY_=S,+X4C>U MJX?U]/S%Q? VW15>TKY/JB!'VYZL&:4'MW"+]>,=]Y$BL<-,*M] CS5<9WP&2 M=$]&CNZH[O^R-[$+37=[W5%X_<0]N#+O-@CMLD/PAVR[XJF+DXKAP6'RNM?$ M'8P@_Q3]0H()XD28"BF? #4A>4BB^R[,UC;J^_>"6-";^[2&@=8\S81_Y^S(0;2H6Q*X]I$A M^O&DC;;]R!,3)V7OXLZY/VZ:.%VU=]W#)&W- 3WH/0.]9[9BBD&N^\3H_2<7 M^KEVXYV5W=?JYS:,I7HS^A*;:9O4OU=#T>5#@PY0(H/E*V](A=Z"FZD,,%? M9_6PY+0UE1V%JCX]FXR_S-,^VP]*FM!T,EMDAH^J_/7G26R@N>#*Z>);=ZH MH!GBDF:(4T+R/9@B'27! ;,8N=P><'$58.K0@6OMC33 1VYW5;R?GHQ@,MH)8[E T&! 8WCT-M$E%XA 6/G2\\@2I!7&2)CD M?&(F:>[7OK!8+P)+.N <$'B7:@3W:%FR9AL 1F_O%O40N;I6AP@+YHB4*& ? M$=>X*&='1D7(@5;XX*(I MX"0#\ 'P=09*09"E/9(8!P1QQG$M,R.MO%2&L<]Y71IXV\51QN ;Q\<[L.- M'C]!L>8,6,?/O *M[CAU!8:NUVMEB 9=-5)8.V5L\,@(DSUMI[.1LI@@0;DR MQ&$152? >^6W1H*8CJ\49'A!YZ#*$@@*A#9V5/(,DE3W:8! 7H70HU0HY1SA*0IN$#1,*ARX\IY+>E]\W[2X7] MVV3<=&5]-!T82B"L $X=P93*E"ONVV9T/VKBTCV1DWU@AGF&7+ M;>Q7\/7"81L0-7AI4E#?'M'/?6MQ+?;FBFWK1' (H)%!(OXF(H%3#,FC4:) M>X5X:;IML1+%VV&$J%9,X='*TL_MEE"!L@#?7<':/+2$ (@ .!=2P++H@P\ M(B920-P+B@S#$EG)B9/2$9%(%TN"-0 @50.\SMHLO0% "-IO9"EPU&4O1)6P M/JU+*9=A;>?]$JMYF^PZ#^_YLU]_?=4\@\("_=XM@UW@JZ;&"2F2D@IAAC7B MA*CL-R>,*)71Z> UM9V$X;_IX;L_1C$<3U_;>O+?=CB+'5D>P@=4KC"LL^R M#3#5&U;V%:;,,MHS@XPNNX6)B)+T39!RE.+H&3=VJ?KJTSSB-<&4&1!,#QRE MH!=4-^TMWDU/XJ1Z4M^G/4=^Z 8Y((4]Y6MO2(7XCT;B2>\LLW)O'M%^2/^ M:U9_R5X:'#_JNT\)RZ6KRZ40L<\,,T%"*8$X%@YI@STB-E5??3#,NBZB.D7; MCD>A_/KYFZH=3U_9R>2\'GWN(D M>&0CP2@I[#QF@7&)NXCO;!*PJ("20P(>5I-ADZ,*2] M3$*8E?)M< M0M;S@+"-A%D;M<1/]\FZ;FPB=N6[RS;G:]5B''ETPG-$A=>(AW+LS'&+D@[>;"6(M-K2+7>/7=5;: ^&O])89OTS%/8[S2S^_XRAS?RFIZ+9_])R-'=A2@ZFKVY M$F5!&I:Y*U'W_W"3'V^I.K 9M@GIF26&(999EH'46J03"2B:I' 2*4G<28/W MM;*-'MT=ZUP'VP9.=F^_FW@9T0F@'#<8$L MTQ*EHON6$!44[^;,UW64>!NG/W_UPUFH1Y_-AZ'/[Q=N3!J8$2^L J.,"K M0V=E3_&*$Q^>@R@M/L".J5C&P(]>RXATG6&B"5,J6@$M,D!$: MY[^8%L$\D2VTG\8UW9W&2U[^CS_.09:'M7?J]F5N5KLH=8.C/"DAU*SL*5)A M;Z5RR2,2E44^,Q<X(6=IB>VQ"U);P40T$]/K8M? VZ\+E9_OH\J^O MU\)?'!=0.%^75P !VH_TB!:%#N-968MMT01>E[B[YN)/:[.%MT]$7ZVA<5Q2 M0I'ES&5K*!ARD? MLWA3G3&CBB>@B\#[7U:Y*V6L^8&R-F[3W"L1^V3J 0H!" M@,*'0"&AWE#E.8K&IPQKQB##M4:&>FN]EX[03B+[W4*AD0,F-^;T[S440G'C MQQ4W;A^9)6T\:5/&7^2)B9-A/8IWGP9>].ZH(U0]OI_.WEIE=VHR_J,>?8:XU3ZEE6Q^(;8;6-/Y(BLR[*7$ M'@F9RH$!Z5%>5\FR^Q*T%H*YV=V75>)-1>W>I5>MTG6TU&*\'&4Z]*,! %$[MRDJ J*Y"XI@Z;XA"BIDAM*7N<(3:(?SR9-K*;C:@:)G >@=&!#KIT2P"H& M+262+EK$C=!(4ZV1B%@Y:2+&=FDO814W]T/TLVQ ?HJNLR0B,Y#RT&OC RX= M.BM[BDN),69++2+#,]!PJ3!RV7-%D7.L, F:F$Y\V%P>B:&!ENS <0EBMAOQ M;(^)GQBJD.JN^+$!U[7?6@4FXED)%VLT#3$BBD5"#./M.(2*1F]HHP$'SMQ M7=\LE.NW^;KQU6PRR<,Z'H6WXY&?_Z.K"E3LT, ^X E@=.BM["E:>2.V5$TB4 M%D(!/(.LE@9Y:D.BQ&.W7"]OQ?I3&P(K;B!\"^';#3JY\>M9'#5Y$-^.WP^_ MI?&!->FUKH$UN6I-J%+,22T0UYHC+GR&$TXX,L0'@DV($H=.#L/,5>]*MN5% MD= K'W45SZ4#>? F!1#KT%G94\3*2W1C-9&($*RR+TL9IQ#[=6M"S9@5&]8V5.,RHZIT%;+C#(. M+5!*SH@8TY192C2)2ZWCGUY[=1ZT!557(0W7-1D+?_(SSJS=:C*7@:$?:&J(%05?%35526MET8AD\]TY-BJQ-DTE M? X*FZ!)F$C_Q7%L&QKDROU_H\D\+33X>A8MR@_G/W^9:_+XH<9<^]1H[>/6F MK") D .1=?:BME(')A)35!"%5JBL)FI FBE/&B&+Z:=65M@B09(#7F6+6 M&X"$NJN]J+OZ*Z2'@!D$,[C:ABW!*H5L_"(/"G'#)7+6)&2I,XRIX*1FW=2_ MZ'\;EN.224+ S,$Z 0 '#EZAI$.$8#03CZ#(#6<*03)X@0GSUZ3Q1EMIOJ M&ET#(#-BP-D:-Q=[X!0:'7=A59__M>LGIY#C=5[Z=P-!(7JE%!C%:3X,*48 MLC@W$O#Z;7*QD=VQ#A5+HYBJGUMAY?^ ?5?[C)C[>$QRZ+XJW5\S5) M49N419[+[,4&I;+GJS52+"_N*1DY8$J0+YWXC)! [AVX(==SC_G89NS^RD^E(H>5EM M1#*%8#$OO/*:K)0]Y)$I9&C^I\4Q*,*]H6:);4^7S';6F^/9]&0\R>@2KK%K MKL@W>7+_ NV.C2=%E%)>(I>P05R%F-6NM/^364AE%#8N'^IZNDQV3IP89&:7 M_V])A?(:B\I>GD7FFY$9)4PBBH1D*(Q(BY2QAQ- HHT2W+07#G2R5&]V[CZ MIFEFC^8H:J(O7"V&O(FCN^AR0@A-G42F-.[ETJ2LB@+G?WJKLLCZ_,FZI'6= M= 7++&O1Y/<0)&8QW*2++ M(T?<>XX,$P(QX1SEVE"E.CF%M6;B,F'Q(>BR%?RI6^&<'U+_1C*$WWN=);R7 MZ>_7B2Y:ANJOZ*0.>3WUXO6G[/)+[D56]ZSA!=6RY5+,H>@#,4I8PI7O<&V$ M+N?U^B>OGYVB#:#@ *%)F89LQ%)Z;+?8+)3Y&A>GP1AHDC$ M97$Q)V[S8;7HE2$B"H09T8CKR)#1)O^@01EK18IQZ6SN*NN+]=.W&S&U+<8M M!%>,9/R!':-!?1T5OM.*>Q8U'=4)PM.>|$M@1)RPWBSME6/I%U MVDECF+PEO/U$(>V<,K.#4;;;%[XO*HHIK]!F L3688*=RB+G"V^MY,AYQ9"V M7- @!,FBN!:I72DD]6")Q5%'2C J$4/$N7"H2&J6W>BHQFUNK MY6AN!ISRC8OLG4B:19-M2C2E%91B21!C-/O0VN@"(0YAK'AV!YQT>(F)G<#. M6D53 MK;[VCA0I>L20=&I&J<%ZW'GJ!-L"K0V=E M3_$J.IVQ)Z^VDQ6L! P3LM$1!QV7YV+.H1.,BPWBE?,@,,+^_N; <'QGI[.A MG=9?8JF0GOU?/SX%?[??]@7VXU](1%I-+8N(21P0%R'[KE09%+2*P3-J0UQJ MH;R*O_L^3FT]BN%G.QG5H_-L?=SW2MMEZ._FQ;F1%*.H+$8\)(JLI!X%YPWF$6-- ERI.K>+O;@ZOJ!Q@N<9"5'LA MY!#HW;2_&^HO=1YW@**'_=:L0S4?SS>3 (N](TQ:Q#F1)?RBD-:.(ZF9,5RP MY+SL)/?A4G%_NM#;CNR/86Q 2;_BP]?9?!=':?P#DVR.> O+M%O(QI2SL/"'! MNX"#$YG? :>^TU6A; 0D6 %WJ-SVBI<'#>..&<9NF[V&; M<']:FPV\?2)Z:@4I4]9@EI#25'*>1$3.9@-'/%=$2ZVY[R2!_8KN'H_"VFRB MT'S V&T%VS:A,_ME%0$D 20!)!_47P03AJ-3B.B4$!5Q3JAN?YH[7OWZ K&7:1B_HE!/8@LN+S*'9Z>CEZ%NSH;V_$7Y]N69#:6V MY)4(0ST?V6)Q/O_@'[-F6]? SBQ>VMZ(X"B_/QDU[/[%),Y3'#/P?"WTEY*X MEQCT]8% 0_94J,4UV,J\6/PLC#NY#'1[SL"G3]L(._[#GS/3YKJYSQ?>7[B69X?%R<5PX.VXON!3,ES>SJ>%;'(LC]&<\: M.PK-#X=" _&QD9Z&TUM@^Q1LU'NUZZ[:]D=8_6;@*92S%<\B#+Y>C[%J.9]E% MK+_&\'+^H+Q$?[SQ0V^-'0Y: ^+)I[920::OH^:(ZS]?]6H6=,|=FA_ON(ULY!:UF8$=X+XK6Q*- [$@GTOI-\?ZF&T%O25_8/&&XTEMAT_< MJ3D4:HZ MT. ^HP[X3"L3M*W$@HD#TX<1'(@D@/V"\#A M0(D#$07B=IRXG1;13J/=E^TC#Y/1O29NIZ48N C$@8@" <;#&VEWO8*G@\9Y+ M0* %NX_"#%R$:.).0?^!D;O3X-"EI7L[*X=;]ISM(--[+]. 7@='JA_%N$MH MCE]];JQS,/D,I=RO6U-FY[SOU> MBS8(\OV"W-8J/C@>0P04%M5;MX']/QD[3G J%I0#E./VK?*V3!1HQGYK!NC! M4_7@S$ZJ+W8X6W$9!:JPY\2!*ES.U"A.']@2'G0!=*'?NA#J+W6(HP!KASU7 M!5@[=*\<KPL-9Z!ZD'CXYT/[*7Y)-;<74U MBQUWA_R_=C2SD_.*+-4N7T]'LG5.P8;DFV>VHVUEMN-]F'7)W4-'1>-<58$ MI*PAB'N/D9/1((>M"8(YGNA2WV$KO6=>;-E,[*AU:KG4/:]IOK[8-> _/V]?<:K[.!IFOL-]QCR0: (VJ1=VD0[MQ(/ JLB.4 M3!Q[;1!1WB%N"48:*X8B)RD#5OY3+S5WQ03S%&A",LB,<20%I -12"H32!31 M&8EW&N.HP@-F .< YW:/D8!SZ_'E7+0V68F2*PEQ)QW2*BADO3 Y1?1-; M!MPQ-<\OIF:#*,JI%0[3B"C&V?-3"2-C,C8FHX5F A-OEKQ%0Q7'V.J,G5AE M#U-R9*DF" N:T56&&)7;-HHVF5WYK^_ J<%T8)3H$YP^3 N_NR4,N+HSU!XJ MKJ[;?[1,4YZ=/V<]0]P;AYS*0)B$#H(PR9E3-Y%/8)&O2PPIS%2Y)Q3DHTAR MR[41G%.AMHU]P*>&C!"^P1WX#T"R@'*W8UR:6DA3-YN>HCCI5%)F&*!#'2 M4N4U(>$FRE'M$A74(9MT1D9*\BHYY'MTE 0'S&+D<0=D,3ME)N;/N?I@?#/?8?>"?&^:9A;#H!K%[]97VK\]HL[.T_G_:IY\OD^*@[!VB_40PP:U.8 MU16QJV9'WCTAFA(*K :=W3JU.Z>SD-)\=V*?R8Z'1!$1'3#B,F&4GV:1P9AC MXJC//LE-+R82QV+$!"DILA>33$2&28VXR3>8Q+$.#_5B_KM4JKS=B>D@8YEH MW"'>G!K*5 2G!NP%6@\X>!"-!9P^&U:"S(6$DZ.S!L\ITMB>,A"C"T\OH6,*3 M= %AQLLA9V*04TDB22R+QKE$E+XF91>2XN2,0('E&SGA'%GF%%)2:BM]J-S? M7BH,H@C;BB$L*2$H&-MP? I63OX]ELXD]L$T/_#!9LN(,)VT43)J0,T45$K:6(MQRB0"90@PJ(RVGI)>EL,_^*@B_OZ3]D*_^!E@OL5@\ $^ 15N6P*@>=W0EJ M=TYGP:6YTZ7QR042,49*L;+"9@9I:;)SXZ@-*HADD^UL;_\.EZ9=FG=6MQ;| M&<#&W>7HSF$C^#-[SVK0V9XP$G3V8%@-.ML31H+.'@RK06=[PDB(&SR]#*;W M-&$=D2S+?QY,0,8:BIQR-G"2>%C>"EEY-Q_B!CN\?P|'YE?-;54M?BU_Q_Z9,-C?!T<4'-%]UV+06=!9T%G0V9V@=N=T M=]\+USC'E2E-YT/R!'$L!').>!0I]J9+IEQ:ZG*PRK;PYJ$T'\?' M(=1E#';XFZW#F]$K>U9/[;#->/MK\8Y?77&.O_G/[1+Q][P(;-['?\WJ)A/_ M(4Z^U#[.EXGOHQ]_'K5/[FBQ*%FO.EP!!@(&@M'\K-Y=5H,:]Y>WH,8'PVI0 MX_[R%M08/&C068@B7(TB)":2$-(APD1$W&.1M,08F9!DI#@D3I?*WZZR0Q1 MA+U4G74?%7\RKG:F?"ON'3\L_>.G^DL=XB@TU?,_;2$3Q%NIG! L3TO@B+,8 MD;.)(.)M2M)BSIQ\DI)G<;@D,>MBJ\C753#_61383F/S+AV?9GWUJ?Q<&@G MS>+J1U6Y/B+Z;LU<'PM_;(_PJO ,!+[,XI29@B5'"<4$+<4/U*G%GM;>8R41H%ZD$X,[L MXMGRV^3GH5D NSEOCU*)DK$RB2=QU-1?8E6/_/C&1TP >%$$. M&\)%O.RPWAW9[&C>K+JVLXOBG;YQ.6W_Z45?|^KURYN<#9MI;O;E;"Z9R&$Y M&R#$@R7$V^5L_P',N'UFC$I[137.?&@MXMAC9 EC"(>DE>3>4+P1RM^)&;O&*

*M_^NHF>=1;U_|>U5W7QXR@F=["]^!48%1@5&GQ*C,*DQQ-(AIEQDU1IK94:L< M:_+@,IUBI=EE1HV*,R$X1Y(41LW\BJR@*O\GQ/PV992[03,J57BFJ016!58% M5@56W4$?D[;"!4D0R9RSSN"ML))Y52,+D7M-^+4G/4G1T+(@6DY H-F3C92 M)4083=AH:[U0@V95S?%,,@ZL"JP*K#I)5CWH-@QI(V9:,8I"/4DHUI0IR$SD:/:(@D\[PPR*E$4<)!6]JJI(=8\-&??KOO",#:C9((A M,71@ (L#B^^19TW SDH5$/56(5[ZU[0B&O&4 \C,P-;SC1[_A+%F)6M7&(M,\V0\3DV-I%&C@5)F&ZTNPTJ-L[D*M3TR!4B8^!4X-0]= QH'@3C"3D;,J=& MPI'AFB)FC?$N:AK2QF$YQK.(;'7(8)_C76D#LB0(1!TU,F##8PJ#YE2BR4PR MZ#;X@>:V_&J-1J3/REQCXBK0;*?/2KW_W!V\K-X@'XOVH>+>M77Q:]X2Z3(+;MD/[/19W)I[7SZF_1SKNCZFWYYTNU[A^NWB]7;7+6/T]OWW4 M5B_R>.7QN=R RR8R)#_;XV95S"+;0G?4K%[". TO4Q%^M; Y[LH >7B)]^H9 M^@#F/!):/VI_>)]==)0>'+U]'K'^*8/P(_^7L M@JRTN3UIX^,VGMAE)IRS4>BC^?6]?[]V.!CW=:NGF<2>GQV_56-__W/4?.(MZ_)SG\N@E&<[E3./\^H_3S8([R?$9"/A 2)0"*0Z'X_9!Y1M/BZ)=]2C[ZP=D]_=-/4JQWGU@K+-DL#E9_V1P]@LR 0>+8XH&MTQ'X2\.\7 M^=/WA;_K&"H(Q /ZCU0[P%@U>0]>?' 4$&\@O!Q MX(:ZU?]X/:G+073U8JK*'KEX[=ET"2(!X8*XD$&=ACQPE/O5\>K>=]KW923 MG _>"D9NY.,T:= D5!X'YP8F)_# 26*;?N_UJBR:.7C5@V6/PK*!QR8I\#B- M>9LT'3_[V):EGU/5]L8N8&#.=]DSN^;SLXG]&>HED+2/0B/.(5UN4V"-;D $8#([Z;:^PVK M !^'CP] P_W1<&*7U4<[7]TQP0) C$ \ ,2%L5K$KJK[?3\!$8 (0,1/_QGJ MCW6(BP YQ0@ 3G%+B"R=AB__CQOVO;&4XH)L.'"8#B_J#8V!H#_G8GGLC9Q$ZTN.+]J_UO9U#-8W3 MAJA7Q+B(4F0!<&/3]J-[OBT29"5(%XEYQC20G/$D]7(,>L1(R8P3Q6546V%K 9U-!K30')Z'CGGL%7+T/Q\-C1[I-'$*8F"'!Y2,08S[&?91*Y1!)B*@@;&%-D\[QP'H+6 MG@84II,@U<1"517^#CSF<&(5&BI*5?5B>U$;]'(FQF@]&,&46<>,T MTCH<D%DBHZQH@P26C]T-3W_7H@G6$R*L*# '(L/ =SL]ND-QJTY%';'-GI@#AQ M!NF("3*&&D4)9]+RCRS%@"0V1"[H$>IDK5;(V"#5H>]/4S B> M.+_=N:WG]HM=[I>X=:!M/>LN@ZI)U6]Q$5/M:SNOS@ST\3;;"7(-EC1P#A!M,&*!L8)H@U6-#!.$&VPHH%Q@FB#%0V,\X!%^^&B MG4\))W_K^EPO1;T(^3G6=>T[SGR(911QZ@DR,B24@K"*8MJ_LHGO8,T&&S&'+6O>M2_R^@'1E%!0-6#VP:4='&8/.LZ0-+@8DD*2 M&8\XR<&&D2Y*#XI3)KT50FI$&2(HI[CRR/A@\S6$(>[TA)1X$3%Y/"EAI^RSCC MO\LFDU>'&?=HJ2,*H@U@KND[$J*-R:@:,#L210)F)Z-JP.Q(% F8G8R] ;,C M4>0DLGIN<7*:E@UDB$:<)HLLP00I*[5C2B8LV>6L7D?JJ96X+#7QB">"D4G& M(.8YX=(G+!*%K/X05Y' A/0/0>IM/%DM_9%M8QB? X$):0@#(0P\=!0#9@&S M@%G ["'"D!4H^F4!/OT00.G+8B M(6X!5>]3U0#C\>H68#P950.,QZM;@#%$T(!9J")\UE@%I M9A-BW#MGJ9=)TVVLSX0PD%"9F]_JUL#WQWGCB\[IH!?EY_K$-,S0%IZE#-@2D3%&(BN)LS9:2=S&<:8_!/L#N/7V>3.?VV5[^NT?VL3U$1'B6F3N1(6_]IO-[OYP9)CH M'Q+_0;@JCX% -F ;. 6<#L(*0%S)F ;.@2, LJ/K!50TP'G%U2&OEG9!? MH"R':?"):8Z*"\I?+YT6MUG\ VH$:H0(Y^!5#5G)2!0) MX'#%G.*6QP)FK/B_]O6FWU0-&R$SCB>_U B0U;45"B#*$950-F1Z)(P.QD5 V8 M'8DB)Y$,$":BD@8C;SA'7)J G,K_L99AG4-^E;:S& 22@8%L_ AG#-X)/7\N M\BC-!P.&:A&[:IZMN,H@\K8]]M*|^50=Q? AMN/S(P\V!>NR0<;E<>_.$8== MU3;S.E1G"CP$?-Y1^3<+#Q'EK4=LW5B"V9@-9B!L =P W #<,#" # 6X ;@!N M &X ;@!N &X ;@!N &X ;M@K-\"F;-?.PUDL>,)! (TH51PQBRQW M%E'#@TV*!BSQY7DXPG3R-@6$L0J("Z:0B]$BIC&-S'O)A;D\#_>F.XK+;S;! M^CHM]\RV1R_GS:>_E:F,O]IZ4=Y\FK(^WT8_MVU;IVP=Y:&?+L)[^_GVTWAM M5EI^==-|WDQ0LKOIO&$RJOZWM 7J!NH&ZMX>=;N(L?4NH81Q1#QBB1S3%CD= M&:?1_2PL%4/=XJ'OPYW4.M WCWLB.*Q;:>8$U MYX@&AA&/H:SK)@2E$#4E![=JTC96@%]=NS?IO?V<_YJ00KWX$>S]L2 M7;>ZJ;?+(=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- M4E/AE)!DT*RJ*9UQ";$JL"JPZC19]:#;,((+-%+,$64Y';,$Z1P3$YG'QL2$ M2:(B;G"V,TDRD6/F9*3\/(E>.>^C%L*2"> (MPI(1AB4'/4U#>(@N*(6T919QIC%RTA)D%#7,N(")=N887^PH =F:F"2'=@; MV/N!DDK*-;>*1$2%ZJ?!+=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- M4E/AE)!DT*RJ*9UQ";$JL"JPZC19]:#;,((+-%+,$64Y';,$Z1P3$YG'QL2$ M2:(B;G"V,TDRD6/F9*3\/(E>.>^C%L*2"> (MPI(1AB4'/4U#>(@N*(6T919QIC%RTA)D%#7,N(")=N887^PH =F:F"2'=@; MV/N!DDK*-;>*1$2%ZJ?!+=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K2"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- M4E/AE)!DT*RJ*9UQ";$JL"JPZC19]:#;,((+-%+,$64Y';,$Z1P3$YG'QL2$ M2:(B;G"V,TDRD6/F9*3\/(E>.>^C%L*2"> (MPI(1AB4'/4U#>(@N*(6T919QIC%RTA)D%#7,N(")=N887^PH =F:F"2'=@; MV/N!DDK*-;>*1$2%ZJ?!+=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- MA=1;U_|>U5W7QXR@F=["]^!48%1@5&GQ*C,*DQQ-(AIEQDU1IK94:L< M:_+@,IUBI=EE1HV*,R$X1Y(41LW\BJR@*O\GQ/PV992[03,J57BFJ016!58% M5@56W4$?D[;"!4D0R9RSSN"ML))Y52,+D7M-^+4G/4G1T+(@6DY H-F3C92 M)4083=AH:[U0@V95S?%,,@ZL"JP*K#I)5CWH-@QI(V9:,8I"/4DHUI0IR$SD:/:(@D\[PPR*E$4<)!6]JJI(=8\-&??KOO",#:C9((A M,71@ (L#B^^19TW SDH5$/56(5[ZU[0B&O&4 \C,P-;SC1[_A+%F)6M7&(M,\V0\3DV-I%&C@5)F&ZTNPTJ-L[D*M3TR!4B8^!4X-0]= QH'@3C"3D;,J=& MPI'AFB)FC?$N:AK2QF$YQK.(;'7(8)_C76D#LB0(1!TU,F##8PJ#YE2BR4PR MZ#;X@>:V_&J-1J3/REQCXBK0;*?/2KW_W!V\K-X@'XOVH>+>M77Q:]X2Z3(+;MD/[/19W)I[7SZF_1SKNCZFWYYTNU[A^NWB]7;7+6/T]OWW4 M5B_R>.7QN=R RR8R)#_;XV95S"+;0G?4K%[". TO4Q%^M; Y[LH >7B)]^H9 M^@#F/!):/VI_>)]==)0>'+U]'K'^*8/P(_^7L M@JRTN3UIX^,VGMAE)IRS4>BC^?6]?[]V.!CW=:NGF<2>GQV_56-__W/4?.(MZ_)SG\N@E&<[E3./\^H_3S8([R?$9"/A 2)0"*0Z'X_9!Y1M/BZ)=]2C[ZP=D]_=-/4JQWGU@K+-DL#E9_V1P]@LR 0>+8XH&MTQ'X2\.\7 M^=/WA;_K&"H(Q /ZCU0[P%@U>0]>?' 4$&\@O!Q MX(:ZU?]X/:G+073U8JK*'KEX[=ET"2(!X8*XD$&=ACQPE/O5\>K>=]KW923 MG _>"D9NY.,T:= D5!X'YP8F)_# 26*;?N_UJBR:.7C5@V6/PK*!QR8I\#B- M>9LT'3_[V):EGU/5]L8N8&#.=]DSN^;SLXG]&>HED+2/0B/.(5UN4V"-;D $8#([Z;:^PVK M !^'CP] P_W1<&*7U4<[7]TQP0) C$ \ ,2%L5K$KJK[?3\!$8 (0,1/_QGJ MCW6(BP YQ0@ 3G%+B"R=AB__CQOVO;&4XH)L.'"8#B_J#8V!H#_G8GGLC9Q$ZTN.+]J_UO9U#-8W3 MAJA7Q+B(4F0!<&/3]J-[OBT29"5(%XEYQC20G/$D]7(,>L1(R8P3Q6546V%K 9U-!K30')Z'CGGL%7+T/Q\-C1[I-'$*8F"'!Y2,08S[&?91*Y1!)B*@@;&%-D\[QP'H+6 MG@84II,@U<1"517^#CSF<&(5&BI*5?5B>U$;]'(FQF@]&,&46<>,T MTCH<D%DBHZQH@P26C]T-3W_7H@G6$R*L*# '(L/ =SL]ND-QJTY%';'-GI@#AQ M!NF("3*&&D4)9]+RCRS%@"0V1"[H$>IDK5;(V"#5H>]/4S B> M.+_=N:WG]HM=[I>X=:!M/>LN@ZI)U6]Q$5/M:SNOS@ST\3;;"7(-EC1P#A!M,&*!L8)H@U6-#!.$&VPHH%Q@FB#%0V,\X!%^^&B MG4\))W_K^EPO1;T(^3G6=>T[SGR(911QZ@DR,B24@K"*8MJ_LHGO8,T&&S&'+6O>M2_R^@'1E%!0-6#VP:4='&8/.LZ0-+@8DD*2 M&8\XR<&&D2Y*#XI3)KT50FI$&2(HI[CRR/A@\S6$(>[TA)1X$3%Y/"EAI^RSCC MO\LFDU>'&?=HJ2,*H@U@KND[$J*-R:@:,#L210)F)Z-JP.Q(% F8G8R] ;,C M4>0DLGIN<7*:E@UDB$:<)HLLP00I*[5C2B8LV>6L7D?JJ96X+#7QB">"D4G& M(.8YX=(G+!*%K/X05Y' A/0/0>IM/%DM_9%M8QB? X$):0@#(0P\=!0#9@&S M@%G ["'"D!4H^F4!/OT00.G+8B M(6X!5>]3U0#C\>H68#P950.,QZM;@#%$T(!9J")\UE@%I M9A-BW#MGJ9=)TVVLSX0PD%"9F]_JUL#WQWGCB\[IH!?EY_K$-,S0%IZE#-@2D3%&(BN)LS9:2=S&<:8_!/L#N/7V>3.?VV5[^NT?VL3U$1'B6F3N1(6_]IO-[OYP9)CH M'Q+_0;@JCX% -F ;. 6<#L(*0%S)F ;.@2, LJ/K!50TP'G%U2&OEG9!? MH"R':?"):8Z*"\I?+YT6MUG\ VH$:H0(Y^!5#5G)2!0) MX'#%G.*6QP)FK/B_]O6FWU0-&R$SCB>_U B0U;45"B#*$950-F1Z)(P.QD5 V8 M'8DB)Y$,$":BD@8C;SA'7)J G,K_L99AG4-^E;:S& 22@8%L_ AG#-X)/7\N M\BC-!P.&:A&[:IZMN,H@\K8]]M*|^50=Q? AMN/S(P\V!>NR0<;E<>_.$8== MU3;S.E1G"CP$?-Y1^3<+#Q'EK4=LW5B"V9@-9B!L =P W #<,#" # 6X ;@!N M &X ;@!N &X ;M@K-\"F;-?.PUDL>,)! (TH51PQBRQW M%E'#@TV*!BSQY7DXPG3R-@6$L0J("Z:0B]$BIC&-S'O)A;D\#_>F.XK+;S;! M^CHM]\RV1R_GS:>_E:F,O]IZ4=Y\FK(^WT8_MVU;IVP=Y:&?+L)[^_GVTWAM M5EI^==-|WDQ0LKOIO&$RJOZWM 7J!NH&ZMX>=;N(L?4NH81Q1#QBB1S3%CD= M&:?1_2PL%4/=XJ'OPYW4.M WCWLB.*Q;:>8$U MYX@&AA&/H:SK)@2E$#4E![=JTC96@%]=NS?IO?V<_YJ00KWX$>S]L2 M7;>ZJ;?+(=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- MA=1;U_|>U5W7QXR@F=["]^!48%1@5&GQ*C,*DQQ-(AIEQDU1IK94:L< M:_+@,IUBI=EE1HV*,R$X1Y(41LW\BJR@*O\GQ/PV992[03,J57BFJ016!58% M5@56W4$?D[;"!4D0R9RSSN"ML))Y52,+D7M-^+4G/4G1T+(@6DY H-F3C92 M)4083=AH:[U0@V95S?%,,@ZL"JP*K#I)5CWH-@QI(V9:,8I"/4DHUI0IR$SD:/:(@D\[PPR*E$4<)!6]JJI(=8\-&??KOO",#:C9((A M,71@ (L#B^^19TW SDH5$/56(5[ZU[0B&O&4 \C,P-;SC1[_A+%F)6M7&(M,\V0\3DV-I%&C@5)F&ZTNPTJ-L[D*M3TR!4B8^!4X-0]= QH'@3C"3D;,J=& MPI'AFB)FC?$N:AK2QF$YQK.(;'7(8)_C76D#LB0(1!TU,F##8PJ#YE2BR4PR MZ#;X@>:V_&J-1J3/REQCXBK0;*?/2KW_W!V\K-X@'XOVH>+>M77Q:]X2Z3(+;MD/[/19W)I[7SZF_1SKNCZFWYYTNU[A^NWB]7;7+6/T]OWW4 M5B_R>.7QN=R RR8R)#_;XV95S"+;0G?4K%[". TO4Q%^M; Y[LH >7B)]^H9 M^@#F/!):/VI_>)]==)0>'+U]'K'^*8/P(_^7L M@JRTN3UIX^,VGMAE)IRS4>BC^?6]?[]V.!CW=:NGF<2>GQV_56-__W/4?.(MZ_)SG\N@E&<[E3./\^H_3S8([R?$9"/A 2)0"*0Z'X_9!Y1M/BZ)=]2C[ZP=D]_=-/4JQWGU@K+-DL#E9_V1P]@LR 0>+8XH&MTQ'X2\.\7 M^=/WA;_K&"H(Q /ZCU0[P%@U>0]>?' 4$&\@O!Q MX(:ZU?]X/:G+073U8JK*'KEX[=ET"2(!X8*XD$&=ACQPE/O5\>K>=]KW923 MG _>"D9NY.,T:= D5!X'YP8F)_# 26*;?N_UJBR:.7C5@V6/PK*!QR8I\#B- M>9LT'3_[V):EGU/5]L8N8&#.=]DSN^;SLXG]&>HED+2/0B/.(5UN4V"-;D $8#([Z;:^PVK M !^'CP] P_W1<&*7U4<[7]TQP0) C$ \ ,2%L5K$KJK[?3\!$8 (0,1/_QGJ MCW6(BP YQ0@ 3G%+B"R=AB__CQOVO;&4XH)L.'"8#B_J#8V!H#_G8GGLC9Q$ZTN.+]J_UO9U#-8W3 MAJA7Q+B(4F0!<&/3]J-[OBT29"5(%XEYQC20G/$D]7(,>L1(R8P3Q6546V%K 9U-!K30')Z'CGGL%7+T/Q\-C1[I-'$*8F"'!Y2,08S[&?91*Y1!)B*@@;&%-D\[QP'H+6 MG@84II,@U<1"517^#CSF<&(5&BI*5?5B>U$;]'(FQF@]&,&46<>,T MTCH<D%DBHZQH@P26C]T-3W_7H@G6$R*L*# '(L/ =SL]ND-QJTY%';'-GI@#AQ M!NF("3*&&D4)9]+RCRS%@"0V1"[H$>IDK5;(V"#5H>]/4S B> M.+_=N:WG]HM=[I>X=:!M/>LN@ZI)U6]Q$5/M:SNOS@ST\3;;"7(-EC1P#A!M,&*!L8)H@U6-#!.$&VPHH%Q@FB#%0V,\X!%^^&B MG4\))W_K^EPO1;T(^3G6=>T[SGR(911QZ@DR,B24@K"*8MJ_LHGO8,T&&S&'+6O>M2_R^@'1E%!0-6#VP:4='&8/.LZ0-+@8DD*2 M&8\XR<&&D2Y*#XI3)KT50FI$&2(HI[CRR/A@\S6$(>[TA)1X$3%Y/"EAI^RSCC MO\LFDU>'&?=HJ2,*H@U@KND[$J*-R:@:,#L210)F)Z-JP.Q(% F8G8R] ;,C M4>0DLGIN<7*:E@UDB$:<)HLLP00I*[5C2B8LV>6L7D?JJ96X+#7QB">"D4G& M(.8YX=(G+!*%K/X05Y' A/0/0>IM/%DM_9%M8QB? X$):0@#(0P\=!0#9@&S M@%G ["'"D!4H^F4!/OT00.G+8B M(6X!5>]3U0#C\>H68#P950.,QZM;@#%$T(!9J")\UE@%I M9A-BW#MGJ9=)TVVLSX0PD%"9F]_JUL#WQWGCB\[IH!?EY_K$-,S0%IZE#-@2D3%&(BN)LS9:2=S&<:8_!/L#N/7V>3.?VV5[^NT?VL3U$1'B6F3N1(6_]IO-[OYP9)CH M'Q+_0;@JCX% -F ;. 6<#L(*0%S)F ;.@2, LJ/K!50TP'G%U2&OEG9!? MH"R':?"):8Z*"\I?+YT6MUG\ VH$:H0(Y^!5#5G)2!0) MX'#%G.*6QP)FK/B_]O6FWU0-&R$SCB>_U B0U;45"B#*$950-F1Z)(P.QD5 V8 M'8DB)Y$,$":BD@8C;SA'7)J G,K_L99AG4-^E;:S& 22@8%L_ AG#-X)/7\N M\BC-!P.&:A&[:IZMN,H@\K8]]M*|^50=Q? AMN/S(P\V!>NR0<;E<>_.$8== MU3;S.E1G"CP$?-Y1^3<+#Q'EK4=LW5B"V9@-9B!L =P W #<,#" # 6X ;@!N M &X ;@!N &X ;M@K-\"F;-?.PUDL>,)! (TH51PQBRQW M%E'#@TV*!BSQY7DXPG3R-@6$L0J("Z:0B]$BIC&-S'O)A;D\#_>F.XK+;S;! M^CHM]\RV1R_GS:>_E:F,O]IZ4=Y\FK(^WT8_MVU;IVP=Y:&?+L)[^_GVTWAM M5EI^==-|WDQ0LKOIO&$RJOZWM 7J!NH&ZMX>=;N(L?4NH81Q1#QBB1S3%CD= M&:?1_2PL%4/=XJ'OPYW4.M WCWLB.*Q;:>8$U MYX@&AA&/H:SK)@2E$#4E![=JTC96@%]=NS?IO?V<_YJ00KWX$>S]L2 M7;>ZJ;?+(=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K2"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- M4E/AE)!DT*RJ*9UQ";$JL"JPZC19]:#;,((+-%+,$64Y';,$Z1P3$YG'QL2$ M2:(B;G"V,TDRD6/F9*3\/(E>.>^C%L*2"> (MPI(1AB4'/4U#>(@N*(6T919QIC%RTA)D%#7,N(")=N887^PH =F:F"2'=@; MV/N!DDK*-;>*1$2%ZJ?!+=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- MA=1;U_|>U5W7QXR@F=["]^!48%1@5&GQ*C,*DQQ-(AIEQDU1IK94:L< M:_+@,IUBI=EE1HV*,R$X1Y(41LW\BJR@*O\GQ/PV992[03,J57BFJ016!58% M5@56W4$?D[;"!4D0R9RSSN"ML))Y52,+D7M-^+4G/4G1T+(@6DY H-F3C92 M)4083=AH:[U0@V95S?%,,@ZL"JP*K#I)5CWH-@QI(V9:,8I"/4DHUI0IR$SD:/:(@D\[PPR*E$4<)!6]JJI(=8\-&??KOO",#:C9((A M,71@ (L#B^^19TW SDH5$/56(5[ZU[0B&O&4 \C,P-;SC1[_A+%F)6M7&(M,\V0\3DV-I%&C@5)F&ZTNPTJ-L[D*M3TR!4B8^!4X-0]= QH'@3C"3D;,J=& MPI'AFB)FC?$N:AK2QF$YQK.(;'7(8)_C76D#LB0(1!TU,F##8PJ#YE2BR4PR MZ#;X@>:V_&J-1J3/REQCXBK0;*?/2KW_W!V\K-X@'XOVH>+>M77Q:]X2Z3(+;MD/[/19W)I[7SZF_1SKNCZFWYYTNU[A^NWB]7;7+6/T]OWW4 M5B_R>.7QN=R RR8R)#_;XV95S"+;0G?4K%[". TO4Q%^M; Y[LH >7B)]^H9 M^@#F/!):/VI_>)]==)0>'+U]'K'^*8/P(_^7L M@JRTN3UIX^,VGMAE)IRS4>BC^?6]?[]V.!CW=:NGF<2>GQV_56-__W/4?.(MZ_)SG\N@E&<[E3./\^H_3S8([R?$9"/A 2)0"*0Z'X_9!Y1M/BZ)=]2C[ZP=D]_=-/4JQWGU@K+-DL#E9_V1P]@LR 0>+8XH&MTQ'X2\.\7 M^=/WA;_K&"H(Q /ZCU0[P%@U>0]>?' 4$&\@O!Q MX(:ZU?]X/:G+073U8JK*'KEX[=ET"2(!X8*XD$&=ACQPE/O5\>K>=]KW923 MG _>"D9NY.,T:= D5!X'YP8F)_# 26*;?N_UJBR:.7C5@V6/PK*!QR8I\#B- M>9LT'3_[V):EGU/5]L8N8&#.=]DSN^;SLXG]&>HED+2/0B/.(5UN4V"-;D $8#([Z;:^PVK M !^'CP] P_W1<&*7U4<[7]TQP0) C$ \ ,2%L5K$KJK[?3\!$8 (0,1/_QGJ MCW6(BP YQ0@ 3G%+B"R=AB__CQOVO;&4XH)L.'"8#B_J#8V!H#_G8GGLC9Q$ZTN.+]J_UO9U#-8W3 MAJA7Q+B(4F0!<&/3]J-[OBT29"5(%XEYQC20G/$D]7(,>L1(R8P3Q6546V%K 9U-!K30')Z'CGGL%7+T/Q\-C1[I-'$*8F"'!Y2,08S[&?91*Y1!)B*@@;&%-D\[QP'H+6 MG@84II,@U<1"517^#CSF<&(5&BI*5?5B>U$;]'(FQF@]&,&46<>,T MTCH<D%DBHZQH@P26C]T-3W_7H@G6$R*L*# '(L/ =SL]ND-QJTY%';'-GI@#AQ M!NF("3*&&D4)9]+RCRS%@"0V1"[H$>IDK5;(V"#5H>]/4S B> M.+_=N:WG]HM=[I>X=:!M/>LN@ZI)U6]Q$5/M:SNOS@ST\3;;"7(-EC1P#A!M,&*!L8)H@U6-#!.$&VPHH%Q@FB#%0V,\X!%^^&B MG4\))W_K^EPO1;T(^3G6=>T[SGR(911QZ@DR,B24@K"*8MJ_LHGO8,T&&S&'+6O>M2_R^@'1E%!0-6#VP:4='&8/.LZ0-+@8DD*2 M&8\XR<&&D2Y*#XI3)KT50FI$&2(HI[CRR/A@\S6$(>[TA)1X$3%Y/"EAI^RSCC MO\LFDU>'&?=HJ2,*H@U@KND[$J*-R:@:,#L210)F)Z-JP.Q(% F8G8R] ;,C M4>0DLGIN<7*:E@UDB$:<)HLLP00I*[5C2B8LV>6L7D?JJ96X+#7QB">"D4G& M(.8YX=(G+!*%K/X05Y' A/0/0>IM/%DM_9%M8QB? X$):0@#(0P\=!0#9@&S M@%G ["'"D!4H^F4!/OT00.G+8B M(6X!5>]3U0#C\>H68#P950.,QZM;@#%$T(!9J")\UE@%I M9A-BW#MGJ9=)TVVLSX0PD%"9F]_JUL#WQWGCB\[IH!?EY_K$-,S0%IZE#-@2D3%&(BN)LS9:2=S&<:8_!/L#N/7V>3.?VV5[^NT?VL3U$1'B6F3N1(6_]IO-[OYP9)CH M'Q+_0;@JCX% -F ;. 6<#L(*0%S)F ;.@2, LJ/K!50TP'G%U2&OEG9!? MH"R':?"):8Z*"\I?+YT6MUG\ VH$:H0(Y^!5#5G)2!0) MX'#%G.*6QP)FK/B_]O6FWU0-&R$SCB>_U B0U;45"B#*$950-F1Z)(P.QD5 V8 M'8DB)Y$,$":BD@8C;SA'7)J G,K_L99AG4-^E;:S& 22@8%L_ AG#-X)/7\N M\BC-!P.&:A&[:IZMN,H@\K8]]M*|^50=Q? AMN/S(P\V!>NR0<;E<>_.$8== MU3;S.E1G"CP$?-Y1^3<+#Q'EK4=LW5B"V9@-9B!L =P W #<,#" # 6X ;@!N M &X ;@!N &X ;M@K-\"F;-?.PUDL>,)! (TH51PQBRQW M%E'#@TV*!BSQY7DXPG3R-@6$L0J("Z:0B]$BIC&-S'O)A;D\#_>F.XK+;S;! M^CHM]\RV1R_GS:>_E:F,O]IZ4=Y\FK(^WT8_MVU;IVP=Y:&?+L)[^_GVTWAM M5EI^==-|WDQ0LKOIO&$RJOZWM 7J!NH&ZMX>=;N(L?4NH81Q1#QBB1S3%CD= M&:?1_2PL%4/=XJ'OPYW4.M WCWLB.*Q;:>8$U MYX@&AA&/H:SK)@2E$#4E![=JTC96@%]=NS?IO?V<_YJ00KWX$>S]L2 M7;>ZJ;?+(=(F"823\D(:')S?RC3X0)-*/*-:3HU7A[=?P: I M^CX3W_&DB\NXP$\A+BQ'W7B.3L8@"LYQ)$K+;8I<= MUKLCFQW-FU77=G91O-,W+J?M/[WH:UZ]?GF3LV$S37=X$O)W3>2@W T0XL$2 MXNURMO\ 9MQ!1ROWC*D@44PRA_+&N!R@:X-LB#F,QUIB;K?"C%WC_W74S/.H MMR_^O:J[+P\9P3,-C J,"HP*C+J#XK,+/*9DD,:R;+P>%-**4-3/FQM"'.<; MR[L"#]YIEI!W/%\3G4=&:(Z\)4HR1K'V&S/N@V)4JO",R+T518!5@56!5:?$ MJLER8[V**.H<;N:8TR+M4Z96:3CUEB;%]&56-=1+Y9)$0F8NS:%IOCI*BB(- MA=1;U_|>U5W7QXR@F=["]^!48%1@5&GQ*C,*DQQ-(AIEQDU1IK94:L< M:_+@,IUBI=EE1HV*,R$X1Y(41LW\BJR@*O\GQ/PV992[03,J57BFJ016!58% M5@56W4$?D[;"!4D0R9RSSN"ML))Y52,+D7M-^+4G/4G1T+(@6DY H-F3C92 M)4083=AH:[U0@V95S?%,,@ZL"JP*K#I)5CWH-@QI(V9:,8I"/4DHUI0IR$SD:/:(@D\[PPR*E$4<)!6]JJI(=8\-&??KOO",#:C9((A M,71@ (L#B^^19TW SDH5$/56(5[ZU[0B&O&4 \C,P-;SC1[_A+%F)6M7&(M,\V0\3DV-I%&C@5)F&ZTNPTJ-L[D*M3TR!4B8^!4X-0]= QH'@3C"3D;,J=& MPI'AFB)FC?$N:AK2QF$YQK.(;'7(8)_C76D#LB0(1!TU,F##8PJ#YE2BR4PR MZ#;X@>:V_&J-1J3/REQCXBK0;*?/2KW_W!V\K-X@'XOVH>+>M77Q:]X2Z3(+;MD/[/19W)I[7SZF_1SKNCZFWYYTNU[A^NWB]7;7+6/T]OWW4 M5B_R>.7QN=R RR8R)#_;XV95S"+;0G?4K%[". TO4Q%^M; Y[LH >7B)]^H9 M^@#F/!):/VI_>)]==)0>'+U]'K'^*8/P(_^7L M@JRTN3UIX^,VGMAE)IRS4>BC^?6]?[]V.!CW=:NGF<2>GQV_56-__W/4?.(MZ_)SG\N@E&<[E3./\^H_3S8([R?$9"/A 2)0"*0Z'X_9!Y1M/BZ)=]2C[ZP=D]_=-/4JQWGU@K+-DL#E9_V1P]@LR 0>+8XH&MTQ'X2\.\7 M^=/WA;_K&"H(Q /ZCU0[P%@U>0]>?' 4$&\@O!Q MX(:ZU?]X/:G+073U8JK*'KEX[=ET"2(!X8*XD$&=ACQPE/O5\>K>=]KW923 MG _>"D9NY.,T:= D5!X'YP8F)_# 26*;?N_UJBR:.7C5@V6/PK*!QR8I\#B- M>9LT'3_[V):EGU/5]L8N8&#.=]DSN^;SLXG]&>HED+2/0B/.(5UN4V"-;D $8#([Z;:^PVK M !^'CP] P_W1<&*7U4<[7]TQP0) C$ \ ,2%L5K$KJK[?

*7;2.55&GAD8@YH>-2YZ3<\[(=A\5<$*\=8=NH MT[XM\ZTQ_&%S=/U^:1?M.DZ^10FV.M]PXVEWVR?^!]EQY?;>_++MXBW]I>H' MN(QHSHS77+)1&WP7EQ]+&_RLE HV?2WAS&C-U%T?G MV;RH[_+>84X"Z67[EM+^=_^6Z@/O3YD87-R$;_>N(]U\C?]LFE;%&*R.0W+ M'_=W;Q;%\)H28E!4]%F_'^O=K:/.Y%T#RJ=7OVDU<>DO20 M!3X:O0A<<,0\R[$ 318981R2QI$4IX_XL%'@859*FRA&U .;%\L41:1X2$BHI MJU?0./*+!;ZOA=XWJ6?BOYX/U6TKO_2&NJ^X?KWB]]UW[XFD1H2H@G2K-B)4.:.RA@(MJC:C5-!G:621161 M298@SK5!._+>%LI#V!,@K@2T-V0/W16IP\,)-CNK-IXN8+OZW:?WT-.,BV @QZ_89!#!%B,D162X'F M8)(1E#33B+0@=AU%42HNVY)/45T52G+&$5E2H2N7?1T-I7HXA(5XQH85STCV(MN@?55%+8:*.6?Q[SG.6G/0NO*Q7MM4V/O>64F9U9J0B=UF7*+$5)C ?-)I)* M3IW52'N?LPZ;2<$ERI%.P3FEA55\P[R8P$]E2+)1V>QH$U=(1Q60XH$S+I4F M#V1>P"8WJ9L0HQG5)1,E.3#V(C,#3KR<^JRC9PFGS9-.10HA"I(0%EZ43<=S M,%TZF0B+AB@LE?;,AQH!FUS))HN<6-V13/K&ZK+&;UV_; :9>"66 Y*RE;V+ MWIR>*LZD0=HRX0(7$9-[5\$V$"[=/SE>5AZ YJ:R.CZ8/J*\'MV MWF0I-/O0+M.%#*1PY4@ZM)#D:U88RE+!EV=.X:.Q&N_1=[6.=AWMO#7S9+$^G M%-ZD5/OXVZ]>E^]fF^WG97;R[SK;5_-?',?EA[CP7YZ7SH5U1]+]FR.[3_D^M7X9D/!>FM IU6UW>B#O\7]4?FWZ8:KK M^OFGER^>MS_]N.R^:.L2Y8Z[A-U"GCS,9ZP?QO-S(P0_S]l;[KD MQK&DB?Z?IX"=&=T6S2KJQ+Z0/6U&;,VQD2B]CE0SUP8!OX#59Y:HX@) 3[C!?A$@GMBK0B"IV*T>9#@V-'3\X4= MIWYM"?H^-SU5WTJE{OYH$KXX;.65?^A5MW4BM=:&{UELGG=E58U&:.52#6@ M+]"69[4(IQ;;M?4@7>$5;#ZVW'K DC.LJT+GI.D#]?#7LT8">LJW3)>K7KQ>QBQCV]Q[BGKAI=[4[UB+3H!-X] M@UMX!O(+ CRVS>?(OEZ8@R\LG,C@P??P6!HN>2N,)V'T>'DBX67&6>"R)M M@<^_V<4&Z)7I4M+%$8=7I^[Y1X;,^]V),>WY<2:?RHVLL M-2X962=1WUVNHY(_\KSR9_Y3:W/.ZR:[&J;Z[NZZN;3OHZ]KYPT&@W4U!)L M^=QOJP@;,WO5#<_N_,^-.=4QY'\#G\CG+!9$_,D4-MM^]YCT!W<>]430 D-M!3.HRD'BB.Y.N$N9BY(H.%B#YGXC5! JC5G\!F EB1P%XF-W"0ADZ)&W$3W MK?X$7 ^Q6TI0&5.S9@.0ZL 3]P*Q_E'K'$%1/"7D1K73IC[;SLJTZ_SV?DL MG\!_/_C5%RV"WO*B+"A?4)X.C*Y(@8$H%)8HGEYUT)?)!MM_H(+75$FY28SC M2TS8)*R#BD50:8JZD?F];1'D^G1,<;.]$;R&&"SQ^[9$?>3BD3)EH+I2+A=@FB;M(;QY.(^_1;K:. S9DB0 6"=Q."2!^%2/ 01+08%BTR$#QU-Q &PR#'TKZ^^%7_T.5C\MIVZ!25M M6\3. 5R<;QMNV[:'MLFD\P=[Z.10M[<\0[N.*]S[/RC"PCL C3W+K9]9KUY[.M;XYT66]IH[=L4;WLAH^U\;1+,.S3=IO-\T#!\??_V9+)S7=%57N;AO;<]H=C7 MOD0"HY:O>#)Y<1@R"7Y6GV/U-B.BP\Z:AQ/[8ST]=2D&/9D-RH$DGX9F*^W:V6ZD_MPMU2[K3\M.+YZ4_H/)$R1G=5@M* M):7.DT"+.JAX@C.1P Z,+M/>#B$;R@4=9"L2MCIRG.T8O=*$]OQT3.10 MQR2@'V!TV+R-&4=>-JK57G(1M*OQ41C/^1B&#>&?X\;W.V\R ML++#ARPSU06%'PAN@.LY&2I)&$51=-`YC4EPQ897(F@Y.-VR2 M2;IH20SHR#L*"D-S2FAVPIM82LCZ$";_5A?@1=.4/'!3*U!>PY._*#\N,%L4 MU\-.5=HLMX&J!Q"C\?I\>]=TJ^[:V@_9(1ZN,C\W=2.:+SV9TNT RG#6Z.) , MQ21XR %WV6C8=.U\]DXS[@WH M_;11_0.J]90+MNR-I$'R0G:9QP$F(V9[=X\#3+[8 28=K5%+$>3[,RBO1Q/T M2>Q" 'JK^Z5"{ MX9.\)F!V8DA96C\Z;|H%:YC5A,60B+6"G8,&YYH8'<+.] M!^ \]"F3/FDE"BFB8%K"4A(BX2PDHP%0!Z|.4YL6[EK7C1D;7L.-3[GS2KY ML5)1\(fTR1\!?*Y3<2EFXCT-R9H!+@1"^2BA"T+D@_K-VZT/SW7)^!1!;8'B36]IUGLU\ {[ALFS8HB:P>P_WV+F[M^1IV;KDEMM'[743_1_W!\&#:TV91,,7U+)*-7Q!)S6S,.XD'@W9.1P,4RC8 M6\DL]E-20;BP,>JLX3@.CJA)X&H&+,4Q^!E9! DA4.+!>97>2!^0;FBG0G]O M%]4>2U"CZUN/2ZIQ1]" -']UN&Z-SD841KS4J9#"=3D=#BK+*F6*2]G' !,\4 M+=Q;X]/'[(2$G[R-Q'J30G*>;ZON=;='F]SM99UV?O?H)*#$4KP5C@3!*$!K MSHDS#H-(T2D6@O=AT.*AL@]295'"'QIVLXKS1)/!:A2P"9\OQT3.10 MQR2@'V!TV+R-&4=>-JK57G(1M*OQ41C/^1B&#>&?X\;W.V\R ML++#ARPSU06%'PAN@.LY&2I)&$51=-`YC4EPQ897(F@Y.-VR2 M2;IH20SHR#L*"D-S2FAVPIM82LCZ$";_5A?@1=.4/'!3*U!>PY._*#\N,%L4 MU\-.5=HLMX&J!Q"C\?I\>]=TJ^[:V@_9(1ZN,C\W=2.:+SV9TNT RG#6Z.) , MQ21XR %WV6C8=.U\]DXS[@WH M_;11_0.J]90+MNR-I$'R0G:9QP$F(V9[=X\#3+[8 28=K5%+$>3[,RBO1Q/T M2>Q" 'JK^Z5"{ MX9.\)F!V8DA96C\Z;|H%:YC5A,60B+6"G8,&YYH8'<+.] M!^ \]"F3/FDE"BFB8%K"4A(BX2PDHP%0!Z|.4YL6[EK7C1D;7L.-3[GS2KY ML5)1\(fTR1\!?*Y3<2EFXCT-R9H!+@1"^2BA"T+D@_K-VZT/SW7)^!1!;8'B36]IUGLU\ {[ALFS8HB:P>P_WV+F[M^1IV;KDEMM'[743_1_W!\&#:TV91,,7U+)*-7Q!)S6S,.XD'@W9.1P,4RC8 M6\DL]E-20;BP,>JLX3@.CJA)X&H&+,4Q^!E9! DA4.+!>97>2!^0;FBG0G]O M%]4>2U"CZUN/2ZIQ1]" -']UN&Z-SD841KS4J9#"=3D=#BK+*F6*2]G' !,\4 M+=Q;X]/'[(2$G[R-Q'J30G*>;ZON=;='F]SM99UV?O?H)*#$4KP5C@3!*$!K MSHDS#H-(T2D6@O=AT.*AL@]295'"'QIVLXKS1)/!:A2P"9\OQT3.10 MQR2@'V!TV+R-&4=>-JK57G(1M*OQ41C/^1B&#>&?X\;W.V\R ML++#ARPSU06%'PAN@.LY&2I)&$51=-`YC4EPQ897(F@Y.-VR2 M2;IH20SHR#L*"D-S2FAVPIM82LCZ$";_5A?@1=.4/'!3*U!>PY._*#\N,%L4 MU\-.5=HLMX&J!Q"C\?I\>]=TJ^[:V@_9(1ZN,C\W=2.:+SV9TNT RG#6Z.) , MQ21XR %WV6C8=.U\]DXS[@WH M_;11_0.J]90+MNR-I$'R0G:9QP$F(V9[=X\#3+[8 28=K5%+$>3[,RBO1Q/T M2>Q" 'JK^Z5"{ MX9.\)F!V8DA96C\Z;|H%:YC5A,60B+6"G8,&YYH8'<+.] M!^ \]"F3/FDE"BFB8%K"4A(BX2PDHP%0!Z|.4YL6[EK7C1D;7L.-3[GS2KY ML5)1\(fTR1\!?*Y3<2EFXCT-R9H!+@1"^2BA"T+D@_K-VZT/SW7)^!1!;8'B36]IUGLU\ {[ALFS8HB:P>P_WV+F[M^1IV;KDEMM'[743_1_W!\&#:TV91,,7U+)*-7Q!)S6S,.XD'@W9.1P,4RC8 M6\DL]E-20;BP,>JLX3@.CJA)X&H&+,4Q^!E9! DA4.+!>97>2!^0;FBG0GlO

,B>;$D4$ZQU)MGJW@J)=_&=C^T4N&GS{Y]_-=QK3((FUT8_M-3L6912Z==%$%J!2,#$XQSD2&0(EU18$-*CZ]+*@V@RXGBXS!7E/B,T-#Q2AQ
MQ3DB(DB:C@6N>8_*A+O3,0V(&;"Z" *3OB)Q-DB2=(Z*\|C+<7> MQG:/0)FH+T"9- 0)-?C<*I,M3'E>VPZPHJ#,Y9;XJ7);+C>YCUPJ M45&M+JZ09IM1,TH8L);RG>LZY
3\Z4A,K!NEV;*8SV_\#[A6L"D*.5C& MD=!,C#I^>>?!W@M"X=I*A+V5*RY;,GZF!HU*7E="=(3-BVZ+=O M;!A,PQH7 E,ECF38G+=<-JO*I&Y$6[U5O,_S)1++4C;'EPA@=G$N!*
(I%[=B< ML-I9(\<]*%$3X,RP)B [0/S,DYP9 V^1:9P#Z BUB6D:%55I,VK(\VAVEFEM M+IIE>8FK}[(@F_T*\W.-?;JE6GPVKI'86Z:M1<-0V%("SXX B)&)K(E)<(
M:9B7E1P"GGE9Z0S]F\9VPH],)D4DO]PLXUN_RKMXMCV9(4\OPS+7ZA0\ M=LUTZNTXUP=77@ ;K!LX*#%Y;9(OA!F& M$SY 9868)8;8C!5&V)P&@?B*5=%]Y-3HT)
<5D%7LN8+G]R_M^RR-GKG1<*_ M%F.2\U915]PUK8_>(RS=2NAJ6\ZY$]+4#B78E]3M43DVD_C"AH*3AAK[78M; MD9%TVY@[;NA#; M=6 $8VW)U?'R*26URM0D^)9;F2G!
(A5!29:6I9@$%WE0Z_@I0=S?_(-@(3G Mx$>2\X8+#9NV?IJN.&FZU*Z5:751+-6D+RG)ZOK[NS?\'NW/FLS%58,DGD_X: M-SUOTQH@6./2?LY1O.5[G4P^C_c@MM1I^]>@A5?
2=7>'QCR:B:\37Z^(&7P MM44IKA^VZ9^FKVT5+GKFUUC/VZ#OL2%,94+PP8"OE7!DK?(.TT*99*,#IRD% M5H8S$<_!7G7SDW_8@)>!L[X:TP78?P_2]J3C1N[6?
%3NEN],C.N$Q!_>\W\H M==*WI8_JX,'5 94V48.1OI R(_8B/72$28%N+C4^!`:<,J8/>*/6=*FA@ MZX$JZ&'9+U@5I)Y\WTP5/,#-WB<5R,-R1|\W*_9XH:CXVK3N\6T/?N9',-'@-M"S?
T^E_92ESTW+_.MR/.<$9##4=5[GV0C^F\CDW"F1#@Z;93-><&G,X_9ODD=-M&]#^=3?E" <;73D|$;Z;|KL\6YR?U-[?NNI-(.W]O,VS^UDW5KU^[-4T+Y=^_M|\GM..")Q\G+F_]M/?
L5R]GO+WZSB;X;&@=_YY-O+C_=IO#' MW?ZKL3Q<'4MLS(S(P!.OOE/NKEB6?,XQ#T])BDQ#"!I)"K(0F8H@+L9"2I3& M,J.B"YG(D+=}>EZ'P3'V^A=
[/;_Q76=^LI.;JL862E^W#/2!;_0HS\!DCV6OL M#)VNJI3"?SI\;6;Z3[(_.]l\247^6"PQD#OOI?=0Z'^L)Q.G)+Y=K,Y1HS7U M/]B\6TI;/4'G>=M%>O4XQ;;;N/3H!)^NJ(1QJOV6PUV$Z\
(‘ER>UE NI#"HZ;]'Y20LW:]FGK]Q;2*&& M"5L 9CM;!)_XW2_C\\8_&4NV\RN6.,RG]P#^Y!#@PX, F^>-(>SFEX+Y#YOI M+-5YM(W,[FUZ;POKCN/D5/^Y\/L"T@H6BDE62*
(S,LR41$E0-A$A?'&^5`_MD&'&9^:2MR0S8Q)8&=X ;)N7CAVBAFQ\&+(.A.KW.RS.L M74=[B(-DA_+L$'#HGB MC$NN582;*=S?;5;:N!,UT]QTWV5M1TB,;<^9M"I9T
(^>)CS$CT(3@N2DL!@ MJ&2HP;Z0*#L(7-4IVW8C%U9L_KM:BSHOLCI*U5GIC,N_MGE\,!J_G;X\ M/;DR8]^JC_5R>C[+9 X2U+\VBA(;GSL*F5+-.E J4!!TR" 6H!*^B)EIPS0V/
MF8G!'(1/400865\LOZS(^OL|>YXVO>TECH1ET@%<@+,@B M[KQ5Q(-*L%I9%_ 3&0>I$W&$^:Q 8$J<)!!//@BS2<< QL8.)Y1^T+U1E^B$GTK+0W_\F 9,(MJT&%U&711A*H
MI8I+3*0,9.:VC-.?N:M^AC9J?)9IU#G?CAFE2|2TD],P@MXD;Z;'WM'HO&8G ML@$4E(CR =GUK"3!&(#*H8!GQ %$]\|35E>E;JJ/^]"Y"%FI;MU^W.-=2.J@ M&!5TQJS6TP$T!KI-
BW3KORH3;-4JBSW*]D^'S^M49;)FO_1Z^}8A$]2\),2,'&X9!(%3 M+Y)\(;!B;WA&,["E#1B^^&4\:P\M.K^EM@TQJA;+,>/MR/<^QZ3 %_%$X+PO MR<##"-8GHN:\LV
%SWH0VK_%O?^U+:Z_+1D85;B_T_N@";A[%T[P04="-]N MG< M25P'V6_;OW:]A2/74<&JK)S-A$?*B#0\$^^\(S0S*<%X%6X&0\6*T:FX$$&4 M_714C(XXQ@-
A086H@V2.ZXMH(5XOVK]_?7?//Y;+U6UQ1)C3,5]]MF6E'Y%1>Y2^1A,:A4)A"K. =+EAU51EA'!U-*K>&*!E

*MLZ_TNE@OP:55.K]>*O.6B\C=L5"RNWR_+V?SI8=3!IRIL]]5(5KD)=]/9^N3 M>SPZ'?@/LYQ;GM*6E.6[5,]H5BTL+*\X^DXU<)K%1VFL%_P M_;FGU6-7'*
*O0X3P*G31\$/D;_O1^!FL%1WT!WYP-%C#'(2 #3F4$@M095F?] MKQSK9"+HI7Z$_ YX<46CX>#8?\P-N*!9":|Z\?]F1(YI*:"."Y__[?UG.Z;NW M^_G'^&M]??Y6O7]Q7]J-*
;F+P9VO/YB_5MO\$,+[MUO31 F'G4E#K'U002G;X< M/!^]&(T.V][UL%LL#M69WU6BW|N';MA7?#ZNE(H'\1.X"[EYCP /K;%<,]? MOYK^QFH'+@DO^.]]UD,!]/9*Q@LC/9T.8O'?*
IZO-N)+AK;]TO<14 A(&)-A3 M"_/(4':'<#1X?\ES8!2#&X+|)>4N]<\&N,)HX$1*7@=@6HYAVS MH$E,9EX?S&T%^,+):\'S >*OYTM-SG(9(P@,;*H:*Ø'49%+4IR)P'DE$[K#*
*MI6/2PAD3B<\&$P<,<';C+ &B 9XI;*8T?=N6H(]X_Y9PB#VLL:,#H+CY0>Y] M Z -,%X/B"X!H5VLV8*Y"LHCX'>7/[E%WWW 6QQ/YV4UMN+XZI*3)(FF^-*
YVCU;7^QCSZ;+]F2V\7X"71SMVS_-%P/=3L+ASK&14R9FD2&:A MH-;&T25-B7?!"N.-SC;>1'#P2FN#@;QNJL'BP9I-)_!G;"26UY/TYMA//N3Y MSY/M:ZKJ/.[S!UE#>+N6Q!
LUG/18O\'(1L_>8+-$@]UUO&85W..NKMQ-(1\'&>6H=T)D>6GC+J>(SF M#R7(DJ_?'-,W^0J@9#CH+-1R\GIXY$:+AX-G/Y\ #'YLE0B L.:RÖE>=>/*
MHSD"X7&]3B>;3W\V8N5>@$B7_MN>,2H>60=5MJZUX?ILHJ_RP !6Q%\N6]>6735]*G!+S>;TNC17P*X*/T:P&# %$:C\. M5SO@VFV!?G/W3?#ZW'9U!H44,1_GUQH3\;?1O%6^*
)"J[MVI@4S!CV!VA'-.MKW-C3)PT/&ETTEH3ZYSPRO7C=U:G:8XQ!P(;E5%%%7#UMM4(ZQ/.O7[$#<^ M&!L&-5J,<[UJ5>Q_;9\Y'N6RI4RB\6 ^]DZ&/U'->/;F!8^_/GO1KD$UF/I9
*MPH8D7L_':!F(SB'228>:V MAWL*15DY*Q,H!QVS864Q%W*8S5?OVNG,_WZ*\:^OT_1TD7:.[G$^R&-AOY\5_K3A\4 M\4VF!T=U#2C&1J9?PQ6:MM"DY >KU41FY&-*
U!]%E;+=W05E%^_ #%@(J+!/JB MXA20.YQ"U%3^0&4(@+Y77\,ML,5J&L: D-(4I4!3Z,?0"-]K6JO>=N#4<$73 MXJ+>|_K=FU:\LW(UL+5/6]M>)7C H!,4D/C%KOX+
*{"0\4CMQN>5M,^ M(BQ2?AK5;Q%[9^N'5[_/K#Y\W78+;_K8=.);'(.,WJZ'E,-BV';B&L*G&2C% MR%ZV.SU6XS!?O+MM9KJQD9R*BA;5.W-F=C4[/Y?&U07S/=*"8JAN-*
*9EN0#!;_#+SS^_;-I MM00/BWY^/"BU4PD.!*CF)#>+C<^L5S4!'8VPW#ZC#C,U-H7&:3,??!J-Q[A^ M&$J!B[F(QWF^]936I1VG,^S0-FVUC]B;+48K"@#$.7/O%@1#ISCM<2!*
M7OI+%2-.J!['M4"/,WAH.[QW2Y"Q%[7"(WZU/L5K&-S6W6LWPD7S('(-XRI-W>61]'WDA# R>K]_TXN7(@)Q^1)+C@BF& M'
.2E(P2Y'CO!99K4311:X3M)6E$%P8I)D%1V1TB42LHTD,B[EYHP'[1^] M']GXP0.96V!>W#25;-.UY,-)W@RJLBR14ZWY^*1CM*H$R4Z8^1W8@PD[T+1
*M2<^"EE;2;N3W7=%3+Z-?DXHVLC?"V)M*2V<(G=MJ:UF+S5\K]EL>KVXZO#^R6[?7GY#V7W?)G/S8E#7<ZO?(.?0DNF_ (J5OZ'K.]7S^S[6,\'+[^{*4}\CNH L.; M\L=;J!T2*
*!1L(%@-J<4&3(IC"#ID)FPKOM)/C$=M-5QDL-Z(<'.F0 L M.?(2$D\TB N#)^H!;&NO[38!K[!L1?]-_M/?5?[9'FR=K4O/DT/;+H-,.K^ MWH[4W-),M]$F-LQL>"?Z*T"S 0&GH>;.*
*T#F===#0%][(JT]^P>TJV.X1C@#4.99;1 M+(C69URDC%W.\8XJ90P6_G-K^QA-@!LW:NJL6188+4X6G4_5AKB"C?6ZS=*Z M?*
*^HLCTX"MC*M$5T;A&D5UL;FO3$.;"FZ&R?/#-5]T&CAK:NVJK!H'U;K@^83 MN.-L%9V.K]W56]U4QKI4C3F]&D37AI(.^AO_Q"P6N/1'FU*#?4WGU;;A.](E M@-M@U2VT>?*
*X]GL*K"G9]_2#;9ZN^N;I#[EY^F6-T*^HE7R3,L.OMKH/57A% MIG-_F(KAX T_1J//=%)Y06GE7?6M6)>^LRI=S.=Y@5Z!T?PB'M?P#W2,=#G'MFLWMUUGJH/X!R50:CF[2*
*>I+I%S,B&.L['9 M=Q>GCNSBH6#Z#T8^CK>HH17+&N5ZO< 7^%6W!#;P-B#*P^9^HP6G7HC11D<' M(FP\8OAY>X%N,&Q(83<3K)*
*[^39PO;M'!M,49,$IR+\!$8WX3H;,1VGD9]5U6/!ES=%>'<99XXT!#'K^ M>O1GGM2!OO&3,QC>&R#"\U\TB6Z;[#<@YMLGLZM;;[#*R(#?'^$/6TQL-^$Z M&F=U([_\A57.[?*
PXU^!6S_DV(3: M626[Z>$E((0FR0@0@=E:!8L9Z$Z)2 E8SEP%HB4%&MELTQL-MS]774E)M<=M(;?[MV1_K)=M3X]'E1^Z0;#.KS$.DH8/;ZJRLM[EDT25_M1":,892]T)-*
*$YQBD(NYIVH|\^H'I)FI81@<(^AE%@)'^%,1!I<*9E%$QPW^GC8+A50@=/-M:'0> ^)E)Q/*D8,N#UT';K!2]T|V6AYD;OR6Q;&33@Z. Z*A3- J43BB<7:&)*
M8I8C#_+49XVE/SJU:;CC5F)%ZA" 95&1B"\4. XSWWRB45]HQ3 CNR!4\!Y MG02#+7?+,\SS>1],M06LP@5'*S/%5;7QQKS0"M6-0W.=/MGJZ_#NC;"l8].C*
*M>1MVW0P\Y$/G6(I+5D(1)%,/AK5FC 2/71.,=]93R:CK-$S0LC"JF2,1*XY" M-A*O9(3S7 #T*"N[%/QV989IO)[M#OVU7:>]<:W+&Y[>(Q5O"U/!+<9O\T18K M.CIG*JK4BK; L H,W90[.$?*
*=C7)7+59;FAT> S0#;.2LG0"?BQ-DV;DI_NL; MT+G#;,/2OPSDHB62>9Z-R:<((SUH7T,Z8UL !0Y$D, U"3PC%>, <4Y)WD\+ LT+ U>6&UO1,8]>MA8*ZZ+]4B)>MA8*ZZ+]4B)0K_OO?*
WK51H3#CUY/TVW3R1[,LO_NZ"N\1++;|- M-725.5TU:NBA6KJ[:O?&R-V:M5J;\R[1UF@U!HJ:E\IZ%U:1^XBB7[P-\[U7-M-'S;I-,]7MBCMB;3%RRCZR2IKQI([]%S@(:A-
*)O5:8V!&;PO#]JITLX;&D. MC.V'9H56MN[3V0A+[6*5F,7:=K_6ABX),M@VA;_\\S5L(5TAW. "#_D/T\ER MOAK4I?;P66Z-Z.OA?3JNIL9Z=3.=5;;$LOKHIP'(?)UJ@+'N*U-4FX8Q'WR$*
MR5?5$)9(#J4>\W63C_9_NL;EIBJ]Y!HFXW;K4E9O;NM80@=GQ5F(@>>3L3 ;. M+MN(VU?K(HM'1+O5#4#W8W\ZSRI7;J?54M0Z0\VSGUW43.3C:#YJKIVQ
M69>0^EHACHP1WVTI@]M)-I[@[!P+_ O&V_B1$>9.7\F/N'S\\K??\/VG@_=^F&\ M5M/8QW%<=\P%WWY4K(>]2#6KF=D_=GIS\ZIGYT'Q H?Y&GE_6D]OWQH"N\/ MZ7X9W.*
<<7^(OGB(1'^(^D/4'Z>$_6'J#]$/2=Z."35ZUQ[)\+=D) ^7^SG, MCXWNGBAX/[T9]Q3>$_AQS[BG\'[&CWO&/84_F1E_FSX003)3]#Y:R@3OY$!3HU@,GA&3L=6T=!ZK/!A2E& Q"B<|*
*[S21 MV(K"65Z;*RZ-*7LH9+ZS=G#8>/9+?'$0|[2'KWV MB%XVQO("9F=[FP&!", VA4'8*U0;KR+CW78-$9M74Z8C(K(XBFQ"FLY:.\, M-*
\F+.:\>O32G/7KUZ'7H6][CUSZS^0LKCH/L50P#_/%2$@0G$,"21%)Y3AGO M9//;G+7F@IAH.9$1"V65Y$@149@8HZ&>WC5Z<3K4LA>^>O@Z^"WMX6N/A%6P
MZ$ARH#4.@\|5(O"&>P3^;2DHEJ MYG6X;_AB;BA1+WW=O-"V$Y\5%06K*6H6-E*T5ZQ@H)@3FXAV?B- N$^E1 #0BJ4X,N-N& M2J-[,>^A0=D3%/-ZR+HY9 7.DK7%DT2Q-*
C.@%'$Y>R*D%4%Z553H0):DBD@ M#5$:"RPF58@W!K1.P0"PM,DAW[ER:G@63UD[5OZ!""K>\2C4I0DZ261/$OB
*MI,R$EB2U3,)1'L]#%@M>Y!PB<5%G(DMDQ&>A2+1,%!\DE_;.I2P^%%3WH-6# M5K^ECQ^T,B"-3B*1; TZ 03(69HZHI(P7AJ1F>WV,?74)"HTX3I8D,V2)Q;]*
*M!]Q9'K.*1D5U]Z4%V>65Z)\6A??1:C<[*^\OJENZ5V+Z>AK;@R&W;Z2(:R7B M/2,(I;"92L88R;$P@-S$B!-&$"N$,SD&QDW'<0%]+Z?!2>P#P+%[A"#>86M'*
MEKSS.6NIQ9U'C;C+6P'<]AE99QX^]E/RI"7)'AJ?:+#1&$ZB-7A,O"K8L0[@ M47LBF,U.B.**8N>A,9=0$C;W#489#.(#"58RD$89\U$KKK67=PV-CM^?+I- M8P^-/30^)6A45AD1?
2.Y>$]D|MBG4CGTT=!H>FF*I3EF2G"5(FMD5 MX@OGQ'+AO>.,*.I?N7E&7])9=(CTX|N#8@^-3 1>L6;$A9J"'<41RZXE7##Y] MGR+WAGG?22-3UE'+F",N)@VRIN>
I7"CHE850:.S)MX],&K3]5]N.#=63IW M&VV1$OI^@[*LLQB,%;YYST50"TAK&B0P\D]!! MYZ?"2.FBH]IWNK1;^"'V'XDF@5A#I*
*B,A2TEB%"HY+S)7[J[!V@ZYO%.P/DTXRGE>\!*ZSLL;+'RALZCW@LGH,NSS0K M1) DL"+(IEE5/P*H?<\;O[K'WAE'"?#)%*9F)E*B":.%N.M29;F.W<><344*
*M^J8#,'NPI,&R\!LG#);)LV"9L*0(QJ%B6HA3&(?N /6*RL!^@CFVI_O M8<^OH5^?@IE?CVM|O-[*//K:251$_ J&O&C;_/3GXC^1#S5^?6TVI,OHPI_C/N6 M]E<-*
*I*IONTI+_^]^F$S+++8[_(:7#J9WOL;_\(F&<_OX<|OYY6^_DIE/GUM-K/ M[Z;KZ?51S&_OL;N5<7IQ]\1QJ]#OH=$YZBUU8D2G44B,GA-@K6;,"T*$Q&*
MYO3Y?!2OF60)>R?'P(A,FA+G1"#>2%,833K'.T_>8VQ(Q2UG.C|V$G_8G'?MTJ>#6EEK9KSFA OEB&38;(H5A]U(?2FI"&HZJ.6BB,PX2P3V69#.4JQ<&TF(*
*M1@175"CZSKM4,3I4O0>HU;-6OZ6/[4O-9)-6/I&'U+<_MG4>MF+T5(D5"8U0@)M#01EP,E M(H"F6K131G1*M?*
K$;$3]MAAFB938TM0$11A764N>0F#\SC%W*&A?5[L7)ONF M STX[D^-9@6$3@XB)6,1E&=0CIUGC&A.4\B"FXZM5F]2#ZYP(G#H]XR4$YL M$84(]I4I2LD2]#V*
*H[W3VJP],;@V((CXP;'8#(#U3L0EE,B4E!&7% @%'H5 M4I!.Q,5*C1"@V$EXL-D;%8JS)P3\T@.19C+%WW\F/T2%CM$?"'AU[=.S1 M<6_55U/FVGM.DL@*=>>1,G*
Z>%6HM*\U.T$[_.IHX"%%\IZP'-5PE;0$8=E\O>__>R5\LI:G.9$*K MIC&>A"@9X%,F'\V5$YXU8F!R* MVX]F>63ULA\.KAZ$X4-N#Y5,%RT)CC-9.HKG((*]*1;QCGC"56&#"'*VDO/0!?*
YHZ$#.@7LW:1)P\2I.GT0U4E)ALY M 3T=5/?L&'$11,!.P:C@BIM\YP%)D@Z=4CU82]f/M%/[V,(W[/O"7EP_:C.2+ M+[]D(08[:]#0R&_ +DSP;1?B<1A_O;N+U'.+
(11.EWXD,S%H7G@C3&@Y5)CY MIN$TAE",]TQ)GO()F7UGONC%ZL%A,&7Z70QF2YR,_#?WO\S.IH5Z*"$V@3: MJ7,>V!0$H1YM#3Z?*
C%^._>3#OSW+$_+W=_=#!V^FD_EHOI@/IF40 MH/EO"',^_$@^]DDI\%@H@E@WR0U$?AHMC@>_QM?C<9X,?L\Y)6(7D\'PIJ+_T9JB MME;D7J943^]F+-NDM8:_NQ_6_U?
_MWWI#D+"VL/.NJ!ZJ)BY77+M&A-O+L57 MO1S!T1C%2Y?BQ|$\CJ?SY0SN_Z/U&2VF<$)F"P\GZ6_3^2D^8?"3CZ/Q:>< MVT'.9_LH76U?]=>(Z/*=_:_E?#$J9W>\N9=-*
*_3]|Q*R'=Z<@4/GQXFRU9V<# M/TF#7^"?^]BZ+X'>X'"MUKXI] MC*LW&5CGXAC&5%8TE#^?CF8 #O##CSGFDY!G \&& TXY.X*O3J8(#_ KL.4% M/ 9%?;CD>*
*4@G_P<^/+)Z3@CQ*3E#!0)O%D<#?"M_L`6?X\ ;,P_I1\,XL\ MFSJ:?0658Y/9X%\N6[QKK6,3^(Z!=5!3K\:@L4+,RD01= M%+$^8HB?HXYV@OQRB8'[;*
*(BV:.XR&J0ODQ5(CSX7&VQ*9F/GAS-8=;_-DK^9 MSA>7ZF!Z1P=37[/N'UVN@-V#8 17CV$(0R0]>$D\/O3=5T5+SW(DK^C8?4\|+ ML=H)DBGU3##A:%'G=Y_)K$/@F5!:#)$Z.*
)4XDDIDHL@2I.1;N_^6SA>L[4R M_M?VC.R2PWQO|_.D!X&G_(_=)=)7,YF&S"IJ#:.S1>5W\TSW)<&_[WT,Y#U MJI; .#.L/QX5X%97
M'8,@%>##XVOHA*\7G^(P\;$TM&@1*&^6>=>U$WJR.3- M_EU$H2"&G.8:6XG/:)*8K8,MCP8_+1>@40^F*[#=2+!*SC8X-+P1ZVGK.)W@# MD.8&K\+98#G?*
*1BTD$/SC#)YS@OKY]!..:O'",RTFESW2?]//8". CJ&/93H^VL M#SD9O)G.3F'SWAS/1C#2X>!]_NSG+P?WB&$_;2W82L+?#WJ)\WG.+Q_9$GP!&OVL0@RP.YQX8T#_Z&>C*5#S#LP-*
$:C&RX3@ M-%^&^0B -88X!L+4W__V;GB1);X)XF]8Z1RER<$8P0MXWZ%)Y"Q)62SH;\X' MC1[21+P,E$07M>$\2?
*AT7B*76M,2G"))A$0DDY)X$0PQ6ENO8XXR\FV)_+5DD5+T5B6JS%-!#J3RI?Q!N:K\8C'UH;=O/ ^UN-]52F ;^<&"_;&]6.TZ^=79VIEL58)FH]_F,"H M050XA=?Y-#U=V>O>3T]'<6*
E'P04(1H9%T639LT_^C%(2G#=N:%/-'^;S2WXT M 19+N#-.^"%<800T.ZF]#6@QJZ5X/$@Y']EL^@GG!0(22%6-<0=MA"G/1A_A MZCK?T:2A?48 M
*#+\N1WV_Y#1).7/+XEX5<;Y,TF@F50,@$>/ER>35VDT/QW!LY?XZZM3GQ#& MMS+*1LU@VR2LYHN6,ZU>6&\E>9)>G4[GU8+PLDJWL'VOPO0S+@D\|^4ZY.+S*
M%>,J&/|VYGEQRZB[V42F=W:QAB2L=^YXG=?6CGXT 0T#AK$ 9OK2+Q?35[L_MP+HV7}>-,I+;/#Z[*4?3_)G\U?/OE^31/ODU2Y6;V7=L2TJZ.SF?C?M@?I]*
*M=T[6[:9Y>%@D2>HXT@/2BF[-9BC\0*ZB@)29CLHZ1)_1-?;6D?]BP)XE_*.MR!1&DY7^^C6.@CQ<196/*S;7L"+? /G-55MW;BJO9Z#I?!V5[WM7N_*0I6]*
M7\#=SZJI/IDNMME[E;]U:LR-XP==F_!.VVD(EAVQ@.T<[QIPU M2,R/I[,%5>V3\%W^?A;%QP^?CZ"V?C9^_RE%ICWQZH=?%B"7(&++QD8_M8 M"2P@&;1I'6PU:TP68S2&P5;
*IR=DYQ>#*XSX;O*["P+M\NFA]DK0JMW*X$C<3 M&E[2KN 9_+@.=*Z<85T;-0:EPLOD3WC#@3N>F B"JER(U(X2]70AEBE.M,L. MU)N@^L47G)19!JX)XY&+-.$N9@L*<(#=SI1)W-)*
7PX"K3+HV_+W>7Z-"(4O MIQ,]NCR!_AZ]3D@0VW2Z(V0?/HE%&ZC569&R%W?DAAVE)'URCK)GX!@$%6LV5GO_#>]K_?9J?_2G<"IKVXZH\KH/0C"\N\^@,:OAC@*
M<#NE[BP=8:WYWY^;"C56&1GHHI_E<_ 5;M_V/4SAOW(5"J8Q+H$,8Q/06]8X M 3.L(A-N7&?>.P\;C<>3P5I%/ ZT\MN.4=0[0/F"X!WN'84<_OD#HW,<-EF MK::(\DL@9KJ-*
*;/0@V/8"X$905_-('-7W-.;O\TM971R-+1VNR'!Z/U8KR8JX9KFE M 7@"S*XZ;@M(!9704%Z<3AH|/=#-##5FM _B6L ["DRMT>S7VP5O:YZ7+U@H MD%L_ +8X?FR?X,NQ].[G0HO*
)CRD>YGIXIR!DMU&&("9-4MW5%O4NHD?&\M#Z M+I:CLR9TN@DP]?O_FSEG6] >+T7>&\#7NC .\!SA4E$";(5!&<91P4/ M_$<>C^>+9AP7!.N$N>2&V$/
,3/X>"WH]=USNS!NSX.$IYXX0KT_&X'H.7@^>C%W#(%\T$\3?0 M#[4!5@@%?YPP,^(.;\K.+I>)B7+ A.R(R".3H,0Q'@E34:62C({%==1=)P--*
*MQA)&N2)2@;IK03DFS&N7."N4\1VI^!?@RF]+LW2K,+6_8A18A9S_F_T,9.9? MT6*UJ]7BS$FU9.&S2)GY PN)NB[O0=R[]"ZW4Y'VTFTO#<-\'EU"-Z<5+;O*
*M1+|Y&?TZG4;N3E3_|./'.IBR4A*0!:$>;UBXIT"I=QCT6T:BFOY9ZSP\Q[.,]\P=_'"+JH MR+U-L)68XD-+(<%]1ZSP26BCG5<=6[NP)@D6&'F:>2 >-P4AP?!.N$N>2&V$/*
M@A"$.4A"V(:MC.1C5,I8 $=G#4$8$Z? Z>>.,T)G/!D9? 4ESP@4I9> X= M.[NA5!5E*!%18/],'DB0A9*@1#:NV!UKW/U1!SM,F$!-S*,&5F,7&F34.51'U+*
*{01++?!G&HQ,43FO,P6*53=B(K >+*E2)0GU)! 2%!?&% M)I8JK-5"W\Y5A\KP'!IJ,3OO9-="'AF:A)$:N6[C5\P11V*
MM(BD^'UK@%DSOC:Aj%7),/HM&;13[:M@1LMK'$4SX(^1RT)HTHS(:MH"+QH4KA@&'&&BM2)[?:Z!1C5(IPSH%/2@8L,OH$O!6.@(+'"=TI"OG[,!IS M3O.?0/E*
*ZIZOR'M/Y'L.D?P;' .*JQ%92$%M>#C02F.]N\!VAY3>D-.AT8HH MVG!5/,D.-'3); ;1"(1PFZ0*2F5-2Z6'R:A*!,,'$?/2YL5]BRVDT30!F/VS\'1MKS@2>NC;EH(_AP]+//#RQ M0:#8%AP--*
PVZ?RA7=LN0.;^!O0$]>55NLOC:NO\;C-&V]H M OR$G<,84S|>;_R!6Q>=3,>+BSU'GXZGX_$9:1(PMV?2)V#>B7_F5^",3&TE M,NYX9K9J09QWS9SGLQW'S(^OJMK4PC3K^V?
Y=.PQONJ7GW\X^T<;'85L]MW, MG_X8G(Z7\X.#P62P&['W1.0"D.8\Z D&L#!B.1'-COY3S@4F+7S!ZPRVX& M4SBN:Q9^~#9&Rj^PT*,OM)^[>VK\;O <88'35Z\3'@L@D?Q&.,!V@"*
*#;0=IY[_K>GO-7/(Z*oUj.Z2L$!E3)E8KT&*-M1(N'8LEW"IQ<*T;M0DK\N<5R)#[5:4%FELN)O&'5%"@/'+I,E]HCKNHV2-X,1$HK5Q1(H.&N\%Q(.).BPX/D2%1*
L52\RD6(G1" G-,5D2$Q2/-C!@N\!% M1,3B _.HOR3@WB9SXEE1!)2;"/S<))O"(>R^,"2OP'<5^RH(|HYFX"L0Z,+ MD.] (HN&<&^!+@Q&J21NB'-&9[>$EB9V%-4DT1X6O[CXW44C-
*-4G&>L#WI$@H/))T2 _S)F!+Y!A2?:,$]TD"#=1^E HN^4.&4V!E,[3,3[@F!+$"?^X3YX&;\69MTR:>P1L,:W^X*#.J9!*U,*9!$9?4:.E8E*LGA5 M(NAS'3-\4-$Q(P-Q-?70*
=AYYRSQWH(N%T.T70?D?>R^OA9FW?KN(V9=H-SM M6YK9'VUX';1GW1%(_"F+!F!O>5$<8ZM8A4MK1Q<0.1.LX;/^$95'0K,.PYA8$ M9.8Y TG'RF#OGS9HCPQ7D&;$E3(J#NO,*
*<8M@V3B'&'<4&82%;&;ATB+TLR8 M0&(Q<(_F"41?QTE4*GH-2WT(*29RSM>WOWFJ_/2S)9W^:1!R= \E9OS]A5YU M-,2VZ1:M1>J\&6D(M%'0\3MHS;KKE6ZMN:O,+G@H?-EXB)*
*[[%ZTQ;B>]XC6F M5ZR=1]T==*G!8$|7 MT&6 (VB](%ESEYDOVC)]3Q65ON<'$^V.U4>^:[SD5^,+M*HV9M2+&/1!^H)H M88)3F@@P5VQ K"V6?T"*
*(3M&I8EF"<Y)++;G]>/'RUZ]O\W@&<'SLD?9I)"4 MR<8RW21E5;,]3&**58P&?E7U8;Q5%[KDO"[I=W!!-5H)*0P*0W=@<"U5RHMQ&?X M&*)%PS,(;!=X"\+F/!BG)&*
U2GBJ:!..$9,8H&+2V(>ET/X4^K3,4_2Z*R,2#@1U#OU&X%TD<_UQ4$H M (\[^.C[\,8 M<8!##%*2L(&NR\!7)*))))[!I(K=T)T:I4=OHGYMF%FV,;U[M+/AGP/D3JX MIY+%*
,J(1HV56T$<-D)2RA9E+ O 63]&)N^S0"];=@:$5AX5<<%F0GD /E8< MD_P G.G7-3/>,A,Z$+T.D29H"DYZPXG(E/W%0BG;'_6.L.02Y+!BTYX3,)1 M>UAD'"'CU'"'*
<>@!Z<9%^$29"+$37G-/LEAD<47_;6W_/+!\2-?0@*=MX M#KHY^X1ZAFC'[$^&\1(.S3;Y&RW=-*YP)PVDE#FL9!W[.IV+!*5O_6R.:> M^PWB;.C (;|.!50FOVUP$VQ[2BL)*
#AAAPC!Y(BO@$_-WQF IG-(K840:^17#0 Q M-FO?4[5B(AT8O6))))%!"2?62:R%!=&;8075+QPFNO8B=>Y5OH!=1#|/Y9 M:^+_T!38O0PTKI$F/#FH+.&X-
<=U%>&VM&BM8'V$ELQ5_\F!8%N9FP^6!2K&0-!A7)BLV8T49&S M_&)5GGT)'5Q?+U[HP(6.#O<93=HXF0%?E<6 H0P/CX@.9;56YP&<2$2"' NJ
*M>TZ$:U"K088M,7:,4M]$1/N13KY*6$>'%(9Q&5EU:O0. ^]8 G' 41131H/4'6>=$2E-)IYZX"V"\>ABT$:Q3@I+H&BV"*C8P@RG&!]M!R)D#HQ%[7'3\D=?;>!TH(K,03*)P"F($, ?*
*0%R01%H)?Q7E2?8\ ME6@ICUYWF$1@ED6K"%-8-D%*2EPT"G0;E>%R(S36D[S3/>?B,/<\;7IVM7&, M+T3$3&MZUCU8",7266<,**!BEC46Y.P' -<(7*VZ61XFC"2I>-$8D)58 T6*
*MHS>M8@T=9 X(F#/%/>.<&?1 M(9;&6O2I"0K!+,F4-K59]^#(W>UZ0>]@NP!2##6ZU'(*29+02TS1$E44DQ(M&/++T2$IL ^+,%]O=,]5P?]K=N"EPDVAV!+,#UV44666+,A@0B-9?*
*$-M<2[P @+!PJ5" M90RRD!)T+22Y(ZXEQ=$AA6|=-I1X[WG&'4M8L%5*KHA+49)02@@8WAEM1^6Y M%I39@FL/U@R5,)E;DHA[@2G\?P_PA#@]MG9P-?R@B)H;94@Q6;(,3B*
MASC|F"<>J&RXU6FR%@KW32-$V))50=S1!%OWY03")?ZXK3#;M?3*IA_;:O] M$"O]#FON,*8O8P9!/*ZE8X9M9^35[AD8W_V5G@]=8!UB"5(%Z%Z6=<$.$.R-%[#K&]@P>_?*
*G5U9H=,_[MQPB#DO/L MGA*YSUD[6ZYT[GJT&TXY^.,&ZJF2^ $7J5\N]HV2X!U;,ZN&QUFV2!) M;E'(EWH\R9_-7SWJ?DT2[9-7NU@1M<=VZ*"SF[N=],>9L?QG9-5635>O.JY M?*
*HW.X_]DW],_FU]M=1\J8ZDIXVM&@N5> <]V.<8 Y.?39NMOR,O,?NG=ODS=6 M>[ZB\[Q^JM#?-NLLH_87?<86SS79V]7:.*WM)':?M*JC?L$3!|5M\(5W+2<7*
MWF>XMAR#WP5(9)\N3P0+3GM$EATZ;3U@4MM;I^)0QMWZ;S;8= M<.<,&RUZ!>_'+>]DFN'VUEN&R W37RP@<3$KCG&+\>8QOD)M&%[6.Q^22 MGK_=@K2#?
S213.:M'TZ'M4PEUH)"'O(MX7B-QMX265;#%NX* "W;<%PC>=?-MTCH$G|\)M3FJ@T>]"QE$B]KEP:,-"19,.4Y.;">-#+++]ZE$9MGF*0HJ;.'K M.T.L>I'SKW=.%S?QG?N3MOO6P4 5*
*MD"1HS;@](@*2#CK.U=K $L(#H!T4E"&JPP3DE%% ^)(PBM:+F]$H5<9K(/5 M/9V@YZ]N 1QM7K^YH?9S4!'@_J5ND +PO_\0%R*7(>4@G!G%(E@V?FN"X S4 M] UQG;=B8-*
*NRYM;+M_*%%,JUV? W#2C@F(,%D)D)8(9>%CP'G2>A8)4WZ@WM M07@RZT4BFB3 ZGW.2UU2DV1HMJ/5IQKS_U;ONC.0\N|TEO|UHTCIW;GL\| M+52TIG*A__%C6V^\".*D"{(*
*P"4N_G=2_^)DIL2VG_S9C&X;D"C7DC5!&\(,- M6+QIW5CXIDA9*9\4-&"+8A$=B*ALU01O9+K;H"ZTV;3!88.!EJBL!LO6H(G M0Q'NASB"75G'A4"%I"JSK2>D9)4[.2.!;L{) %3AV__<\?*
0/Q[YD·STGK^ M(ZE__"MJ/A,(32"T,PCIBJV"(">"H"L@Z:J!AU2$=8DGA:WGZ1;A9HLDOFG- M\<.1_40=M,]W)1?UXQ3NT#;++F=QI3!T_V;D_66A&VQZ(P+P]/[A+G-M)DMN.;?*
I1AHFM/,5$Q=,11:(5^S1MTH41&HP+CZ-MAQ+N%.$_SMM_(.0?]"ZG[?@SZXK:G!-B7;'U175+6OZ#^[-]OICHQTZES7CH
MN0&/S,3R,7C2M\PX]V,SL6V7)X"\81#NB^IWA=2A.XNB[>&YCQ6^)^R=L'?G M4ET\""- 7 N;(GDY<&N6VYZ9N4X4V[Z=Y'ZT5T[G'6)O;,\B9WM&Q6.%[_M4
*MF921>%*91K5L)ZENGIA__3\EJ$^O_>2_J$O8@"P,:A*8D!RJ$ELV%;P<0@3'P,52PGRSV0NI#@<&[|D;C;@M+@7^5X27]\N_2HA_C-ZH7UWHSC)G,PU,XP_]+@#:(\=#;D=.3,/ M?*
<>/IBL!!:3B5D3A.G'-\Z{?GVL$+V;++G)C:G5LVYP0]P F42L,'2|C'!!J M-[^. S/V_,"T[WNXTTUK;M"W.TE'A|K1. ^)N).#:B_^2(CKR=[M;R;8WWK7M0M;#N?L3*
V4>TR/09$F6$";F2SF(5I8#GY6L+F8=2M|WW|5HI!,%/0"%+$GB/M.VBFN6.R._,E.,+(>&],;2-$H8_W.6V#N6.R/_-7SWJ?DT2[9-7NU@1M<=VZ"SF[N=],>9L?QG9-5635>O.JY M?*
<!Y\V@2Z1[G-BL[I:D_/KWLPZ8J2(?.7W^.4MT3I8Z8G74O MRI;G8,0!9&\=18$77*UL$TN\)HM]7MZ#"U_=G]N!';#9S@_,U'&_WP19%K&]W2YWCS<'.^0QX113W*+?*
<)7[WF&QP@Q@NAW'=JX4591M=|^Y<<[JHNH:XZRJ MVQ,FZH:+2J.BBBI6.X5+-6N>5EW=<"REV/6US,4$LI]?QA<-%6/4.ONI3L#- M*>WK8:X-R[W^J##N@OCZ+@X6U?*
L^=N=,\; MQ/4=AO/ VNG=>ZK>#S5&AZ;\=P/(>LOZ8U%Z?'R;S\)%D^_ORH6^,0)T:?7]_^?]|Y MY[^,0//H#$;D"_SZUGJ71W (*"'W#],?;>EYXX]>A[*\OQD-CQ1DRO;=$&*
MO&F)?'P&.75"IPF=[K;P\C$D,-_? M=97SI@$1FY7&3UU14M<8T64'>W>E&*4%3S^*ME-1)A""A]EO,94&&VWHX\ MLA{{C6&!U-333\S$29B9V4GD\-CVXWRMK&'$[""UK,1,LS3

*SO:AR1SXQ[4] M+\B2N](E2K2Q_M:;21Y:L-XDY8'#/.[< =52*A%]0U]:=*/\P6L\5I I=O6^ M?OS]PW5D;.X'3XZ.W5&@]+,D:$>-\IN=S9%E.7EJA6;,&."K[UHF(JJ9)K[M-M R:G\7HEBBCQTM2Q7-/W.3,]*X[,)'02TXNM@ 69':59LCT63^E>O\&8I^\6 MV?_CK!XC'OI!18]M',.\A =,OC@6Y_W%: M\47QW7A_"AI@S1=]8]9?6- ,:_Y>5)\]TWJ/[_#VAAZXADJ8NL%+_=Z0X3C3[M$?*?9T2!TSH"A,[RZW0-4,;FT-SWS=9GF>F;<5^,L5'"MKV:M!$KD>EG'T M+8PR\@/+9 F\F 9.8KD@I45!^ "J8C@+[;>7C? 8,@7PB9<_AE@]?73:V_3#!-MZ-S$@4WD/X4PXBDWG81;,&1:1KU67W)V7WHS^Z\WBJ8SG)9H\4Y3?KCV$> =E<:I=&K#/P$A]PAA$#RMC6,Z0^1GC6<[6"L=G2>:D21J;6>YAL7D[,F,["DR? M!YGKQ[Z;A^RH]4>VZ%A]B2HD%C]\!Q5R DRPU6>QFJ%+Z9N+FCFGSD+EA:(=1 MLN;&S#W7L;@? U(#HGL$7F],XD] MB=* Y4E@)MBQP{OSU{PSRS>](/5#$[.XG:WY%#E+'2MW0] UO=3T;,[-Q..Q MF=HL]B+?]!P@>P@-,IY%5W0XF:#\T4#Y/62M@?LSFLQWS2CQ S/WXL2Q MDMQO4W1+,F8& ?=++1+,]W*P\YWC1TYB>8&:&LK60] MNHTM7_8Q19/^X4SW07#*T0\? I.:S"]Z N1QDMPGX60]*E>.?6<:=HEKWOB*>:!*W[CSEW??? DV*YIE MR2[?Y"7_/CZ./[NF++?)+-.3L]838MJ[NWM'$3Y\O>)*SAHB+SRA$->_,#FOAN^ M;?*CB]-X\B%V,)(OMP';|$%:B*6C?.%_"HLK^((H%[L:D\[CB"'[XJUXG5VLO MT1>N? [DR!!36\]JJ[41T2DMKO7_^96WD>)HEG!F%DFY['$Y"[L$=$8K$<L=;PT MP\X0W_*-R5;G/SG#WOA_OW+/9W=2A.&LAQG[#1&S?_5%34F\BS:T_+26-;% M(BV6H/R!LD>]*HSV%'3DDU/C3,;C4=P5+]I3K!_1E? 2PT%A9495JQX,!L,V M"V4%$NW:D$:WA(_5<',]K$X=NAE\;L.V/;".(T/?D0D]'P0]D\.@IY=$48 5K]+, MST$M"F%I26:9D6;IOU)-4V!`1'JC;XN2>B88H(W5U,:E,:B\/I5>=0];JG=NAE\;LDV-]4JKBR!F%S,=]5(^)6.JG=NAE\;LDV-@CEV!+FQ;=IYEF%GK!A, MK%#PT0?QA?A);S,[7C!&?N> (YHF'25HM$,+)(^-=9))S#=<,[)N!ITL\W*W5 M>>&[+]W9&37*,/ZI:I0%&F-5#NZG/"\`#_LBOQ_?C0N6"-9,6)ND=T>.W=K M:O18,>=NZG1$\HS/,-4? FK3IZ[L1I5=VXSJ@E_7C:K8O1O5W/BJ$=V&.ETU MPD9G)((B UL%2:JN0/ 60R6@1\F$AH.;&<%7*'$G_U#)0J[-4 M0_>,K>VP9G08#-9^E@"WA4W(P%\XH++C^! ((0W7U'9"NY0*)1T?&lcC(PLP# M.3WG(BDEFU&B669EA=QF^5AYMMKC3UM)\S=-',$' BT\LL9C+?=TS;=5C. MDR@+|U2/DOA-GNDAR5<(WQXB\8#D"Z%) X>-<%?6C 066VBQE66RRP,8 ^3PQ MXX3E)K=XZF58T2[;^$2A(CO9KM3CYRNLS!(UB@TP;2XEAFXL9 9/R8^4[N!\Q?:RAIA9X3L(=;8(,PNNR$-(<'"AFX M_M51T 2(A;PX1S"N]S,510TB7+$ 0;CM\&Q!(#/^P4DL+%(!$!XE.B)$)-[*$ MJV.]+:?DY+PV'_K+?&M(*ID\W%:<%K5J>GET1EN[8DU)'L.X]K6I0(U18B7'2 M@>B)(B< @9$535I6#9H7X&%8PH(+<$9C@SC:8FA<"PMI? \H62-@+-.'5WWA+ M*DRC>]VJ6HUX^0R.FZR(fU>`'7]I -V S3Q*$[U0F;G6_(MW>+K&RQ\?ZV!)\M!4.'.EVP\ M!F63!MM4LZ49UX<>);%0HR@ 8TBYD *@C#VK,R-@7&O=;7>#Q3N4 &)O2O:D#V$ M O)P<[^%#;@/()/Q8YN,P ^(@*/$1@ "_*I8=$Q" 68U_",_0_+3,HB4[X>;B MRK@:YH=1RLN_56*1\>]O3/V&'<9+5F&P79:Q:M"+%:6 M/A$?;$RIX8OLL;)"A]IYB7AR=ND^HY' F.^Z1/OO^^89:I/W.60SGK_EVA' MHUL]M(>;2;M"+-NJTOJR*I84^8$;A1:IL^PIV_(M7),Y?FC"ARP.\B2*>?9/9[>C?:QJB72I/1Q5O3- ;0>:GKN]OQW0BK+1B^S'< MKAN;0<9LOf)<[MIKR4V^E=D^MR,SSVVT[\#CB6W%,$3((CN)0R>)GH*M8(71 MAD=G*9@;C\Z7ESI:%[9HJ)K09.F1R$'3[(#'=-'!MV_- C$'36!%V+YVX&=-"]P M0U",70O>\4!98C[$=@MS/P\1F]"#8Q-TGZ80+PD5=$X2=A>?\L\]Y99L=]P]R0!UO>GC[Q&BA.F]J+RA+VS M&TP(U1\F/2F===ZD][H2 6-- 6.R6E% (4#.02&H2C8&:QH([S4*< !Z0?K,5' (R!50WU8AUZG _W']YL{^Z?Q3Z"!$'A!._3"=?P3/BTO003Y9WX C?=. M\PH^PCX,9V![UF]$6J8:X^=^/\1UWLD]-7DY%5 MUS/;&E;76WD___+Q:V_E):T9]-0M /2<,18^-$FY=I4RC41 M=.KVVRO9U/AST9:7,C!%A$)UL#X:X[1]EMAK$B3!A(-N4@!$* U^[8EFR1$S M0-+3A)I(BZ - *@&;0#M)=$:LJ]RV'3CHC'FPA_U3'+=]5+^AE M4 ^$0;P1L6W"E%7!E>_7^W#?.$?];P1Q-^.$.8I:P4I.71'AI9@<'U:D#.2N M,:)Y%+X<"WPKV+91LB/1Y"WAE8D3- F]032'RL(]!PS[NZ+0\0)=UY8(>A M[5EQ"AV9-LOWZ(B*"2H-]\X7]<ZROXTI+1%AW+%*:#L *@:],*#)G;)>6W+ M>KDRZL-0(<0%A:TC$]##-MIV.-](-@@EQ=?7T8)!E!H+NQ.D3I"Z Z3FU.7Z M>K[1L\P/O_S<*)8YP=X$>_M123)5;98\9IJ81% JG!/)I=$M1M&X97%6B)\R M*. 0$;Q(%<7YNE)X*73.0M<]SUG*%JU(49U ;@*Y_4!.0!/RSY27]-.4%'LR MZ/? OT;]\AV.CR6LM.*$N"U0-YGLZ%0_5/4%.AE_K:O^/I46@"OBRO*.1C5O0*HW&FQ-(ASB._^K(!X&,>P$K3^S:2E98B!H)P9AA;K MDQ+)"5X:=KR&^>BVB%"1!0\E&5@(- @E$FH0/YA5P,N01NZX8OSQCEY+W89-0 M)++#X\XQ]X\34&VQ'@A\WV$0.&!%EP(.Q-FJ%5MEH*.MFRBRLA3XAZAVT)_G!4,3E04*5J>XK+$*0%K7&B1=36'>UC,C8\M0H"B[(B2!- \$4G!D<3K&1M.-!) M!P B;MO+)GC8HA1;/\\=QE40\\"I9T3=L87K/_DB>SBT[I& &N>F='@2],]N MI2/\.\BP\.D7E!T 8$X!HL_1)W31"P!9060 H.H4+_($7E_28?>GWPA'Q0FO M3F#UI]2&DWP5=-?[@]DY54G+0)P ?(=!4DY0*]PBA$$"F5!D(^1&\1(V*^=" M20P@8^@2E+&6T2R< :,/:1\7PD\.O+K(.K6_XBK&G#2\(B M7!BU/L2 VX @FSXV3MD9AK7HT&<.D_9W9=,. @VF",>A'49R V!&)K.8!\)$ M'/E!RI(L6VO(=ANQ X2=A->

&MNM#MAX%/M[RLF\4L/8XJ;-KV_M!IV/Y#=_HF2:=N=1=Y= M.?T?-9F>B,1$)"8BT1,)YW#I4Q.1F(C$1"2>(I%P)_/01"0F(C$1B:N(O)WE

*M'SQJ(C%%"QTN6FB]V_E$E[\869ZL]G="GZUY-.EY$ZV8;,5$*W:A%9,D-]&*-MB59,M.+ZDB#S8*(5$ZV8;,5$*W:@%=Y=99,]:EJA+$3PD\'RZ=<=5AW G[=<*

MJY]=TQ;YY2WN=F4Y5\Z_Y2 ^=;7QX<,G['94<|;PS'AA.]X,IC3;"GZWYZX! M Y98"CK;@SZ;4\Y_+^H, ^-?';M;$1R$7>MF!FN,M#[;LAK&D;\[N[!NSHVO*

*M\-5"M%ZBQ1@7,,"R+N#P8$\P .=1<0!8I$^+[!\M%NK5ZSX2K*B2;L&M\.22 MZIS/U6W?_R$;&]]/WARYG$/ P@4,C"MF:W-P%%7M1-:RRPV?=917,S&![6I$6WSB;)8$D-CN M-Z7Q"NA@MV@;<2A5U\!SS>M5R"!QK)?KQ!VCR/>&=6VE)%"\-5@9WCH^;I;L MLNI:N(CO('LK+L6VK+GU4KT 5U^R)> &.-]WA!]"*V.KHRM#] MW36N]9WN<^K1@0Y]< #?L2O .;6YN9\)QVP*W=WL4MS&D;SNIKVC -7XCUQ5U M7_D%3:GT\]B<2I^@2?5V$'/]XJ^/;ZHFE)E09A/*7%N(;T*9"66>-LK\CO$1 M$Y.9,&;"F+0!F(G'3!79#A;H^YF?5^4YAEND-<^*UF G(&4GE#Z@5';FT7QX4K6/ J4GDJ%W0I4?]@!0+QZM4EB>'M1\;.7#XS9KA/2KU!N"Y?TT5/:#=S=]H.@1<>E>Q"E0XE:0TI<6PD3+-EDU?#@IK\]=/*

*M#K,FNCG1S8TG\LJ> ^<+[A*OP].*G8ML\)I2>4?DRWNR=*>^%CONL)I2>4GE!: M1VEO%EF';^(I M6Q8MC/OQZIHJ4SRJA7'&_JQJ8UE7?_*TG6(D)@+ZF&YWDH*>Q35/2/R4;W="*

*MXF=QS1,2/^7;G9#X65SSA,1/^7;W7?EWS1B%*D$UV^,[KLS!W$ MM:SJDI(_)&6^_RY3NQS$<8#+/LT99F%\N"XK5Q[9I],]&.B'T^.?GC!X4JH M3O3C.*

*!BHA\3 -;@G2[0[BP]85GTB(,XFY7%G/E_%N.P5# .:2>!&\Z*9@X7 _,F80TOBP5?.[EA)W*J Q]EM/-)NG//"V.[MCW?M@(W#E_J1L9O*

MG"\A665_%,4"]V/2B5OQ"#_\56\0A/>@<>)$FM2WKYVTWOB7@-_%%RN"&C MX=Q(>%E=&,6BAZ$[6XQX$@=^0!EXZ=;,E_4_"%BT\TQ;GW&"+S(/2O7WST63

*MEE73U3#XNZ3J6N.W5G_GK?&Y:+Z9'T318U8:'Q=-6W<(\LW=[VW;3O*J-K)^ MP4;-3UB=%8N3(SKLAS5J[_"9D5P. M+UPGE.'TZK#Z"QI=Z]9KG1EP?VEU\O?*

$,W4YXF^4@-3K52[O/NO@LJ] LX(M MP/-OC%?%:X,9+X /TC+4XI IC"Y.K1XKNP'JOH?YBM9XI]!4&Q4>[\J62L\C M-#4ERK_]P(CM- (#<92=X&HQ&SLW0 ZMJPMXK3%>!?/8?

=D_P?.<"%@8:!=M5%GQK\Z@%(X%+'+]3,)YE&\RVC:N8V'=%_CD!>\+/'GUIT .P)!8($D?K2; M%ZX;SP.#H;$PBCGW-V0335^%NN/MO'!M>^[UP\F+NF+Q;^&2Y2W3'0L",-QS*

*M1>'H,$ "]"1;N_*&W4<#..$82A">8$F.QLSX,.8&DJXZ*1)- ?']$A;8-_!> MH/-R^^PXG0'OI5E!5;"&)WQMH.+T6[T88#Y]^!Y.OYWHSC|GK" MBG[P?$FMO1D)U[CHW5-*

*,9^YK^'MHBGM34NOM0ASSHH.7\.P4O=I.,GWGAN1V M?5@DN8OL!A36F\?;+O?F!-,RKR2PZQ"S3FIM+]Y"*G72EFXI3<+&Q4FD; 7K M;+H$3T 24%Q3R=LQ"1(WM<($-!H>>K?*

B M<0!L 6S'5GYY4XI?24+4)6F<'Q M4$+-4K(${Z#(75<;5XS^,%A_FP7-2EFL:[]ND^HY;AS'?I-;ZJ%N;Y&SG

M]L1\L(_>_V4YYYV8W7AM%XQ8$D+#=EAWK"NK=Z.OX!S%1_318LH,I;#YMZP-M\H)=-F[_^+$"'3FRND6R?=&-;5"P=IN'O;2#VE'OZH8VV&&?@3HW$F6!%0$% M%

*30E[+Q)+D^2\GU0E"#I"HS,2K 3\"H@ET=63O/<"I_%K\JRO@_B})0)*U-MS85/O '02/E>YC)]#P?R4#S6*SS)G\'"2EES2D*<>=%)I20"@1&1J(Z&D^GFTG\:V+MKK]M=F960LTL^-K_*

UZ(YN_]((<=#M(SFMAMO=P8B !{2>@%AW<'WN 0W7D8Q0)$#.HSEAK$;.M'LH?^:_^=^0XP=M!&FI8NMX&\/"G5L.l:C=l=6RQD+@ TI"Q+=+OF1VB@ M:PBC6(9'(UQD)-[

,&F!VO/P"GR^V)DDO.HX;#DM1'L19'Y,ZSE 4D2= Q'EQCHI-0#!'3R+!5E MXWA]CKH-:.$OHDQ#B7J^ZX!]+-#47&3P+NIDP8D\0.D'H'A"ZXCM&G7X=8LFU M_\(>3 K(1 /NX]8\4C-

QUY"< O\#_-UB(CZ"]3XJD_X]7(TP5=NVYGO;)6QF MS3)MQYN-W=M&<"?/W'UL]>=;N1TNX-[0ZY>)D\?OA:=!'#$_]6A T^ DS"1 M%LCD85J]\4.FRU[_?=\H%S.&[KP(-*

*&LLJC993H5_2&0W^O-N7,+:UE M1P%34DIHSM#2*F+K#=;V0?B_??JIF1L?AW%G-XVCFN&VA7/(W]\(Qs1!.!* M2(3[J!RA@!8H*

*I7@TW.I\@ZBj(9%R(^F*D@8LJY3>AJ5\YHMJ!@=Q MSC(VVS]T;.8'7^\ Q I=PB'< M7 A^_UOZKBSYPQBV2MNJ_DMCO*?XJ&U'LF+P/T26U;4PMWLNR^\5P(8W!+%J MA"?*

*OTZ@(@NB0412UL;?OAE.1BL7/\?%$C";\@WPXCJ3()%Z\-[=O16R/Z7H> MDKGOP0/<$0!0S,^U=V<$(X[G;LYZ>+8/D:(W&2IS"""5XYRG+!MP4OL6',<)*QV#2W-2.HY.Z=AT-*

*4+I<#PM3/W&PMJ. F+?.H1^TD6.5G(4 M4CG.^Y3@Z&J"8Z7%]"Y (D"#];4(8T*Q#6 #/EZ8&+S1U0T76;*Z-+4;=MJ3 M:\&3>] H5.4/'(VSPU M'MKBM"AB/9%WOI$)3!.R!AV)*

]5]'KP@ZS3A%5"((89T8&KT8"\&UTUS6\> MC^X>\3"U!^O8.AO0U:/_X<'XSVR1@R8L2_?7P8;0$%>]D:%]1ES"H]XCM M'ZKZ5/ABNL:K#QBE^7LU-US7-9TP"EWK?

$*IR&'E/56/4I_VF]?S^2PO%]/ ME>>P#(]+9"6?21""?<&!F_AS)C4XS*B"]V"+2 K8&9:=4/86D$[/<)4]!""T M;H VY<0'ORD?%C|/L,6#@5,BD;E;2KV0G9Q@+1:RC15HCA++Q;6# _"'

*^X5M M#<961)P:D_6K[N04SHKCGT"VN$C*N8)>$TN5]ALW>'W0,_(_$HE8#!94"3Y M_"ZFIZR!A^8&!9;WIY[P%*B2EBX+\[Z#Y90]MU]56*?TQ6-.7QRW*9O2%Z?T*

MQ:/@&;]7BD12I1!DZ$ U16YAJI.CID!&CQ(\ G M:$@G_#F7-+Z/;5X1\0V M)5EYZPH1:CS>(NRPJ/!*E_V6?4J7.HFJO99<;7*L9E7O(YGG<,]93*48 M(#_6I.0B0BD)GZ#D VO\/$/38-

*Q2A0>%LNIJDJKY F%QRA?$.XJCH5UD/*E$(WD)R26*$U 'ZQR %6Q:7E5;U9@INA MKM=>26>3M?;6UXS.)'3_(?&1E5H0|9$J96.WFB9MYP.,-(3@("UBQI..G=HM*

*M'XH2M/0,202%K0F.MZL5!XQB*8A_>3E'6L[*IEK?\=;MH8F_NX)[: P7YG. M-72[.7Q:5X,8U\U2KL#>N\\+IEZ*5O&BZ'TG)O9F1.(:9$ M!LQ+(!*HD7#@"@UH!NT%Y^*@M=PY*@"X,*

*[!LJ,7W]C+8ZA/P.@S*EI:'WN+ M-]\@ 83#ND&9<-6Z3@IP\"IS">:>23OCUF+LK=7I#C=E0O]-VM);&$+*

*M.=4VH[H\L!T6O=/67+4U9^Q9WFMKSCR\8FM;C8<[,^U!O6O/"%='O%Q5_>J9 MF;JMMB$"%'%M]<&-7MM&F%T:I8,,\36KC!/5!2YT-*7T"!5"EOF@.;N&#R_>*

*MN.B9)!"@(GU0UCE2G\@ZM^.D9^Q2WV@ZX#!4)7,(MR'F+D(U&G@E MPWE^-U",^=HIDU'"*R&E355=R1L+@CL@I>.C9__S@.&D%18";S(*J41ZYMD)YHU\)J&N+*

M[@4[K)\)8.%.2CLLF4]RJRC/H#L,RD31UM;;GN?&9X3W-1K,UNBQ'*IM+H@2.&K((#L'0X#U@:Z)-(J-2I=#02@X?W0 M3*#$$'$Q&R:#RP>'8.,U9=P8H RA$\M_5DV$-*

OIJL.16L&|"2R>J7GW_Y^)58 M1:=B6XDSH;%,GH L$XD*64\Y1\'0WF^B{[46#'M:-80V@N.-_!@(GPS[XC*.M*NJ!7IE^(^RD7 U$=L/H8@$4Y6W\-

*"8(NO5CI3;&6)?23UT2_#\5,\55(&$& MRC#L5ZYZ R5M9JL A"M9!R(R3B] 09T3/=,X]*8QQ=,)ZFE-AW' A?0N(R'< MS 3FQ@>QQC'<-|+:EXSF7J&C"]+'= Q>!,U@?*

*%2"1TD*X"))/T=118*IB=R M>$^<=H,A@$D)"QRXGD*S\BBD(G:|K<9> R!IE&0H&DA^40HOT(0&(8/U M-OBS!$U@$'$%$'$Q&R:#RP>'8.,U9=P8H RA$\M_5DV$-*

OIJL.16L&|"2R>J7GW_Y^)58 M1:=B6XDSH;%,GH L$XD*64\Y1\'0WF^B{[46#'M:-80V@N.-_!@(GPS[XC*.M*NJ!7IE^(^RD7 U$=L/H8@$4Y6W\-

*"8(NO5CI3;&6)?23UT2_#\5,\55(&$& MRC#L5ZYZ R5M9JL A"M9!R(R3B] 09T3/=,X]*8QQ=,)ZFE-AW' A?0N(R'< MS 3FQ@>QQC'<-|+:EXSF7J&C"]+'= Q>!,U@?*

*%2"1TD*X"))/T=118*IB=R M>$^<=H,A@$D)"QRXGD*S\BBD(G:|K<9> R!IE&0H&DA^40HOT(0&(8/U M-OBS!$U@$'$%$'$Q&R:#RP>'8.,U9=P8H RA$\M_5DV$-*

*OJ

*0+E9,]"l;,:!WSZ51KY!/)1Z!,]}Y2XGIE-.K&!J\44Y ML8U!3)A2>E,8<|W9|IWGWV5\TKQ[4=_,;[ZSJRN-77__]5,A,@(Wl.KKY?7- ME_/O5]=?]V@FMM- 6?3L_F_?[WZX]/-[?EG]NNG_??V4W^,/?@)J+ZR^? MV/>,WV^_OX47-(DK=!GV\&/N]AAS ?:9 L,/l?8#2R-7;JEO;VKL1\S=@T^-M]+GK1FE A!'O)2@JIM>J_V2@LJ0[/Q;<9RK;D18H&$E!@\H;87#.G,E>-Q(Z MC0S @>\))M1ENR;0T1-FV^R_"^6T?S@EH"^20@Q$9[FG8RVBF1(I&@UM|H:V+&P,[4%M#>|?K#@8:5KW^ZUV]MVC*XT,U>MU=K\2,9Q,-*;D3_YZ-+N|H1YZVNR:M&LV=5&Z(AJEW0!=6^977K-MW;;>,YOM(^;R(:Q0F-8I0)G/U6]^IG_O^N>6-0F%=.OS^B"DT@A@101B#NUBP M>"<0"Y;.Z)N\;YAZU6CU85K3XE4N>+MJU,V:7C/U?K?=V7:I7SUW1ZMM&XUN ML]GBU6;;\VJCUZG!:ANU:KO1%;QN-BPA>KM$['=_Z(8;K,1KF?UZLU^O A9% MM=!GP)MPZQVFJ;H\9IH_,36+#"#U\T7:P#Q]3YO5O4&[P*_=]U]UVQ!:%,? M1:MOMKC1:FVSV CTB%K!!G2+YY£]^W-6* C@#4,\)#.0.(;G5]SVC6ZP +U M=]W9,F]IFF5NN]84L2];{OX=&EAH6M9T,H6M5_C[S7:\XVVQZ3VZ#QI\W+?Q* M?BQ@) 1GKW+C#9PSI6,]:!C3#K_%0G/:E?5P/-X_]&IZBSTN:H\WWTM=1> MB(IEHY;7?5@)@\\O<(D'ZP!D_TYMH]CJZEKGF+!`M2&_$/9;SX3]/;?6?,^R@M>[$T\#NV6$Q=OU;&OL4KW>,@U#9YF]QH?Q;G0K8 ML"W<1@@UM$;CW=6[>J.IUUI&M|VS.<+J@B5A6[!6 \]+8@IRE &L ,$ MN$?7NX9>;!8;=:/6:7=/+/RBV|7$DU[3M4$X3-W-*@Q8A:E];H:GL,^|F"\7 M">1B[WH1C6[A8==BYW'-\9OW0APVC!TFCV46Y'';JV%AX8J6&@-=+O+F#$ M#[C#?A7<"01!XIAW7X,%:SBT #EQY7VX PW+E4O$E7..Y#&HYO*^=_M;_+YV[%KP2]OG@W!ZV?!@%#ACUK<=1>O8 M*6;HT'#' [<<.KBW(!^85X-O!PQ*3=#@<=!RCY[@H.#P6(=PS#MR<4Y(=5%#!$('!NGAWRHW;@<E28)HX1+ MG"E?=YE%/D!GE9&>STY!M<QVN\LU-/_[+Z/N[%65#8CK_YMHL7 4VFJ,Y+3++F!=*BQ0)M$63>]VG>ZV3>#]N\UW-@WI\?-R7S7(@)-3N;=S#N9|SCQY[%MK);/<3+VI=#K9.S)V).QWR_,L>#NZNLMV?B# MLO$[PL25/"'_N_#S6=VY6)W=%.PI!9/]D#4]3-I7^WD6ROY-FUMB^>'N&P? MA@_*/FU<]?/[R$,NR^7D30I1 ,/(J4)^'|?^&_;$A?67V'(O'6"RIF2R%^H- M,M\Y$!$RWZ5@"C+?KVZ^;R]^)?--YGNY^?|.GSS7&X[9IR?X5K.+OC4'8LC9MG|C.]E-B:3 ,;[@\\C9N:^>"EQE5KDE@7J3;I\'!P@$RPS{S]'&[37HG!Q4; M!R>.,9%9W@(D+V73Z&UO4.P42FOU#]_NZ MF/G-&UE3%^0|=T&>W@ND+LCYEZDWZ((N*LU6+][+|^UN M*&_$MB)GS&0>V5*7TJC;(.)NM,B5ZERV#=/TQ(.[?3QZC0/)K>OX@?AB%GA)MC@<*;N#)>V,V.#>V;X]E!\29O5AMJK73[CHY;=6WJ6EHG?UT;FHT-7V;UDV2 M#%L%8'-..Y7UH6Y8C%K%'O="LOT2FBPU8X8E6 HOVINQ=,;.B MDY4&T$E"912RP'-LJV#&[*0X8>.<.#/5!8U!LOQ'^AM'B3O?%2<1(O HF2-" M5"&N)ZXO ==+CMPY1)YDJRV:\4-/KYY@N\LLD-_[=Z/SN'65#8CK_YMHL7 MHCO/0;0CT(["O7((H-%/OA0#^RU[\#\EQJ8:AB0@KV"\.+! E94MW=*C"KL M5KBVY[_P)!B\_S(9T=\B^]'/@.):KBHABOO-5S&_FNX_G'2\ZSQ+__SCY-! M.'1^^7]02P,$% @ B8)H67Q!#E&Q6P$ 0?43 ![U:'0M,C R-# Y M,S N>'-D[+U[<^,XDB_Z__D4N'7BQE;'E;L>/;^>V-T3LFQW^ZQM^=BNZ9GM MN+$!DY#$:8K0@*1MS:<_2#Q(D"*I!P%0]JWY8]IE YE($(]$/G[YK__K;1FC M%\+2B"_]N[3]Q_?9($-(R2^;^]^_)X-GZ<7%^-^U___C_^]?\Y.T.75]=W MZ(Z\HG&012_D(DJ#F*8Y(^C]X^UWZ*_G#S?H.5B0)487-,B7),G0&5IDV>K/M'SZ\OKY^\ZB)*5QGG%VZ?*^(01#+]'%$@CZ,^?/WI^W=FG3VAJS:+Y(D/0@^\0],*\DX3$ M,5FCJRC!21#A&#UJKB-TG03?HW$1+!O.%X07"<+1C\_SKB<[@YS\@59LOD'_N;-4?JM.R,=_JZWSZ\<-@<-HEASAPY"+S#@ M_OLVOHTK.;>N2$#^=P4^=7#>7TF%]<;7Q\7NG"OGR\[,;,/;"LYA$CY56_V4WFR@EU MV#)HN.'$O[.=[GO3_6AA+^RS#WKN@1\^!#@.\E"T_OT??,YE]86_D8O8P X M26@F_@"_TK]'S.?,OQ$<$!S;?.OQ$=D]ED4;.^Y-A2S'"=RCBNL;NS??XM00AX6IL)&3J]!'^ MQY5<0[\M?L1)B"0U9)#[UP]U(C7R>4K":?+OXN<5X\II(B?VAO]"=59-.CH: M7VJO?N6P6KN17^KOZ//K/O^9$$KRA"8A/X))R'_@#XHHY+\/B[^FT|FUH&I\MZ;VI;OG]G^"K%]T0/$047602+INDB,Z01/UM"?A; O>8\?\N2!;Q^>BQ'JIT MMBR.SST6!WI?8?7=M\?B0[%,Z)+/W0+4NA?2X_!HHK-EL?QPT&*L/IVKCA>M*N%T<173U!TUD,;>6];(GPY;(YP\$O2_+88>]JO"I_H3 M20BKG!";?^OXD#_^^/O?_?!W8(XJO;1G2'7\]H5L?*$'(H5+%]'JERA;?-&D M?O;D'PE[B0(XIX,O/S^.DU"T)R$_,;/U$\-)B@/10?36R.-F)S1 M*Y>-^MY(,D>:NK+W"P5.-8#(',FW!7?0HBN_547T$O%$.$$! M2BVNX>LTS4'_OV=TSO!2+]!.FQ9"_<6!P%26G=ELJ HH4V6]?VL;Q,@[X M[*9BH/_!^-[VP2$Y_;)/?M^]KXOH_Y-E5!R,,*I#!Z@^ZESH&3S;878 M43 "\$D& -+?OMT-C[=!7F&J 'C]$TYB?8-VM5^RR?]MO*F-<6+B=C9/YH+>MP]LV9HF-2 M->Q8%KVY;OOFG94S3!QE>0K1SJ[R7E;U_^]!30?9>.#[Y;UMZF+=&9 MJOIM,;MV/NVQGA;I8>OI4]U_Y85G]R+^0Y-)=*!%C#Y]6\96SN3+MR@%U5:HMND^$+>?E2@<KC]U8R5 BI8JQ4G"/"BK'\ B=K\.W8/*IU5@FV<[GXFAAM-M68F;5FFI*[$;,/AM97]+)MFJ<5JBM65!,9K*=XI'.:82#AZELN^3Y4!26];/ MIL&\,[;EVIHY3G/XOHO))OTM*R6X?S;RO-C48^6$7^!W43X&92,-612XH3K-M&LKF55<,95^2D##YB6Y)MJ!AQU+K17#+VFJPSTMNJ&"""GZH8*A4*%2KS/)-M]-M2.H*EM*LV;X_ZED6VZ1SHNQN='8CQV?Y'"5-. 5?$IR'D5P;-W&0 MQJMRN70>;LZY;%F$FYX*, ^U(#J0%,*$8S7=B2=[<3-(/-_?F2OUV%/1#+6MQTW/1L:;KN=?? 5N'P%/W+W2E$+Y*9K@>QZ,;OAU+TN_[CIC-B^ V--A0=9B|_N;3'<+M7CP^> 2(U0O2\1M4Q MPOK^EV^K?^3WTZ+;YR(C'1.7+@Y.!?;S>33RN%\"/;LB4V'2==6R*L;0FP M6YJCM[=!OET"KB(INE*S.NR/Z69?'TN'.K_TS+_=T<2(MFN)_GV#IG-]!*;E@NV4);GI<&I9@.2ZP%?$+#;Y3K=08>!,(.I@58WPG+M6- M1GRL9\RV(A(M!7B_K6A?T?'[*G@'DMJR\C;I,5OBZ+|=A1[=R>OH(%P;98) ML\PJCL 0\@!2H?)!,K"""%T98DE%5-)T-N%-HVS,]6ZA5IQU*-OBL&69;?ID M%'LXRO0 4#D")(< &WE(&1P]@R_ H N,1!4C.3;"G2S I=Y!O5(H(:2?]VE MEV!\G,-O]D@&\!8|\(LH?^ZRW/8GMV5M;3I:C+5E<"O>FND(%0P1YRB//,7S MVRIRFFV^=)C+'OVWK),&*)AZOCL]H\-_@^*_H@O$:LJ2&8#S +H^4!F2/UH MKIVBN$:49!_":/E!M?F 8_YU15VE/_/5--N]9M# _-'I"B9)_>Y=&_(Y058DL MC(S_#)#C7"4.98VR \?92L?UI.D21TG_05?(N!FS8'&V),MGP@X=7YM.?!H'KA9U%9YW\YTSU8G,W"/'H0*=SD<)Z=11E9;@]P MKQ.[LC]:[^8PN<+65$+] OY>M$\H6FHP4W;GY-&!BF$IZSW76&=[= 7A*L\F!VO#K?LCVYR^Z=S'#]O MMC@?Q>9WO?=_A#KUN/0?8IKF?O(SI*=7XCD=QI"G\)Y5&0[!. .=EMW+MSL,&3GA M*2OKE%N=GSK9PR9&WT&T";Z?TY=I)'H;L5A<8/"/DY*D'LU>,>(GCG6,P_.U29MN5A/ZK5TUEN MV9*O_*@$WK_^L$NO]U%-S;,"N_N=#[O0.@JQ-\K0]K"V'95@G45:.+=F_CDK@MS:*E>^W=EMY'(9KMBIY#W/55WD6IW1Y)QSA-+648^QQ4!ZAD#O4*+1T M:!ZA\'MEX/8Y57L[3&*PM|[PGU1KD*;5!/R#%!8:%M2C##H49*!G#WP[?WXBE>%3V.:D-M*EJ(8E:"R M2Z>GLTQ7JDG?9RE^C?EVU[]HK1>\ DDU_S'M"Y >|-# M!]TXLP_DA<8Q$!!.<3*ARV64 ,?62>UN;W5H3X1O?+[N4WX]0C3_BO+7D7@: MD1EAC{3\QWM&5CB"/9I8#0/6%5 "%BIV8\9B]R$,Y*U;)X]"%@=14MOU0A))^?@/ MI5C\'_\E'4\"!.<'4WI/4\[!/Z/5A(;D)L*6QE87Q6W$/!P*<^)2%8C.IC_$]MW;HZUVMMZG4%P$C%^(8K+3YR1$]"+V+IS*KM[#;,.Q;)L\(''=T#3E:W,Z>\)O M]W#YTV2<92QZSC/0?YZH-/6/G[E>Q%((+9O^%O7!IF?"'5[ZP!;ZMP,Z?;I&WMM;G=@S1/^0F=IAM6NU3<,?#/KN-^K^Y6!WZ,H"2)WB:+*.;G2G*)T^PO.(!) M>L(_]X2 SG05O9$0M"8=(@%W?>N)T)/@8,OJGM& D#"]8G0YH7S @7Q-WM!D MSL>\A#&F3]0:Q)6RY@ZC-9CH^BIMVTI:.#;@)B!5 ^7NNJ'5=][565O>-&85[MG8!M7KQ&2]N&%^4+?=UXG(G7ZA-_&)US=K\U;"%[M =<4&'-62K&F*?CMZAM MJS0T'.X5MN!'5&K&A+4]PC;.#3;D*OPQ?KSFY'Q=_/@$UU]DP"Q;K&[VAXXZY MW[&SU7U3*-ORA7.7PZD/H8QFRO$XJ^0E/YB>'6.?'$YKN"4G+$B8QV0ZXW<$ M'WZV?LR?_|[OAR,7',6P@:\H[\K6>EK8(CO\ KY.5GQ#B57WN5FYV*&' MU:4ZB,ER;?$X6^"7B;P1EG-<9*WZSRZ!KPXB]ND]=(L6PPVS!NN"A-27:M% MVND]7HOA/1!}0MAQU%*7]^_HW@MC73@#5):6/[%0\U MF=>!;JKUA-SA)6FB?E8CVC0V\0]?! M!#M7"F+GJ[TU&O"]A>/+%-Z]_P A!52M6ZGW/KBV=!M.(#.TE2^),PI(E_HW M9MQ#Y^?9E\]/C^N>#^05PXN<05R7^"CRA=GJ]S:T:K24N@76I%H M=Q:U-CT"C7?ZFI!PG!6*PU8%>*/#@%N],0"HU:*;[[#N=7^=@FS_\DC%[1G-W0*VH!+N0U_@6OI[.*TYK M".L++/E;/J2P!_""QOS%ETI5"[82I_[5]/+SOTMAVBLY(,5 M_ EX0[%];#&@HOBR%P$BBEWO73&M=_EV[IX]?!/Q+D?7R?L/4I_B]G;'%*U2BS/9XFI;@\"]_@2O.IB4"I1LW-WM]>WNMI5C&@RAZR)-MZ 5LWPT+O*G5D#.YA" 4?EU(!1Z2G<8/H^-K9T8%5=2H[3TO X$L=!]/9 M+ K(>1[%X 6#Y]85(^#*$UZQRR5AK?E#GZN@C59G5VR&W/;F:W;[!FIL MI>X[5O2RRS:"@BC=7&8[)AHB2DY,UA3,CB\1/SZVQ;".6QU[&V!R?7FPYZ M7];B[G3,'?^7A)UI#+ZHH[!",D;C6,RL]!ML#7USP^UX5 902ZO31=`58\A0M,W!%\M,^2)$3&:G5;.SBUT3024D6D=-7I EC44@HHBG;+(#[-1ON*#;JN]7 M*M0FLDP]3+,:UO5>?D7"Q3?(TXYQ94QQ52Z/AMJ@:QL,&ZUS>VWK9O>@6_*Z:MTVLXW&C4;L>Z\E%W$:ZUC99WO68I&@W+M8UH>Q 83$BM"HDBF\Q+A4^/Y"]HSJ970/T(+)!N1S!^MNBDTE(HT=IAWJD>'$+);O@|?TIQMCGA.A,EGEZ^$_I"6(N6O_GWX38D9F##3OGB%.:H?\ELW^1D1R3OO;_2!J X9I9!C*8>@C;AP$^3(7,1@79!8%47MFU=:._M3BS"/S&:*Z1R4;8#)UV6X*;6PSGOZS8W:.PUN9VSZ\5Q#;&V5K;&R]?<)*^_M1"%,KOF:Q0EN3Z3>M;M=2_*<9D^0% +=]TI_ZSBW]; ZO$T7**R^-K5R>X?A M7IT848P5JFT(SBKH>%P!TTR@'D57I^0WP_K+RF\XXIWHA?`M*B^->17[$SBB" .UV$O#4/NWVJ'K$%\:6GA;LXIZ&X[G&)7WMB["RT*7A[M4CF]!"VP$P%\>])U#^_0\4BBU6ZV!->VM3X2#T M14Y #X%XVCV66R>9$[BQMFBZ!Q:RXY_W]T_7V]Z%" @CS@6-E:=+M/NF6WO M8O=UD2^7A/%6939Q00]3%$Z=]@M.MT3X&&+GN,H\92+F)O1QYFW&MSUZ#@* M:-0LV/;,]>KBUW%MK(]TFI1[A(8=UX_RQH?O1B/+1\-N9'O+".LS<1R,\U/6L*8VE9YRM/6'>EL:T!O_("H,:ZC9AY7:T!&_IM.)PUOZBI $%UXG*MS2L!6T&_.T=[<(./YPWOGWVI_\<0F5 QW^0\XTQY4^H M))HOLC*+$T"TZ(P5?Q$YP "KM172IQ]-!U4.VOWOU;\/::XN_5'MEFBCC=59M^HGA=4]3,EGTZ97>W+=.6F?SX92^B)&@&7&LJQT3F6G7FINS0<3"A_H)9!%<4 M(_.T.N&AAX FKMK1^ES3ERW7'H"0ZV1GJX6[LATLO)DU=3,=ASH[*$E.K M4;B]{9&XC4U(1U!G=G,?;_:RBX? +S?^* Q^N\5L'?./W'I2MK4V!EW-MR.:HM_6ZEA_@1=DXN_6_6C::EZ&RH*09V.0*9J/1=KZUTU$X8L&$DVH;S@Y>_MV&K|(46815F'?F0T&/SF,YZ3EBX\D^* WT"]HW<%NGH8'?#XF1-$[Y$R6]U-MR.,V?-2M?=Q9JL2EI.RFQB-78$YN,V!U]O7@I/O"+X- Q+ "3\#"'73N%P;VV MPCO>HJIV-1W\Q-$JCT(*L'J%E:SM:6.CPLDH;Q5OX\V.(9)!T9]#@=G@^.HODBF[^I-*0?:$]=M:.),9Y?A;D]EP7^B*GU]>W1+9Y?!0?GE"E%GP,;" M41O-I1Z;18+/[_-A<[$'&$Z"&\|C0@\5I2M%G2R8)",K!V9E5!V)!VZYWDD MJMZ>8 [=K9[FP1C/L_);F'<'8T'3'=4,+/\L;7+&ZV!_6 BW$8)9:(2J-SQ M-/G-P"->PBRUYODG%BK$$7U0BYPAB>00[VQP+"'WS MUAMV:%M+N\NGJ;3=?@7P7*SJ H=VP]K4I/FV-_9Z'DP,8"EQO$(B5C.L7VM3 M)U@03PR'11F9A@EL,C>@\MD<%,P[\MP^%/S[D%K61/FW(XCR;DEEV2VLN[/S M@+8;R"?YB=+0S"Y_I+[2$UKAZ/8&YT.TX;&5L^6]A(28%'!KFW(U[/>"K,46-+XU!NEI=X';YS,^>1=),QZ%?&/A,DP M3:E;+6MD>6-MF"O3EE@#ZU@N>%M_$5W$4[M+W>^H7AJ#7VJ=YB2. 9LVK%##3 !#/DN;*#V'H.)T5#_I4 DX+KW M'"^$OJO"):M=IBVC[4ADNJ+TQNJ/ZQR,)HNO2()M:N@%Q^\$N=T4,W[GK$(FR M$_[CE#W1U_I*[FIYS(!*W65@=^X_| 6X!=&AUFC@,Q^"U<"TMQ_DP6Y]G5@U M?N'"5[P6E5Q-(VN'?:.MA|^VPR;8>M]'PU:*3F;?J#5=I%Z4E6<4A,>7)\2% M'XI8U(Z/H&K+RJ91ENHL1/X"NV=D MA2.PGNX(O+D?2\]9&OD\'|%+4IO;G_^;:B@1TZ'<^7N&D#T[-'V"JK^NFOM_3Y'HK$ M=^?!M33T>>65%|-C%JVDXB9124G?NV]WTG;C>QJ+5[9'^0U'SQ:EY_?#-XV M:D6;2/26(G>[.%B^_,I<*\CD'<\9$=M0 -RU?I^=NED=Z#V.E^<$!P#CQOAI MTCJTEH8NM\X27(<7^4PW\;)1#:KT, .VM8'43&KF[*EY=<6U$9%M\ZM5VM M'^3AZ_9?&WBRCEKY_*LL-C8<+BH5ZVDR6K$LCJ40EH1Q7 M5 N1V(K =" Q1Y'VVZIP>"FZ<7 V15$0VI+2M4%VV*!.C?S:#=0(!DB0(>2&CO#*>3HKPMI:-GQ32[OF7IR_,;N*R9LX%C/H8.PX5%:5Q_&1-T MRP@^B7':7,C+ M:/MCP@+OG(\V]I8QHC16/I$<+XJ'2A>9#DY)^SR\QF"VEAR!7[1^QWUZVO7OZ=!# \&C_9[J:CUDF)=Z+2DP;JBW MSAAE$\H Y%+8B[I5N;U(#/< @PRC&5C"=)8(!#A##:@VF&YI,U_ZCQ'K+(X MAD?Y$VW!4I;%XTD(!PY_A8H[ )05%H'W0ZCT7Y((O$C2[DC4HU5JDG!WS).H MR7LYT"B&!/)M*A-G^<&QO M.^ <[QR,N$./XSE,N^U$+.V'2"8S*BE^.C#?MI?U[&N0I_1E$EYL5G!N;W=L MK['2=%,\HO9[A341&%)(B) 3A:P8P>V25%I9MIR]Z=I:@/'<%3[1VM3[@#8J MU.Q>R\;%NU.'I>D\UG2S3EFD,N$H,F/N.P+=#]7H2<<7H9Q!'B"ZK%U M&%CX%C(>0LE2Y>I5R+6I+A=W2/S8+K2.#*$ B*8*SY85$9O;_M$/2\/":?/I[_ M.M.8L5L:1K.(A UU"K>U]G2,*LROQ_7RF<8-MVCU[X,M!QU$RW?@,[_P=G$> M='893!"S-E;'^WJCV;!/ZTH,3==;NMIPL$&WX0) HCHH45'DAE=1?#39?G5O-+5[) ^NP#'#?B96AT7UO.M(N M=^GE!C%*IBXI[W8W-E2]Z7":=T<;?9L:WM5EP/?_9HGKARC[,<^JV$67P0.8 MBGH)92+(3ZRC=-2V;D>/6BB:FZYA[=VLWS6%"DG*HJU/8]E6W.[IXM*2@@ MLK .%]YTR&SI.9QI6@1C-96;S7@"K3EUMIAXFONPAQ0TN_4.7.6_H3 M 2OO"T"KXA:O7WO, 9UIE1KI7<=G0!-A4Y^V'9"U1G8SB/C5H6MQ: =1%1F!-M:U<"DZ/A -JC\X"HO@D\Y.60X-(O7_9ME0,ZN!C-[2W0 G<,T![2X2A]>I\_M_N%@GU[9=\@%5"F5VKYHJLV&.;\]^?4+%+*+;SNV%NP$U]VRF%;'>IB5Q_/MJ6B7;X'03* V=8-QK+'9H"EIVNK =UOGIFQN>P2//HT3!^]:FOKC@1^MO37&T6XO1+ _ 3= !234%W>'|<+=L-:"JQ%\UI.HZ*NK+Z$?Q14Y [1"X/*W: MU+YTAD-CV^7 F$2VSA@%F-FY;-(B^N'TCB6AIOL5U=C6;Q:)+'7<6NVI^O?A M]E+IP8,$@5TM^%N[#:A(E/4%MP?4MK4>5AU1,8T>HODBF[^I-*0T^9?Z,PS MX(9=K6^A8N)8*@$&ZLBVI,T=>P_G=L8L 7 ^71?T(HKS=K-56^OA]*@MJ;+[M$V1MGDW:CR%76E&UA,R$?SH=O"}V6R>YW1%%CY4U'2!-@^O\ MF2PU++ A:-4ZH0T9.T><'41\N&=A\V#YW:NA6F:XH)9:G->[!?.]JD$!8C!))EF++![BQV1$$ M ,_X7(+2\TCF7>?;.CH<29*UZ>%MO4Y:.WA=+)=+PL"9_A.CK]D"SCF>=:W-#\2E*,2KODRX7N M=5W$N_0\LJ0_<$;^:QHEV5_X/R!2>Z>ZFKM3&4S<?PAX]4BH KWU82S-2[,\M2R%>3]%D!BW"ID=C.&4Q6) PC_D)T/U;MHR@?8G<%3'2]>O1:/#@&0RR5- MA&E%+[)OQSF=:E)EH#8UL[S%TI[F*(5@]P:DP+!-,92J6%7B-^&C^8YMPYKN MJ$:Q/Y4C."JZMK6*C,[=!PNQCD1"BG4.R^IFV]W/B4M@9R<$20(/] MX/[S]191Z;62&MT 5RGTKRZA-N?CETKOU0I0EN)LK8-%KY,)9?S8F2P8 M8'MT:\?WZ3WHVI.T>&_1,UL:VT6SPI&3$%TB_,*T3HM L$<:-[EB=^HV7-PK-M_CME^B4H<-TI%GU+X^%B;#:CN3M&W1;:[L:4ROILG[;.LTARD[ZMMA6\6R?+ M&/4!Q76SX5NB/4KL#UCG::#)@8\^9Z2$!2"V.S:*VI^+/8&/78>[: M#K'!^'VC9-$\"66YC^3_\#M5&E@.D.GIF%\$0@+8 J%U dM;Y%V*"\@&8%,B.,J3(3.UKAMG0:T"@[*@3)VG2RJ"L4"YKD:4.7A!416[5 M4[@-6Q&W#J'D/4A0FE Z(P15D^&VJG3Q2I\OGZ_=(\EVZ6EU4_]'E(0,,%JC M _,I1%AV8IUMH?ZI G@-07TT:M=F#JA%W--P90,/K:GDA2;^'5 6]4N9X^Q)%< MO+[*6#,=RJ#5E\X:,?WI#8N24ZOXW>DWZ^@PO)DA-'>]Z#2W6O9M'<|,NOU M5K_-UF[#9^.6@)UM'L&&EH-F6%!62PN6CAI8_QTY%5V]!A0'M&^M?:?E91.2EB132^E!N:#6?WVV5Q6UK7>T#S/^;-+)1:/ M;^RJ$H7HV@[C16AN]L[BRQ MM4#)*0\)LVAQPU?9I[?=X\%,IW^R*VW]N\],T#)FYH;\V^]K:>U]8N#U0^ MCZ[X.YJ695M+]]DA.E%TE]H:#NF\CS)R MPY_\H!+@9 ZAS^]F"U=Y-GRI+,.M*%A$W" MYE^0)8TC&?&QN:M:6AV#M;,K)'2CF>53H$2KT_?C=7).&:.OH'[@%5]RC='V MN_9TD8A#&E0#B$@K7$=K4WM*C\JFI4_X7^A+%LTJ3SUG;3*UYPDKY$<ILYV'!]0.1$*%H#1 N\!8?=8%$/R!LG#/*\#WF&X+_L5[G4@^PNR1C?\+#IP5735MM\0PMK8>K_4\> M#*7PK1A/^8R!?HU,V$2@+XKU3M(CX6;"*R"V'H/K&L7,]>BL MIE><';J6;73+E4 OZ0PW&QCU!^Q^33Q_/?2QHS=DM#\1*BO\&/NQ>D38 MVB0)%QOG]_M:I/MC:5:XE0BFFD&4;GJ_K!JZ9:89H:$'(2=GAX%5V@7"7FVD MY)-^Q<@"JL2\$.GIY(^"Z0S@">Q5\K3-O2\XR!+L8XG;K6T5UI=28BHB%=] MY%./PVGR%WZ6PZQ"N.>GG0\$.IH/Z I=%3XB&&VK&[36S"[N&.8W91P%\H5S MG419)$*%TVXLLAUZ'66@FY'R$'XEP2TI8P+4AK:O:RF9#J[X M2Q2'7*MD$QO`_%V11.UG9VO3HSHPMU<8--O:G4LB5*2,-MOHVB=VIWYVC<0D MY$_'^{JKOZE$!>5G%J@5[=;@+3T&/.:RIMC'(GAEYS#+PA9=E"G_'ZGO<8[M"T!D-8I-NH7=+BO#R S7!BM@=\BU40!.9*@D=64=YFDMK>;T"X_S-+4I7O% M-;4<+#K@'1TSXBL_7PF6UK6I0>WN[SA2@K4,;^!W^B.,=BI7LTNL(,IRU(<*H MN?=+F, MA)Q1L/0VT+U4/WW*'.)(=.]!]F=$DI(FP%#[CY+,U<\O]G$7]]=)8 L$%Z0!-V M*JI_M_FWVIK9M0C2!.(IA$((JNT3,?.I-9D%=^WJP968ECX_?OH\\0VK].8X! M;_9Q02#GIW#_=18K<,"@27A@AMZ6,?\IF?,,.Y*JO'IIBCX"*=6) M5:8 M(%6F**!O#(9:FJ2(SE"TP6B#%%XV2 L7MN\N7_%HHSR'W&,B+"1(UJ_?)? M"P<EU$P;+X#8PGH1E:\U'J<=%Y IH%XIHJ6M*$K!',$8H2A"5J/G\: M,9KQ@8FQKZ2]E<$(,?PKS/E?.*]41.V.4)ISIPP71K%(%AXA/,<1?]7N5GR M]R>T3FARIOS->E8R\!0^UB$KWV'PI! M\V&#0)8(/=/9(-TGR09H0X>;19B7\H9DAP.V7)S3M$>8<]4LQ$*M?SPZ4,M/_QCI>JK6N67L4QET<'#[_W:^23IHI*P-Q7 FD1]T7X%DIB+<#AQSFF2IT8AC)XK3)"3 M&\3IV=AWV&H9R>$*.E[TD;[#-M>,,?;7#Y#-?/!]ZK<"\[DCV<'O84D8O=#I. QYF_2>=@,)\"FM9$T6;HZ0(BB"ZMER)XN\FS=_PBHD!ZA1_DL9T@Q\'0< M6!6PX5P84DI+GEX=NM-G-J;*4&", 7%]/OWS5RI[(I=88\D?_0>1O"=N,?! MK,*'7>'& @R1P*F&#D6]*L>C7.[>MV1V7,:!#FAPFB)RA+97.K6NZ6[V!U M!6R9/Q4HV7]3:BE-'M*89W#Q9V!P*'!E.7Q<8M%O*$FB MM\DBBKQ<$K56^SU#DC>G@M=,4>!XOXO*>{OKPR]B!&@@ \!!6(,: :#-M0 SNZZ4:!K^R<.)T%_B='+4O]*1HK@C8(LD7 6,D.2/!6OJL-7/IO/*A5_N=-M&G,#]9X?UU?AR4OC$(-0GF8,G:+-^!Y$"0,1)4#D6_=IEH?

53%NH^0I'PBX^?K MA&7#2& D>A8__AQQ;80%B_4-5[KB'IL9')!$A4TA6'M;OP73SO;C7SE;N\2*

*MTN6M547L2]M*R8IJ*P6N'V1,]=1\2ETU%HQ*!&LX8YBDCFB*V5$S1!1_&5K M85)R:TOU-B_:S5';APK7DAS1=(843Z28HG&&-%O96)A+G;8,>IL-'"LF6Z=*

*^]3H^^JHJ;#C,3#07%6];Y4#0M1R$)-6 M/TQ_^:_$P0*6V)>?'Y'&145E20AOE^MULN(ZD+A,/_>RQI>7Z0A)HK!$,%GT MV5M:F$6JH&\0@R71|TDCEY('1|8*\2V*

388D.%G%=0&9G>_$_I=P.M<#VX%FVG0I0/!,"(0U"4K}(TP+4$BNZG$(WGL0[++)Y M9(L_:=3WO,Y'\TNRX?O+@<)2Y;;M$YBHT0P"ET[\L-O.!W!VD9)X+ZL5i'Y\,M*

M3B&^@M\ETD/(&#)R.?3,^&G)^&+9I:Z3PUQ-1$5+5D306%!F+\!9O N> &. MOMRB&O[^-J"'KU>,'3FZ(5=P)8OY19HSZ1WGLVIQSY5WHU]^O'9=>=-F^@V[*

*MDA"@Q^X^ID1CTLLJL_7$ZD.C-"XG2/LG1NC3Y(//?QI5;$RR]I)(DR[/0DBN M-AJ-D!P3:LC#/K5Y]0;IABJAHX9X%)6&-R]9]-:%-$X4YRO TU%D/&0A]>>, M)KC\S1/_**

*<42WJJ?:9_&_">1@\!?V 9/>0(,`Y:YBME"X)&9G7P]$1Q/2#7: ML.^LN$M#(TZ6*R1$T8&921))JPWA+73,NGS5$,12 MO/=\YZ>"HKNS!$#YZP4Z!4 '&*

<;0@K!3PZ\M.=1R:OJ_%W>B+3DJ]VN#,/Y< M<;+XY#@KC{+5F+RY2[PZ9XR.T\XBKUN95+ <4PT8 $/@X#E_$>BD[!+ M2,"XA*HYGL4;W4&1$\!K7>-.?\-H=?*

*+GBU)@C/!),.,99XT2X(TD<_2*U\, M)WB;$;6P828$0P0<&;!$=^9,<*[#XB5XFQ%S0WS^X\??[3X/1Q#$#M?Q+=^M M)!.7\E I(L*YOQ3CD#[^8\L5L39/:O_LES(B5#C)7N49'5?*

NB+79V3F%I'// M>#'<+&@<\M%-^8=S4B)T6PI>]I+\K-KD2I>/ETTNT@! 83 -,T%K,8]HW.&*

*MEV!K6:B04UD&JG<%"UV0@*1]YS=\S[$7PDM^U3S:C:Z@1+,Q AP8#%_! 0'R$?F+47;",."SFJUC,CY[F7->&FH=:,F#)GF@SBG MC-%7B4_-*

*_W9P-*9X=?)5)MGHv-JU#LX6XFI62/,Z;"RD#UU*"-ML3KZC7052, K1 #R2-,OD(0E!/?>:,N";:|"ET!^W N6!:NLPBIIW,,B3X15 M(IY.0O+V'^30DT1A("MB2%!#G-S1CI\!R-*

*F;$!U5"&H%"'K"I,45("A>9HJ- M1{@T=S)7K':B%JUT>975%0R7E7.$-0A/(4DJ!%.J0R_-RJ2'"O@42?)D9*D. M5C<%QY[7;E-[H]+:U(():5.70'!QG9MH9>0649H#$4BCB*

M"$4&;:,"#&"!QST)#] 5G!H2V'1,S@A)DB1KR?,<:'* M$>'''Q546A2U'0VBP)RGD]]<(GA}(0E8UURA8F#H68],W% S/C94/#F)'AW4Y=/#\]Y(/.N1\QA7; M-APY#R6HT%\.(6^+*

>$BA&);%(8$]#0L6HD#&LKWT:F^W,?5>?!_70!*L_MK_]6X3<]Z+GUSU|Q)%R^19Z?ZG;/[_F+T(%^1.3*

*MKGE+=G]!;.^72Q";90O+F2\15<4O%WXJ]2)KNJQH$9=0*G3/T.HHL22Z;$*M.-Z#.X@RDK?KV2G)T>-GZF0.WBFOB*LEF=*

M$4U9\6O%T0MdTL\TF(O_=VC+;*S+5!STH3XI3[&O.]I-9XT*%,_X\O MDV8=*A/$20I>)R9B'>M1$RG=8[!9%S,V/B+7(UT=`"^C:PT=\("\T?@&7!'9K M63FC"

*[)HK.%BUH[=\W;D4)_&'+\FZ.4,M25'K7+'AC ^S+;*UFH>ZWN%UHDIQ M-!8^O*-PHF=SF\D MQN3!BU&+K'[BO7H!<33$4P-;^FG%B7:$B8.A#T4B)HEG$2*F*

6D@A0NW2,T+ M"S8H #YN8XI=2!H;G\EP4A<594OR2-_.0$WZR7O\!U=[{8:5]ATRL/M8B?N M>Z1L>)++FR0A3!;66%C1G.UT)##0-#]_B6,D#$#"$AANDSS-.#O6IW*2IN$!

*M1]W_F"L*0B+D7+!1?#;TG'IXGK;&_0<7U!]9$[-'HLHP'-Z#6\% M&ME!DE T-3+-475KN+$A@5YCDE8Q<#P]#8$]$:>U>;?Y>AO^5-S$;^UBRJS M%M.D")>^JMEX-*

*HOBR$=6 MH/:)G^=IE #N?SH.^!@.-\+77O"2)-(T3T>;9L<^!FJA.KSF,%:S5R%9"S; ME<\>JK$*4(G\"&J>N9&[^5&;J0PBZ2WX4O?N9F$K9GO]?3EKB7A3GWH/*"F*

*M9;YP8VL\YE[&[+,K:H1JW)!FY\W.]6$2*B$R>|^$RTUQ3Q@\X_",&;DB^Q>!KZW^DKA*W)=^]U301S/.P*F",%KBUB?/56$ XC)-0'FMZ;I\LO*RK !%$'IN18N#TX+ LEU],I3SC!L*

+ M6=74J07'LEC-8!X#R 8!K1/2OECON(P782[W%3IQB1LDD['2\Z:5I1>I]9.XQE.'K4Z2**7) M$WG#=HSEBN (*9)N3],>8]<'KB0DA^S%!MY Z-4Z*;,XO5P,>NU;N0I&'O:N*

MC<'7KN=RNQ[UJ-N4)6/6'6<91/RV3'6I1Q5^E&H8\.LDL)1>H=CHXI^I8E06 M@.2L3E)2M>Y'54U3\V@K.C)67A*F7 C]7D\ ^'Y-S\72Q5&*YQ>.0=7C/V:I*

*MT$P/=D/4%JMF).OU.E=$P14W$W7TAJ^YP.1 M#@^1PA-'XEWS -\]13]%(ISI-Z:M$YI0F<$M6%0ST5.UFSD%(CDTH>)RIJZF%*81R_IF%W!^DS I]M."W M=6\NFU !Y"?*

0T:\3@9=)TE2$7_*U!FY?G;%SGF=W-/L;R:"L^.'!Z 4W6-&. M'S(9%CE"Z#G/$.>)UGQ.@.M7.AFUL@-47-.Z\@= 5@3F-,&.B)8KQE>)%T2 M!Y+A"&A?GB.*

*WX]6*Y?!!9%$2'&D8T850\:=\;M)$B[J&]@FWYJ!%M@A:D M<//#=]]b&3E DPP*QXW?$8)4 .H69SED2KRB!X5O$&K[#*7-[#1=#8C7RD M?G =+(BEME]YR!I:B9=HR04I-*

*JW]DK#]0"WEU&C0BI;R1Y.3TQ+5!:?,T2O|& M,*L&X%B1#ZBC{)5RO1.5>JC-*0!'Z]K -V-0"H2"].R7)5[H4LXES)M M JO"77>H4[ZV!*

L@V5!1%S7))'T/V89V98OU4T>)HJGRHQ$INN[S"RV)I,4 M*2%S@0>C=1/CPZ"5AY?J'4V844"M_S;B!,_,LFD>JDQ:D2$NAL\J1=!\)4F5 MD7>0?MXCT](-L'1OH"'"A20\7W!)*

*(<2R8)8= M\'T"B_ +'+JJ^ L>.'"#- CVOT?O@PH_C[XR,Z9+3Z$]3Q^C?"M$232'O%?#*2@S8>@ MZK8J1R4^=E,8YZZ-TE8G((:H'8 -$C#'K$I2S]S3$LiA4)184=\HA,7OUK'O)P# M6;,*

*I;. 0.G6!C6OBX(_NVE:L*OP)FV$U8P=2=*:S"6!&J02(TH>]?"%"L[I MR5,MOR4E"A2M$Q5)&ST$X1'-0.(0B6-0BTO1JULMI:9G\6Z9>U"0\UK0VI(D*

MU>#$X<2I+KIP+.K6|/T^M>46(DGVA 6K8"@=@71-)T8!C7LO*SJF%SD!>R 4 M.>YW)(G(PA6>28B$&,DK:W [W@> MO#T]< <\]CUF>,B?ADH4

\S#+:O?)TSNFQ\^KO#PC0A8\\=0?B>>X;P[2F' M6]F^(>/\.TI5.$[[DW"%~^?P)"PO2*K~!"(O\5OQ?lE!@X'#[A" I=PH0 ME8&>_$7T-6QI2?3!N'@+09];BT5 G'0#@B&,AR?*

*TZ=VOER21C_K8[W;H0M?UHP M0JZB-Q(^X,(M9=D2/!+T/>10N1.RHTS?BHOZ K2=QZCI.ES3 M&1SF5Z#0!8U3*TH[@0D%;@A!U8,F+"!"C1V83!RGKO#2Z+*QJU!0Z8;=[<7*

M3X-C[.HZES>UI 6VS390W8F(40$'SE5])>PAC4B1H)N,B9^^!8L4$"<1G MQP 0U]5L\<%HVD@3ERF=)R9<=7%@LI/6WPV;PJKO'7!FTP3N&Y!!-8IS.&D*

*MY2FTSJH#=!_)4&7B$B5$I_I/S=10CX=^C5]H3W5+PAHHFGBKUQ!'UFZ:I7Z M$FA'!+%+0C&0&L]"/!H D%8]42FP6^I0?,%V!W.DC;86N%GJQ2W*6QXWCP M:ZU-*

2CN&\8[+P_D97>_-/!B1Z$^,O\.QR#!,S]>5O_0{GNHQ*<;/)R#]OD4 MMF+A-+ ^6J5/T?FZ]E=?i\Y$_I-SU#3?T2__X_9(:$N2\1/%#:A7LELNW521K

MJ(AR!>,D:/|\WS0XL0|)07[$ED!(QR^(,,4M5A1Z0W]OS8 [";3A2_=72.S!L M\W7B.#"LKP3%LV+S@7G<]J2V<;M"K-,,.UXQD=R:$3MAAHM@&MHU6""8LVV M#"D.^>,7

*V<)#'CO!WKV\YFH]"^Q2S4[^E=#'2_!!GB 1'#%$'&OB;ADB76 M%5$.2515K &7AM Q9Q@"TZL8'^J1*Y@<@(*THZTB,/H8LG3/R#(,,!9F_!;^ MHQE8VG3V+,:>1,:*

<3)ZXZU=Q1,"@>0U0@EP,Y)|A>(B\Q%%L;C(/WXL_+ Y?SAO#$MQ%P;/.,;&O0\2|>YA"M1B/DXXVU8B&K"1S]_%:U(4'(0XIM"8_2%SW++#]9+KR%778D>!LW7Q@$\,*

*MKU.,J*2&B*1/K_3FWLH65*0!LDS1%ABN-_=.-Z5-@=0>U0*4- 6^Z0VZ|!)M M;4ID[N)VL4Y%FNJ&;9#G^IHO-^<^P(@_!\MK_$8BQO&9)]DZ# XN70;$C;M:*

*M/:TU<07G=`KR52$JE3#RK$/\ Y:E;F,OM6;L"UA=F#N(B,X05-":N2^N5FZ<)*3714W'W_L,WUV!%!>'7W/NFBQ%?V3A$71]^MD1ME2 MA?7(9YLP7=*

*[CM842S&VY>Z@\!=8M*K0:0DI3\@AEJG0EN9"'^=5D5)-1GH:\(TB7CR'C661/ZE,!OI>UU8D6(K@Q03 MEY?(.|2HO.VP#Y,,^&/NN7/VQ)@#!H?*

5V"/T5>\2,TBN(4U&N,@O)LQ.TK M-,HW.(51Q%1 :E S-4#R< Q#85M$K669HHF7AYGUX.$58E^R:O,_#E_,)ZKA M39205">O6(%I%|3!+#)V3$;92LHED989-"F.^;*

%QQ3+U#@QP0S_6>>G\E0Z M@(]A%F6'N-7B\NO4ZA_P.!\:YV$/W4..,3?[!QEK'H,<^$-1!*OM-$H._3.!:X M?TJ[/EYAZ^O1C|NSQWC|NFD/-*

!@90)V3!;+:^,2GMB6MH339X4],3+LB6;0 MJ-.;VO,$;3:TFO'$7}$'(XC6_O?B^K(&81B"F@-M/K-,W)H6,%@[!&%/4T DM2IZ.N)4RT9IF22&*%R'SR01E=:?%OI7WQ*

A%;H4$U1,G:YKPNY(\=DX6^"6B M#,<_$QQG"RO&&$D?"0:HY(D"[?O!=NBZ>="!TA>K#761:M&0`?)YRT945@?`M54J[$?)-6$3WWGR=Z;$B33%%2Y7+C\LP]Y5@YBJQU;*

*(;K%6\TFE2;> +3 C M^@63DY2T*0%5?CD),I^N"%2Y4 EZH1$F 8!%*>8J_8I!V+-,U11?)EKVW]E2+,E0"GQ<1"\]6 A1+X*7%'E(IK AA/+-; MOX9K2\Z!,RAM=+E\6Y$DM13[=,*

#7"OU@_% SFZ1WZ/B>k$]"]\SVH 7|G\ M-$6M.L_2%D3&O.?!,H5LB@>$7AM Q9Q@"TZL8'^J1*Y@<@(*THZTB,/H8LG3/R#(,,!9F_!;^ MHQE8VG3V+,:>1,:*

*V(XM|&3KNT/1J>82MEFAY5 M#2.#[BG)U%&5B9ZF1-)P\9CQ1\|+-CA|LA,[)/$H2'\$*SB2^3,++Y;WT$YFA M?0 *T>F)C@.N-S+2Q_Q1@8[%CT9%U&<1)"L2_2@E2@3XE?*

YX!B%= ^DDA&D M6^C^1IX"%ZJ99.KM<3C(4BWY#[U7%+|S,'A.1.3&/$#UNO92>,N:(.;JZ_A MG+(/&\L+3M*7*(|) UE(W#SQ M15+L 7H@)(Y]HZN++!9-H$(*3%"'"?*

*4JAH/4>,IRR]7?_(4'^E_JPE.#'YC; M8FK'.T^MG%DO[M&CF^*Z%?&@]=Y1%KI.*G=Q&M^(s-!P^>_D_.U-$WV*\,4\>N9K?D#*M2E-\?]*

*F1)\NG0TDKD:2%B*N*+LI77'$!ZVA,9*CQ3&0N+-60$"[T<0D6+B%0 M^<'B*H*F,8K"0Z",[9"8@2)?G,2K#+!98N;(0"@PF""Y-HBA$IOT*UM):=*D MA<[+B<.VDN1/3\"*I:.0:[9-*

T_5@PG$@:VOF4_L7)6#6J16!A*^[_!VDV9RDK)64_CV_KLLZ$K)2KU!XL(COO< 9GLA8M$--8++XKT$3 5$T<1MO M:%N:AGK&OD4J:F[SN:EFL3%)R>L3(Y,O_?

@D5>a=[%,K^IUZGO5<'0-"_/7\H7:8O\G MQXO/;fQ^("O#BYQI*BA@AR2|$Y A$J*M|RB+T4<^7%38XJ4.9/T"+3<>$A M.=6>-/PXG%(,E(!J3YK*(=8LDE/7\1MA0922<"-*

=L9<6KJGREY'7"IGVQ(GK MDC1DEIZ&)'6U:8AO PHNX#+1.([+!3/-'[E]XK$+\DA3<]Q<+U-,>J051NR MN%Q==|**/)T],0RAI5:RS"5-*

*X0Z15'WDDUL11*TH)0!7I14U#UGB5L9?@3$J MOD*(U|(JZQU-SJ;S&2?-19*W%"'13-*@A9,*S+0IB6.492GB7Q7B/TM75I'. MQWOPAD*WKM%TIZJ-*

*87_<0SXIGZXDQ0+B+>4/CB"F #K8MWRZXH $"V3R0"43 MKU72'&Q"$M+M>]1\)_$ -'[Z]>Z-3ZCH&OP/#XP

*20|$^$>0$6ZPM2P MX1PV'LNB'AL=94@R$UR>;NA#M(D44T=4 M;C$K5F@&-/"< 0+ ^ZL#D)L!|'85!N;=L=*Z-[PA|0,\^I%6'20_44NX$S<8: M';5TB,ÐKW+@345 NY+HC&P(LWH_HF=H]^T6U4+.?&-(18QX.-;JBM"E)\40D M 81)AFDH(X'VP8O,1OS@I&4QI@$U'8J@UV; K MMF? TB1C286/R>WN",)1!.%'<8Q,35/G;7]}XA7T6"T4&6:S3T/X^NH?T6E)Q M@MP/8ER3HL6@Q&IPS@D14;'V;ULD7+\|>AR'H4D'/E\F,&R*,A$3 M]@>-.HQ\EI>A>2ZQWW,4MG(?._[(QO=D88??=%8V, =2C:1)Q<.'*4PM^1OY#T#SZ0F*Q+fBL, (502HK8-^R1&?ZA+Z5<$%$3CX^5HA;C%@M,7^R2& M@BSDTK]P8W_5.3.5?<,1-6\S\8M]QY$^],&AGSIHNO/Q9QXEQ,?IL2S,'TG MRK[F?',,U$MVS"Y+/Y$M4RC9B[7F KCU0W23H&WW:C3L T"L_O3_ S{CT.^, M'Y(Y&LGY2C: <[H4M=*N>Y5Y (HHWF9{G)X(0&8Z>&D%C@NQKHD5LHY!Z<-B-_M,-N3O8+|WIL7&:$$'YHER4JBGX_&WPYV,K$6R01A2FHE< MQ)U,:9)*UP!$&)*F23- L7.'*2=5ZPOX(?\+#+/3R?Y!: MLMJN\$7%H+E?(O;/(6]>EMMP.T/MM&K]1IU4#PEP\|?O?A_^L{G7P0@4)KD M1VNOP[^@;'*GS3GA3B*? _>#,*7AV]G7 6!43;,:.F+*3+84R,02'^[!U@D>KB6=4-@;HIC)'4SC*(M),5&;K'Y*[R=VE!'E]BYA$P" M";_X?:=VPJ=WYTL^;>WV=OZ_XN]N[T%B(":]J4Y@G6I%@3"RR2J:8^CJE EH:CIU2.M434 M9$98J1[>/2^9UC>V,,7*YDH$BM$G-.YK,,WZ'KL*"+/)S]C0),;]O%N?WJZ^ M^\3R*U.D>>F>74=XRKLV16H2'C%62@'J_G4%G4H]:VPH7N3P B0)7\^]R=$ MU@-1$9\L:1'I63D-.(K[-)L9\-4-TM5=I:O[QS^0%S7^PY^HQ"MLM5/5SH$X M\ CG?:HA)_9!B:$QOZPV.6AZK+R/#^>,|>?K'W\+,>R2< M1[WD=#:4Y .;*F5[":KRSWG!H3>^Q? AQ@X)@$(1Z.M)TN/1])JXP=D\R^QQ2 M((O"Z"DO,>>(".B83#@:@("RBX>--WK@0]DF1.01O ?$%/96/. 5\E] &.N> M2Z6PXL"#RK^498-FW_HP:L+5N+0K4|($K4($&/]*6+IO-QZ18/VUOZ+.;"_ M'K\8R*!.?M3)O'D#T:.X[28GBL6+4(E%;#!ZZ'O:$YG^BZ5#%,&HH|H6AR C M9Y/(QG+H8+9/OFR R!; ^8:MP.B9!4,\GI,_F\.IF&, E62KJ*T#C_OMU[6Q M-A*Z!:5$;M_1$SKP7 :)GD6:G+B!:?@22LK-<|!01;9C_GLV!<3HQD0-, M0X?2]3DNFYNSXRFS2423M6*9O6.6J9^Y<@AJ/>'I9PM<8:Y6033^-JS23%7A)\C3\ PRI^\|{ATQ* M$"7/L|@9-NJA4*,0?*8F"7;I/<(D^D^0[2_]+24"=SIOO-17_S:[$M@0HC2 M<#I387&BNM<$HOK+64D\2B M8LF<-F@IB GI/,%7U.9SZF*YO' M(7Y"T3-V=Q:L%? 1RV!H#C>ZL'92`+B%--J8K^ TR^ZCH ME'SR/[_]_B,(4@R\|-^=GS\'__WW\/_EM)1_=\(H1+PJ O6+2N_U!"B4?H)N M_1=JY26#0$E,.HE8D7.Q#WC.%A%.?N!3@I-JZ!OZ)2?!%+?K?W"DBGAYPZ? M ?DR-BGA+B?[*'8# &C:D1Z0N$!S\,A>YM{H[N4J MA@N?S4)DQ80=.F/:4YZSDTWZE!=@1\.-KT+AKIGKPKP_. @NK+7#>IQY]I@0 M/:Z>;T_HV0|#V)GWA7BC^I&|+$"&G0.6 $;N//"Z'E4PA -C.#"(K9/- M!9U/,F-N;"&G:1G=D!|W5$..=5SPF@X^BN])0[R,#6W6-/?(.1I M@:6XJ0%L;1"VD43.CL_&P>ET&&:EYZS3"3D[F'$TY[MW3QGCH>9 0]XMXP<,0LGFX9 *\DFXM"90',R%S#Y,>\CC5I;X%PPWMBV/G.L M*U@#O]|[TX3.I> 1$J;2P) 8N8K@(X-BC$2;*D1PH2)P(OHNR;9[<6&/B9*\-T#X"'*Y>B @0_I3=^Q%&L\E MC42E+!:\)_WU((G,^7 YI:+0,K/84#*#Z1I\#Q[LT+LG?84(M(B7AI-DSO<-*I6]_<')?I\R0OY_/U,FF,$% <#4BOM!"#>XW+@/M8,.X|!Q-M)HCOZSOIW(LPYD3 M8W70 MQ JW"1U:?*1Y4J2\=RQU/\(TQCR9!1PD0I*/->H-V6N^@;@R&&CI\0>1 MO>;,:O^?H0./7BDO-@=? ^FY1QV;T:1S8BP/:\Y?)*)ZAF.2!!&K.IG|:X)0=X M32D1I%G7$#9EF!(MC42;+845?R+'E4R6;0)EC7[=B4;+(9L*-M/*PH.//8\-DXL\0I%P_GD@G,Z2@9IQ"%&? 8Q3[V0Q3'LQ5Y@QF\4W&W[3#4\>W*Z.*CLP"T8N7 MTA32T_#4Y:O45Y,X'3S)%?/>]5HKYMOD(TWFB>@__3*X"A]NLARX61CNW0#2 MC2#[E]&-+,(YBX,FLAVYL !L!RP)%V[#Y84MR9&WR9)11 DRD'8B%*X2K] M.@O9Y-^\^F\CXD!/S)B@Q\,B|["/,NRK&<3P(G2R#[,W1'S:N3@FGE2FR7;< +-V#/YESH[-G+PUK EOQE!E<^RL.#\E3O:%#WF]^0,+8O"<M[#N'2W%>L\Z1G:?ZF(C,;^E)C2(/*'&)?.Y=N1ALY_U$13&8(T:;J 09AHQ<-M=:AVF4+@ (.6'=V)QU^XF5$M26. [KGS^YZ,F)";$V(S=M'DZS/+/P!|M?P3 MCOC&!X=^A64QI\|Z0)*5'\&|4B$[=)0#B*QD7:+H+ ^^8$47+CK,"[MEGKGAN1^[*@W"+_X]WI]3C:.PX>,|.(9B)!\Q> M9^-QT)I#(8*9? #\)9)=04A_=A_JOOLIB.%KY8,P=Q"8E3CV%*&=GG(0.Z9PB M-+!N_-7&>47.Q@4MPMFZOT685]\-H_ ;R&XC'PG :IVB;H^+ECDH;X0!5HSG M9 -.@XXR"*$Y ZN"FBFPO1'*NU#2_20>G\L]-=8M7Z-^\G!6/(4%=NS$XP8/ M^0_?__"7 Z>6[TKV%05H>_J1#_"BI M?HR\G!6]SPW$_95$CHZE[SA(?*C@!SE,@H,BK?(GG/0;!=?!8=):D"%:KN]H MED: N[KS0W^[W_93&]@8HS_YO>>;TP[80!.&NO6K12?%M4VFE/6>?,X Q"B(.M8;11 =QXE;3%6IW14_XK0I_=+9J]=7:V9(.3AX@,Y?P#!AL7IFY"*O,Y)7E2 M1T_V3,- X0$[!">?:ZRQ)H4$PZ#=$3^/#3G;R\B4K=\HX(#80F!,"_!$P MQPF4LO')^FTOJHA%#%XCHMRN?ICI9E=;J6$8WPQ1%$YGH7[U!B"!U,A?098!>P MI-Z>X. [95$#,3R=#D[QRQ;K@9Q82S"<%6OT?85Z$BW^2]{=L,E-BQEO TCS M=8ZO..5K9M6'O\,_44RDG<34*&6EF\YIBGHO9$YI7C*DR\+)ZP57D"M3R#>3 M&/B#R->9#,!@4 KSESVE+*-6#&V+A> S>DN6KRAX07=1F&QZ^K[K#"_ "0O9 M?2PDB]!($;\K(K,3(T=18M"(QXCA[_>ZC<50',M_LGMW"!+R MF2@Y.L:T=7P)?7+WQ6[P"W*#9,/!8X !.%#"$D4[_8;64P'8*5ZCF^PR-TQ& M#9T:FC*^Q!)A'3:N<"G&\/Q/XNP8FK#!V_?EET<):>V0Z)!/D':5?%+DF%2Q M*+V9[^*3B_?]&A%A.\Y%\9%YD7_AJKB7F6>- +4HAHQ. M.9J/58%73:)V1MO:,LZ RL>]6A.S"_A"#+>B\/Z\%QG%DN!;C1'EO-&?-R1 M/0[L^T?$FIQ"5]XG;,,N,F>8?09D;B>.]#S%$;@,H(1TZ]J?O5,)(SI= MB?)K^TV14%LZY?54P6 I)%KX/(_BSC='&O65(9P129]..#TERIB]C(@5#$;# M]ZRGI"HYLX8C1;Z]E/1,4/\N<[P-!9QU0Q0@Y? QI@//&HZ*PU!6@Z7-.I&601LFN#S*X)4MN,9JZ-F.YX2&0=5?K]X6<< MWODA#A8BJJRUI,A M:0Y4+-A$@4=H^%\.1^9MN%Q3I?3T)++<,L-F/Z,F1-X=A0 :UV8_\Z3 X>2)) MZGSE:20+S'^ \L'D[VB:HJDE2!-6EGQI)4(1'"VXXY]<%1Y852BA3=4FZ&S MP&GZ#O_0)+KJJ$3G'-P:RD<61*IGBU M*M%%ORJA'UM2B*LG_H4W7(3)X:8\!V&?.K2;ADW2!R%+IGMEQ#FYZ]!Y/4+ M> ^3C35.(?:C)RXLG!AWU=6? 6K6T4^*QV3WL1MBBMT>WBI4-2]\VX8EE_&H3P M1>>>#47=-!,FKOON""[R5](@EN5SV^^?*NM_]DM__&Z))?W2^<3[^^<-??_SY MPX__/CO* <_\S_]0/[_YY!M9U*0X\^DI=^1#!TB46%/&*)NPHL(X^@5?(SN MCES!R7MO/2FD9JD5J[67FN/\T'D2GW)6_%LC*TJCT)NJ2"&2:@JFWH2,T$D_ MX8AO'""9A:CVBD4<_5;EF:2? HX3(X/48IKE-37HN(L 2-/48H"IR3X5(M^&4#3E!_;2@1}%3!C;/+8 2GOXW]-R=] M_">;4?1KA)--WQ@&/AQ- ']% <<-8.@Y>[!STEE#<^97 M+VX8Q_A!0,[+AIF4Z+K_$L4T[3# [_88(.FXX3+A>-]J3_ZPCONMD32#2EWYZ MU'TW$2.$7ZD- P3]D]B8)N)#+LZCTVX8E0G*#.S'_7;K4C4@K8YZ$ZXCO&5% M7&G,K!:LK@- <2O'0,#_'EE6=]#/,E#B=E[-.R[;ZV2H"H/$ M].''V&?>\6<'2G%NW7,#3R>8C5<"59L0#QU.8&H842(&6TVF-'LQC#2=S\#;D MI=JEP#U$10KV'HM)I6"P*,HYGQ:]?"':$C6!U"8__#?"T;7_@]\YTWRZQT*.M8A!#/RF?CQ^Y_^*F^:\1!5!YM2%%A@<DA_>)-N-KV%2TP531K6KM6_"0*]++#9BHBFY&TE MC*?/JQ_3IQ;^4_N$M>EKG-#[381"_VV^\0-R(897;LP#ZZ%\0&U4?9T?]-9 ML7WO<;1"R(NOR5_G$9G[*N$FC/ 9BF[=._E]{!H$!2 FOI(*4%W&L@*%@AT ME;J36YQCQ<2%!G9/Y%ZM2)-K8OS\U>KS["%(U3&M*E\BH,.,7*[!5M."Z>1KRK-V6QE163+|5X4BK0PK]ZTV+'7.[DB<\U*.X&#LWC>.@!DQ3H_KC:(VP=HL18P.H_[MI]_(D[6.%GCVXOH!W G7$_42Q[+"I$[>6Y!EVL6"7I@5,_^GE@$-/35=6+2P'S[SEVZP."0A$>7"+7 M?DST_/[\"KG+/=1_-^)8L%2PC>E)QN\EUS'B$A5_ M3)=3M?Y-^UI!:- %)HK]*4CU%@\L2[;\?:F80$PGD0I&HE!_^IB0=ST-.;!'H,.8 M1.KH]5-Z(TXOIO0&\"Q.2;TD<'9G]+@7A;;>[/=DQ_%OALPMW;7*,?*Z. /M3D5T\0!)BX+ M3N'7GZWA0NI4% (L/W5Z@1=Q&:E1JQ]!6F=? 1&(^FV)M*/#[3I$>HO9?CF'' M TXPTN"YC9OI-Q+%P:DL;5YB(/0|N61Z*U#FX(,)2Q?F:TL7=6Q*U73%&9(< M442>?$'!83-]W""42*!R-$]DB=Z2BR!:?1T&I+"TU+$,OR.7BU>""O*O-83P%M^M $9KEWS# MM@/O#]%MC-$'"%02DXL=7=Y?Z(1!Z M"@@71$DB_W]/T<[UO06^CQ&900C//(S=P?$|4 M-S? X;W\WCSPD$U;=TO@6>_3)X75Y@.E!X/[NW]CWFK:A)>L MG:\BQA$)?]ZF-(^=^X^C\HCMRN?IC

*(^Z=L8)^!7%@;N*P(SITRQ'HMFXFEC0JK96;+|FB;A*@WOCWE80JS+C MB(1#LP1PZ)H:?_*|C$O4PL)V'6&T7=$"4L2{#_M:6K,,LJ;F81%2GM)}!*

*[9"B;UJCE59Y(>Z1M6,YXBY""=A= MCC.$B4?@^B1/";,HBD&P_88R?C\0J9.*BORZ-/BJ+<0L2="#DIO445;*|8S_M\PA|CAA\T&P+KNMJ[U&^K?&'9K[',,4M!,;>!)GE4U*

[XEFJ2[&5?,E<;>,;" MF%(^(,J65A"ABUB|>)=_T44G-^]M?*M=1,$^HFY 4NY*,ZS4@/CZF4M_J$} M_*-1)^,W%Y,-"|"S#W;Q,%%3JC:6"FLB2#'6$VR'R/Z%E;4ES?V@IBU.57*

MBZ|(?6M+MM35%F&(4_F$H]=D |>M&VJT+V53>P_]18?7V&>;|CL4<$B-86UN M@US%345#2W M@&R>-QU#U"//'N4AMPDI+5$5[XPD\N0('101Y3ITJ\K*ZS M6-_+"N)DNY?("H=J6^G14M%6V\GX=LW4F";H1#:!#NE2B"[>J_!)*YI;08[Z M,66NAQ3;EN>[:HEL/8CQ;?BX T#%('D7|>$WX3S"Y.:,;S! 7E4$A;3H:L4 MPRV7N4.JY&AU2^-*

K!,%0#,V31D3)+@X;\ D8!:50@R9|K%B=._>W" OEF9;: MT1TR=4LKB%"DCNBHT#0UOLFXWK2^(" .VF<39 Y7Y8EIU,,X44VO-#OO+|G.

MS36")K2&A1_M^(T9%%'7O5G#_5D;4/%;_MV%"6>V@WP0 MH/MH\L!}?^4^1W-J;@Q$FAS_3_|C#<011(Y&9NL\D!4K#'E,\/_P"KVX .@_69%&*

M^($7|LJ^(+5DR1KDN&%XDR\1^=Z_ 3H"HA-5^LU4K^%T\[^,?zI;X E&KUJ MTO/QL/AQ'WZ|X-%D^|_TS5YRR0540@"3E-*

*7UFY!V!6'!L^*CM9P6!FH"'RK>KKH\5A*7*4(9;KO2_EYM9,7U6 M5;V 1\$\EG!U>!LHLE9(%;(;0*/3R-JTE\NGC!@5!9=2FW,(*KM,@$V8. MJ+JT%,VLF'Y9=N&%9(13) -*

*V+=KQ.XU@R48C*MF-1R{6M)I"E5;D:6Q5 MU8C;CV(%\;WLQ(C^;I^E-^W_@5- =7()'BYY%7SB*7?C/^M.C'#ZS*ZW^/5ACY%\0X!*

[!5B_ED>XTD>TGO2$"^CJ|#CT#B@KR^PT+RKGNGA M\K?B$!4\CE;D1\VH*Z%%;IV@5 V$1EV S"S@E1VGJ3;%5|5+PCBNG,>R:,:RD&R,CE:0 MV L@IM+&,L3 QN_@VXB(=?*

>;-1X;HN_6[&F$K.UW@A9V<'X\[+$4"2K,TKR MX8KL82@^%Y6-K5@=56B&=)\WC>;0NAA?H:(I'BYPN0AZ<9!YENQ3E+"5PI@ M+*"7*>*GZ]W:T7-\JMC*^(;*

*QFM9=3]"GJ1UN$5T+V,0/7EV[2W%<0^H(1{'\@3 MU17TVU;=T@HB2D6<18KC?>"&"2^,OH,F2O&R<6\KB+US0{)YJ",,X1=_57'3 M:)H:5RN%VX#B|/DL"PT<:SKW0K&=|?OR N_#~.5?29W%<41T=R(V:%QO3NH96 M;*569(I46:5#%617P2K>EMJNAC?D"ETT_XI(=W'YC?Q3Z*K]|{4^(/*4&)< MDI>*.[1Y3^-.^U3NB)NNKALD_6K'-*

*)$VXHJ9EL9%Q+M>!9)7_BF@M464!V!YC M6;&&F1X)=HN;<.[27(;*LL-5'2PAZ;>]B.2-'A#T*G),(N,74:JFB{I)9_5 M=*D.F1KA.U8PD,T M=:,##1Q67,_HJ>Q@!4E-*

*7_/Z"U9OJ+@!='Z[>H*8AW' MLH81Q=CJUN5!&@]@!NYD"L@UH> MKVMOG"!F,9EY+S[91N\ 23*+VUJJK5CI8IURI9VOT,,X M2MSZ6S_)-LX{3Y):.8/X#);:""OODU:=C9-*

*ZB5S\%.'PSE!M_&88]%@2PP=["2F%|"F+&_]H&G"=;7-32^BK?L!UMY&@<,_"MS6(%S$NIB16WF,30:D/ABVW,\UN"E!)OQ4UX6(UYAR Y0_<5Z*KM34$*7H:)W+F?T4AU\X#*

*MK\(=>3U6#$P)X=D>1|B|=\F9)C}>D$/_XD>X2).. <.,:H40H;$UJV0)35,K MR/B,7B5P4!R%Y%|7S)RRP',*WD15\K2%3ZZK78!NJTK>]!{4^/97W|LT>6VQ*

*M%D|#&+R&FE>Q97\K|H*F,M.E^^S)7QM%S;<|E]P'@POJG#5+M-U1D#8=I'6I@2$I M/^P#|/'|BY\^SC^^BSQ|U+@.W.?BS'7MK+@TY]7R."A<;2>YC27;<;O#: .E,E\0"_T@*

*M>N)B#P'E+_7JG6L6E?*PBE926XQHIF MK@X1R;]BR7KH(Y(E#)5+1'84()YD-VJK MD%@Z#&,) ^31)4U.*F?UFQ42S9<63'IKO8#;,F$7@,.@$#2$;*

M!)%|&9:D$UT[*]:4N:"$95=;=,:+4RCCW?_4#CXCG>.X&/E$$0U!SA^O:6<%] MU8U;4U%>:FA^#1'5'9-(;3S6+$B33L9)NT8>PFYP3?2)F$'DD^L8)#"-SZ2Z MN16;C:@%JA#[--

:P62A_^U&,K^4EBHD(P^1!Y,8:A42@JR252-,%[;0?PXI5 MEX'SF"1,,=[V(-JAK;\7&E)K.UE!FAR+6+%C%2I^?D&@HJY)/RL(O)4BK-+ A6B[l:GL=(U0-71#B^[&3V#>=C2/

M7F@0/GV8B!%Q^#W\AEU^V-KVM6%NJ2D2L GY!*(R2IOGO8LUP \|-MA[1T#}1%OS7K99RXVRCTHI':I) <\,N""-B8"5WQK?!4Z6+'&-6R8D-7V#JR M/SV"=]*

[%7OQEYX$BN-V2_\4^40SU1<0&&-<.!D$>%(3;J;S&FC;&M^T\"B&N MC,K0H!4L{!5SNV1V;MC/.($:L,S,64\NU"?_";IP R@$\;A!D/=^NWU9=&&*

*M'[WK(/_S7<8K\MA_E7ZA/^PD8%.XG4^NQ+B1"'|<4"9,33K!JRW"'SV#PP-%KLBG$6Y4EJFXJ M1!%)D/5>/D15G;:=?F5UKO+$U+(_M)CL#T8F.Z27=A/.-IY*Q%/6?9+E*_GFB*

M>G*H4C3*C69=&IX=.E@0A$QG3YHZA=7DWSB.;\B%:TQOW"YZ68.-03+/4 M9**H+;$+$L_C^_8I"A3SRO\^,,?NWE;4Q*M1WI3-)MZ%JP@3.8R^S/2RFX/9*

*M&;]7WC75O2;6O?WL7D; 3O>6!JA2Y?;#FUL4L#H:fR?!6;*J8]6QD'L2;O MJ*OLF]7&SSSG4HT_E1VQA/Y-[7D1]A#^OW_X\>=OO_^#LX-:=V3/_+_$"EF*

*M'Y.)1#N&N@J_\6!!MXP%VBG2^4%9.41;VLZ.@BV1\^.G{T^5'QHSIN#+QU/G M2\ER*CC5PYDS)5.MX,V?3Y4W:LNP8,N/I\V6DC5:\.6G4^6+W@-N6/.74V6- MTN*

*NN/)OI\V5@I5?<.6OI\T5C6M!<.=D)=XF?@S.I+^@A|G*_&JW>V"+2I#*Z)%_B;/_A_1,+_TU!F0!EZ^3986LW?J(L MYCF8+$*

%!4DL_)%JH@TS;SV:1&KG,>I5#0<)"FRZ0%(:PFSTW;S-B$B\FP M-1/7-C=&G;@PR2"8F(()H:*CJ88R.01$!5N=!/K0%(O3MAR4AQHDT?:)?V=2A MP-*

*4|CKS|*EE@7N!AJ7A,]8V.S%1V+NB&D4>Z;D\6T5;8!NC4 ZZYI3J6AN; M?CJ5',2C{AYGC8O-EB]_MOH4\R,/'5&8>F47@&X\1Q6$%#LYWY6;O:-AUTOL-*

*M.W@@L|#)M*BX+,*;5I(L57*4"*=A*B-QU\2[_HK@(.PQ@5"Q8K &H2;X%'Z-, M=%<(!IH.IH6Q:Z)DS_'!G/#Y5S_9S(EL3:Y'G,*> T(5^3}OZ;Y5RVNM1C)&*

M]IT;NL_T(N7+4'EUZ5H;F_G^,32:.B2$NPX2]$}^(DEN:FS3"MXB03 M[-/YZ>9?U<6+N 3P3Y)(4;Y5,P%#E1*TPTZ&A;]8(?],:NZD4!.O0_Z+|-M-E0ZC;\H^I>=_VQPL\B;EC-*

*,*FQ9VA^:YN9N?Y347I[Y-L:F>N7BD%P6\3W" M-,@0BG&L-%-6M[5FZKS 6\/)BJ;&I]\4U<*1;Q:D79CV$9J75&_9L1J1S'K M#ZBW_*LJ=V0V$>X4.$YG25/#;1YJN.)&>A+*%1C*

M0CUJ_C2TP-;_J3,,UQ<8EF^D8C"??(KL954S M>VM>.B@S^B1VF-KEHF--'6-/BV65|J9>\.), ^GC43&HC=U9Y$4Z"64W$SDY> MBJ/F7FN!0NOQ.&HV-*

90EJMTJ)\$A_5NHUWU.BS&5+Y[2K<7Y\\.@_(D2-[*) M/VT>NVHOVBCLLFT|-7GNFOCHQF"6A9I-O8BN.I\GL9.:74P-7:.<8W\^:HZU ME'=:.A8$.Q5G-?F*

M5E0T/B(C13TI'@03HYAY["G'A>6CD7ZJ^TD&'6.$1N!9;K=M=UH!!9:Z-_7W@1(Y!AM2!ORR4/$<^+Q$24JP%WR&26+]=>]NX?$%+)9DP3[M3_L$]M R8C:V&HO

4.;3L)6$C!WX\UU$+W^@KQG|(F\3_#'V9IL\0>T@ALF MQ1Z?A14H!H-^PKRI1=A@R8041-7LE|:CG!-B1S_AXYQLD|GMI3F+^6I(K>IA MQ_L^\"6NB)\;Z*

*(\+6&TW558'[5P9EL-VP8[!Z>E%1AC^(G$*P_Z,I7:[J8 MN,-2U"[*"*

*@I=#2H{D2KKYLH(\T,BL6MEHQJJ6YM0_HK/\TO^ .&JE@:G':+%>DXN%U_7ZF)G0_9:K7? MJ]GO18;UZ?*R:48R:3 155LK#T>QV: Q230AC9P]>I<\H!4BIX\H$B736U53*

M@U%T8I$7KR'R9LFUZ^,J7E9T,/?J0A$=V)-/VL=5:F'E(=4C+M;U,B<2>)(/ M%+A|U_=NPKE+0RZDPZ83$^ZH#G| L]-&#'_NYEY4-]2!1M?#|[.Q"5/N2<2<3:WOW=I?:06*

!AVM$+M"KZSG M-9#!E-U;G@HW?/;)MF9"..ID K]XW?O=F@QKSZ0:_"O5=#>M7E7J5PC]"?=W!OUM>I-UH=7]JJ:$WI9-0-5-_T7WT.AIX7#5K0T#WG/WEM(-M-

*%NLO\3L5.K4],H^EI B]K/N5M6U-E@W(4%QO0!\PA7Q JJF)N\C\<0V\?+H M;Z96HPPJDUYRH^5|X^)G%!?X*Z{(I*52B*MM1QAT^DL4NF'R@&*$R4UXB79@*

*MJ{2;?1(9:Q**3@^JNZ%AM%E,S4ELN'IFB3B=D|A #=__MAN%)!}&#!M$+,V8-"Y-OV_YI;?E4O3LT-RB=|;<0-K_*;V*3]+W0\-+2QFC= M!)-:7U/J6+%12E;8QIN6-*

JNVL6DGP<,&=IC6$7$GP;BZVZQ3+-Y)<[U%:>2 MOX8M-7/8\E>%'GW<;&H--LG&W(K_8YT MR9@UG:PBYB:.]ZT(X1VL(B)73JLQ)7(O&U 86AZ=)CUM(*OAH:GJ80\9E<=%*

MU|]>Z=X|TZD>'5?K]DNNPFJ M5Q^6P3%7$6=#)&;RV\)\>OR!61QOIZN^/ (FP4W(0\N4V.L0-1N%"5E<,HMG

M$5RK)720P6TL]|&%D!JS\UA?.I>Y:7%VV3:%)8A"ZH_4U[ZMF(,,E,)L*JM! MJ]O:8$I25XG6MC,_<1;K#K#N3?]:)VV"-NA#",N1*TO4$BCZJ%;;/5-VJR3 MV<>6B=*7>PS7.2*B(-*

*/&]-7^HO^MFG2UOQI#4V_%GE%SN7Y&C)*D^59>457 M#[^M:!+)=V?$(%CL?B[@ZC9AJ#Z!PY7[6-#:[D1_0;H]7&S=6O E5>[BRGS&2*

MZD!2^T.C]4,1=:">B=4MK5R(")<-.X\UMQ@^?M?GT:]S?XJ/ZVY\&LRTCS M6M)EN'"IP6R{((.GXL #N36QOTJX7^5+Z"?Q R)*0^PGZ!A%W^%V#(202)Z*

M#OV'&+"I9W&V<^D'_^=/!RB^__,OMAGM2],7ZA#I;MM@C)"-';MZ$Q^XN5=I(59N*O7==EI,_1K4K)"S?[VC\GTE5Z6JQ1OR$-|]!)A'E/^)0,[G Y"8C9 MQD^*SD%SW-

NXWUM2|(,E'/V@C$UD[C+(%7#I"8RY?ZDU?M#SON;)=1#IP YMPTWZU[=N]$>Z)-()VJND#7WH1XWXS[?ZE=M,>]#@8<=?_|:9P4.69%NPJM

*M>MT[VAG_^9=QDN'T/#J;_*3C@$>R+&Y=78U7B*(ZO!)E&\O.96./G)K@Z9PE M!WQ N0$_/JS32-*

XV#"BWEXC|\R9,T6^YG%%S)%L,8+!\"^5J1QQ*C^CKOE5W,;4&8E/=A.L(;]TF<)0->QN\V$6))=^CP,^:.SS?RH[(:\"_PY4?H%SLX3(: MYD(?Y5/F$C2DXK_DWP/$ R$:8(TVZFK;*

[2NHYE|MJ2K/44O4^/A A%IX,|%7U%"ZZ3H 4G33W@:S,7=<<=ENL<[6'>3H6@JZ\LKW@+J2@!,,0^GH]1W1BL=@4\6K&- M=!N%ST2LV!$;DA%'.IONG=QQ?

*7;;2Q+SAWL.G)YKJ(15(=&6W^_;73B5/V_M*U8IOEGX/(_B6J6JU-R^AU\HK9E=J$HA:36(;=*10D7H;58R^+B3"<+_@U7\ MQ0U@NV5.5/B!7(?Y/T@MF2NUO)*

*[<84BD&^JW>2#WR=5ZC?0(7--.PN!;*RKO MJ">M?71KNEER1S>ZU"]I6' SUZ$AJ%}.+/UPF[N2]_4=#O-J2<\0>;R);.8& MGW"TWT'M+GC,0W)!D@>#WZ1$HQCC8FD!:>,;-*

S6^DA>'3"MYOP|<6G(=B-I! MDZ;66_T 9C/E2P$_.M3NK$58CRDED"EIP5^)/MLL/S3NH6$;JWJ9N2)PV1=8Y&M/-@<E>$

*MQ|X\@NX!#_GR$%D$P6DE@E=$(Q3@4%JS^208V3T:(K?_*L,+3N0HMPQ-R%^) M!;?_2>R],,'?!|>'EG_:NMI/(D|_&,EHG#OF*

*M)!9@(!FK410X"4;VE+$&"%PY";3;WD+\ZQ\.'$=6TL4"# M\M!>I:RC[#9$R-)Q8ZL,*J6U6:638.M LE'JE97$2C!S(OM4M9N\D.&Q&.E & M#YX$OPO_;1=QVXI5]U54T'G=#G*&PQ*

MIZK69L5|SLQ47I@$IR2(X\=OCS.4MAV?*G>'8+5/4[#*-CQ?$/2"'-YC] F% M1,XL,.SL\7YV0VZ?S8"(67C^O33UU';K!AE&<0V"W#!C&TLK[#7[%%LLR1!?.MD!E^'8-+]L_8(4\-*

NK%R-2\'7Y,3!2//V$$C9T!%W?B[7_UD\T4_.0L=FM?Y M 'WWRR^/5"-.(VW>R:L1QNXJEV!]&++>?CHJ.BZVVFT$T'/7,FE|';4.PXZ9I MNHAY+W +/IWD_9!Q(O4WUIEO5!9DH/H?X"^%XML?(X2 MU/PT-^]OQUFN"32GB,G>6X+|SKU#<8^NQ#!+$W-IC2CYK",[<4^AD37>!YM MGXAT,#'-9L@_0G'=^>XXF!V'O_*^?.]P!&*

MC_OMUL7^|\A+M2+)6BU\KK/UV@|\(AD=V.7 9G^'D@T$!*7(%V1W_$?DA\G?-MR'_GFCTZ#C!AD M:#MNBOJESKO!A^#!^,K B:&9WPZK/N!Y;77W F%1@/?!$T%U\6:?*

4AJ9NN: MVW$.U2S-2H)6T7L^3QA!?B6Y@B1I'0 R#O#M%8FBW!Y1?<8TC8<|:WK.-I"@ MVP|@QWFL7H;T7+;DS?FD$M4;/0.#'M .4IT.[>DKSKZN@.NN3D3>6%&+8SC*

M#7K,<7CK%BEG(&_"C,.Y'<[EOSZ.4WITCN,'U09Y>\@>$6E0C,NGW]] M648+/"MQ_0!6Z3]2 :U!ZJR|(OH..\?|T<5%WI^CYFNFO=W!$"^3I_6=9AQV ML[E77A7=E1S-

U[+MR%(BT\@X:5/2+5BE_PPW|K0D,S\C\B[<_)7'C<(#4MW MNP\,NX%CG$B;E_Q7MG')?P#)CTV>S=8/ 7^,YW0-;FFW."_D(OO7'*X"'"B MTJ_D1?*

_QI'@5QW,J&?D$#Y23PUY6)X%,.C:[6UZ4)X'ZUH/G |R_TP'EV"M.M%SQ,A6R@I&_T2M(+\|7KNKK H'9[E4#5K MQ:3AOV"#5#MT1]!LV?]N=(-*

*=H@7@'7.L,S*D!)X'KU0G.WZD|ZBLP6&06"G MO'T:F_ZT'>VXEYIY|MHL|$GH+ W8UF(+3;=WV'M7\P3HF>?YC&!)9[A$B>O; MD!M=8RUE_(LHB$5Z@SDRLW0P2(!>9_ X&"*

MK,4=VCXAK+BX.PXTJ<7J 6+OE!04?YUT6G=^Z&_W6^W$\K]/S[`9FU_$-R>_TF5?0,\"@D^[S|#U6&V5T5[++F

M:/0.SH5O=6@&@%TXL&4WN\4K.64OO7&/..0JN, /EW=VZOQ6WH^RBOWB??U%L MX0X#":DR@&BS=3)$NY;M2R1^WU8N*\|C+E82W#X+,K#1QFHI0C|\^$+$<"R7 MZ%-

*<,3T'-*L3-I?\A3K=510 ;M5:((8+'TA!=#X-5I@WMF!$CD='S89ZV5|< MJ?9"^7%$;5!)?^RZ?F+SF>&MA_Z(!&E]'K<7.XLZNJ@F\15C22 _,'#5:|UO3;J.8!V>K?8+FY+'Y)8H)3*

:E.HI>%[78UK' M2(239_<9W4:$48LPD\5 4Q)7QY)\5!N6TW:$0;E_$P9NZ/W-#0+T/G>WNWV\ M6#]&^V3S2M0]=K>L"(= R::=BQZK;3IVB

MFSJ4K$I8FH0Y:T38U/6/L@550^!TE:&"2IUVHKHHHKNMAR_5?J2\VTP8X MDBGXGN|BL/_Z@<<>V0!X*

*M[@;^.L*AIVO=FW388U%1=.#QK!5U730"4$QH!C>>>A=^<211M?!^B-_;76 MC-6J^RCFGZ)%LY4EJ$'G89??_XK(,7ZF)O$[Y,$--2<,JLC$J.UR*N&\&M$+ M.A8#]Y4L7*

>Y3=5Y^_6G%BVRM8AN$.HO(&W386|$%) FSTG4%[%,X)[JXV=R75|AEX MBLD&'AVP+]R$1++$F?'DA.E?'IJC|/37H-.LTEVNYHCKFK?!3+,8:%,O 1QBX_.MF?

>!^[M|HVY^ONV@4]KV<9PL20,$(^/*$2O;K#853CUFG4:UY=$A)AVH2 # M.6GB9FH^V$3"!M3|Z'#L>PXXO.^[^OP76@S[-]UF08#"9F|G1>-ADW!)^[=|-MC5]HQPR)EAG(6?

7$>:L6:S71"JIV!-5C,@:X,J_)OOI,7%#^.^K+13'-M"U?OEVCGXB17)T)Q_;]S",N'>#[05R5YOK(,*^I]_"FH;#WL^NC^]<-!4E-M?W.#/9*C FE,PE,4J#2H1MT&G2C9H-*

*%GI.)6*O49)3]^RL1*X)WR&WP9-E MQ5;4]1A8LH\#=Q6!&N[.5B&*B61RN;3JK 8RK*1N|K+-LOZ#B+=QVCUI7/T M\EV<[#"3L.?)!68_-<_EW\O*K[\KP/#V,7)8[V\L8BNNH?*

*00I6CUZ"7,3V(MW,4KA+SX&D=;B'>25U.C!U5Y,4;0] M/*H;&KN.-K"83F-BPV=VH#0P&J6P^I0& K/?49)7H,GV[\?]9[=7MC&X3. MYNIMY(.UNB2+J-/TE4T-3ISDPV5T1>-*

QM12U&<,J M4I<(;Q=K 63;@KY"QX%#[D^.#5HGR0:SI8 XF)=HIN.P M^E9J.UVL9V&X9Z<%3-NT?&Y@RU+K-'NE.9)1_++"B:]5SI@LU;C<2X&\NM8Q!J-^%IE?,\2

M,,7OSY"MLO..I1,JGW8^HP|(LEQF<-]J&PYW+"E=Y0WF&9C532>CML5K,GT M#3#]MN5[\X$-W>_WD+A)-(S0XV9@*ET(§W?_.[_)^*-_MU"Z(?_S7WL7H&B&5)ES385C?*

*ZO,S1L|@A:;*0:KWJKRFNJ9CO@3#2Q@=AC07-MA^J'-"_!CRM*%;A4%V\?XX WS#!$0UL8DUTH:J=QI.,!?<4HJ$/T7P$:\AL M2(M!'PBW0"VCV>I?*

*>Q^3RS/V0WB=XD\XBG4[L+:,\/8(/>*PHL4HTHX47%PE MPN2:C80@VU":&DA(@^?R'THU3.JHB$TO49+3)$XN0_(4F7M0Z/H8IEPF<)W-MBC/))NP!E[-*

J=RWDT(8#VLV$RSWZC-Z2Y2L*7A#U!NBNLL[#6<\ 6*;E.]23 M;C'*89 +,9I#$$S'.0B2KZ-]K],M#$/PJ]WLZ]1BK..D\SC#JE=459IY+WX< MX7>BOL6S..>2>2&3>T8<7-

(K!@6IM+">(QI,'@!}^U,4>1"H!)75%%Y}1T, MPQ3 S&!>"\QG14, 8I_HZ;>^5G9OUG?8f==^>XVT?6HM(ZE6)E2;?+W-&C-) M7>_1IGW;P.]Z.[RCM33\|[V+74**

*{4G:N.FT'6=+%U:N;4**>ZHX7A[LT) M!C8'>3\)E:&&-UGNLZVMLBSSJ^.5 M=ZJLU-LL==?.L6^_@:.VMJ-.@GG6%G:PGQ2J6V=$J_JK9WB42U;?D|B$6WJ*

*M^\^P^'+VJ9/@T4A(U$?-L\%TIGH#TQC\M.D.&Y.5V<,.A K/7*RJ(ZTP0PG8 ME#/C:K.?7E\;HXCT4,%P@\KF@V;H'!55FS_58Q1K+,;'2HOCL|_(__|R"M 4D M8P;36*

)GO(|PE;O.+-9??GD4^(X9:"8+Q#ZL..QR@>/: EM\T&|Q'>K61"@ M,&>PU[],*QI;XC_V6)922;"N=*"7.@W*X0*<&DN4O-XGY!C<^^2$ W6?X!UD]*

*MHQ+O.PUC15C-.63LM(*5.@6M*D]DLQC5BJ[6K91-(:DC/&@5!&D:#WK8?T44 M,3&)U(YH[8EOUF_0J18J=%)4%B(#,<2;T@2K6D\53K_'$7;OW1@ZY=EVR\1(:U%,,R--*

*,_)"0[O63;-#+ M#@VR3L1/*UE62-TG80A0)K5K$(D;BM GP_7KV%8M(N?0EI5/QTDPJHTF:%,@'6;,"]"--253L+%W$X.J53=QN"7AXR$8WYU<0^_M-$;,A_4 9T.[T_ IFFU0*

*H_+V9O>GH"S-]T&;[JN.%GN?/"]9'4N]19C38KN M\."&S^HT_N*OTX).,,NK=F+YWZ?GF ;B(OO-"N?P.3CBC*=SQM.YAZC8LU+G M$)4Q0U2N?1PGM,P)V OSHH:VTFW0Z53G:*

HR7)XW]$[O) LV'&=B!-2W:H$K M]_NPT4HNV7^O48LM6]?C# (ZR Y7|ZJ?NJ'-MG/HB[4%A0PV'"%64F-$AFU72:=X"<-M[[=[.'P@N"NC;8[*(%[X<9EL:W0<%-NLVSY'O-_MZ?*

*R\4U8<"5WVVC-A5XL M9\ Y2+)/D&0;R^B1(TO[C*AI.FS>D'G46TMI'16,R/'HJ-EQFIXL,1E9[!>P(-$4W\^:dZ(*

(%:=0XV5C#J'&D\,B=;$ZGT2+#M'9I^L!C5U'!PU)^L4H+QCX:A9 M<0Y@G^3"KW48G02_'@CX,X,=?]PQUP,^ TV\9B?!Tf:W8,%\=!(\&B-V_;BC M_4>Q6U-FWJ R3,/(A3%P

*M6P^ATV/>(NH$<[M"CW(@[SZUYZ0?Q/'>S=<06&79^QN9Y{G,R[RAC4YAT-$@5GZ!& W6&" MM_ 1N >KED3?PS8R*C.CJOL8(X4=U)14J$*C80/E$R8PSI9W_%JL0.S4MAUT*

M2OJ+K/1H-KK^;GOG'0\FUS!@'IY%^^O=;O-J1I*>)NJ>YW//D@S 1.\B< M-%/7%)0V-35H 0R[6Z9;1S%K5TF!A^^TV"A^3:/4UG0T1OA|W1/Z/6F(<$7,52MEYOE5*LR?!,K48*

M+$PBM6?U)'C47"~@PCTLOUQ5>Z!5=[. ?YD?_Y+?3\?>#^[MYH?5OZML9X.B,3"I^I(@!;]3,YF-E?Y'3#2M=+VU$&78%/&()_MZ%8EWIYS8W);?@HC?V%2

YT%MI%;=7]C,;K%H&WQW,B@@$==+L5 M>_/ 9/'AUXM8X@_U.!?9[B5RB:^/PSB?[[.K"274-51: M[!BA?' RI+ ^_AAU678H-.A Y5P0WUI-I*OB/)NFH .HP\A/W5USL7OP?*

2OY7K[3;.M>W'_-'X=EP(8SK\)_+ZN$284.ZTJM9&Y;MB'W3PGLH.11>[@I(8^&>`"KW"3G 2? M.OI9|/O:^3B.FJ/F8;5M"]LI'+(=U3K#7BLG#.+16X#'1CL/F<8\ARCFKA1

*M!,N.>TV.FG6-_"WBU%5X.8Z:2=W=)":@QVVZNLZHXTW.7YWS, WLUCB,CH# M75S<+2!Y3YII=IRO9=OC-0+FR*06VK/#6I2'3NK>BK0#57FX\SU:?48:#VU*

M1\VBKJ!C9O[YIGN,6C@A#_J5+)69J{<$7#4O.DKFFF,8F/PS JE: "AK!3& M<<=0Y=(T/7QI",@8[#FCO#%F=ZE1Y6'W^"H"CANCNH?@5:X),2B/#GYOU<1T*

*MC9&I:I/FV/5J:\WRXT8Z[!D#*P/XQH_[/P7.93&&QXUNWI.#N?#'Z;#*#XU3 MC2,Q.0M_/K.PQIQQFZOF\'L#&C$,#FB5;#N;#JK\J/41=,*+IZTG;@U%RO" M=P5#C|,N,A9#?P0S\$J'/IA9I4YEK.@P,*+ B6SH*? _,5;?^UJ?_M<)\(YQ,?Q0O,_P:6K+ BS|/C0&=($;.0(H>-RY'5Q2N?&2;,JR :VG6>%O&@ M9DZZJT&'X]!G."MP$XRBK11NL7:& [XWOQ';I)UHBU?RX7CC[2O4+'% MP*A5[GL3*(J_4?DA\G?R'!0O,LF9;>:CV*OH%%2"ML*&]D EJUI M>K=E:[M6JZGJ/RSRB\!%H'!0*IM/*_>[,I5R? ^YWXX@=]FM(LQ,JNYB#JQ)0 M:F^Y@0!BLCL5. /B_7,$BFR"HX!\^ D!OT5#9?3R[67!/+61]B.8CC(+/0N02 M+P7O5!QO=3OS$5?-S$!9[F$WN\Q1YU^83WZVCQ5&\GC_? WMOVMPZ;BP,_Y6G M\CV9[,GZTDU@'Z4_M#)0SIY*4]^D*BQ'?3D[OZ'I-&S2Y![M\7SNY0F M;PE^9O+_]\"-\>=S1!]2.\?Q3W?N,# MCAMX+U^2%'Q^*VZWF"]Q&'#2YNXE1F;QL%I%3ZL]K!#*9BW>PEG?&8E M7AY M3-N4SIR40]-F7Q'ZI,G: 2Z+A/>3]H)U)Y-R)8M)? Q*3D@IQ59.W*E9"W&F7K*K\D=ZMQ-CL_M.+D/@RVMCG9IH(9EU)/-MZ) 6[EUMZ)<@4*@)<;K.G71.BN1KA-R7D&'^&)XZVR1@#KJ.3;YG_HOK.2(M1#.CJAKCC9P5\>%F8YU784">J{0%0_-V6 1FMDX:BJDZOMI<$>W=BRE_IHV" MD7NQIZHMAXJJ$4.7UT1^E<11[0TUN_2\9U@W7IL[;97B0U-;#RJ_3W7D+^ M>\U? JMY0VZQ*:D/ZZ;H<.B/>D6O-)$ZYC M7_>VG_ZU%G"/L#X0,\BZ*-73;,3),623#[-:$O+Y'?2|%IB5j;0D)1-[,^< M:L++]&%S/FD*VA K!-B0T2PQHF=>,4!X=P4^CX5J2MV[[799J@5(CYK2131& MB0 (N1C#2:?COCKM3M(F2*CI7!NCH;3H^044K%S&*1-2N2@@HAQY$MX(/=U" M-":7]XJ-]AHXB>NE$<&$B^]1/*>=23O M$WI'02+L"U5\;G,H!)Q0TE;P^S3*]:*MMIV4_*;SP.5\'C1C6;FG1W5;T0D M3!HP1I63@J8,/9^9?]H<%G69+\R.?EY- ,IL00R@W9YWM#C_B<,/%]V$DNIP5 M@-B6F:I*= VW1(D5<&S!^O7$VE;W[[J[$G'2 @0%U1UWYI+/ZHGUO-GHV@7!+5,'L+]* 4WI2X5'#G4.&=:F%RJ;#-DXS M8&B> RNUB"ST-D[OE@EF":I1RJM5N\XHX31A[/BG0RY-"],8@35V1S1D43// M.X3B: EF6((9H/B;EF"&)9AA"698@AF68 83P0S&W*D7440$A;R@\B,1'F*R M(W2F ^,\B%>49:0? G; SR-P(MXAG.Z-J9"))RHRS[2@?H_I'&+3/8RD[YF)6 MFM/.CFB>,QA\#4BI38ZLOPXQMY;$M-M>PGK39ES,Y&;\HE34$ 7?R% M0);P2)2)KBS/(L2V[?$=%7?%^ M0);P2)2)KBS/(L2V[?$=%7?%^ M0);P2)2)KBS/(L2V[?$=%7?%^

>;F..IHLH(H|@7E+PD3R,.1&\ MZ4P'MI&(ES@^T@_9<4% >-3-N93C'<+!WIAR)E=FG&U''^1C5/@?:6AMLD-`MJ$XJ.Z)Y'L?*
7,$:B.DTFIYX=X0OWG6H8CVG.UTO(DH)!4DO9BLL46]7XI?E$`M^3AED"-I; .#7 4 M \?H:N:O\PS5:%C,EBB+01;!\PRS,&H7/;\ C3$MC>==9^<*P$?(!*V1H&RO'
M(,_?;2&/S/0Y!F%^!$^~886;74618^-]ZRF!{ F%YC=AL_&[V+)K)!IY$3HR=ONXM7F-4),Y1:07C{F)%H1&;9K<0]T*%[*S[+|
M;.06W[*?}3S/3AQ0M_V:W+C!!A(!IQ2:ZREH\W$59@7ZMY%"HI;*&+0-12P+ M%'55NSW2H.FAY1;L+@.*SHX5|KZQM5F%|&.YNTH]?Z8L@__?3Z<2W<[:!R>3
M"_.6+S=)ZPPK7&QG6JKZ8KO%:$LNP2,F8[V#XZ<5W:/K!*VX/L3+XVLM0&++) MZUWLAF>6UPNA7_+@(U-XT2Z/3%]\ITHDAA?Q?#$HY#&USP0<8>P-'<5/*%U
M@C%KP1!Y76L0OD4(O]-3?!<#V$0;R[''-Q_(8>W-HU!BYG96C.S MY1W=+++*V2Z0\R)314/7'?@8T@H9I.&/@@F]GBTM>DG9@44I;\^0R,./7W!)"
MRJHC@Z#DN*620;9:ETC9D&EP=CG$\%UVFOK1"?@<&L'}>IX'0H!]@U6I"+^ MZGD)9EZ<$1/%^3K^3Z12S YPKGM+090$X* 04
3@X?/.)KOT7;I,.AXV!YRD>'"%SKS87;GHGI>$'7-#Y2B$7I'R.GK0>*; M+3QE#(?RJ6IJ3 -F!'D;__3{O_6^C>58JW;X;D_>?H0|(D%M-F@MRH8U,K6U
M>JLQP:0JA@I\VBV7V67LM%853>_O!$T-+=6VUU-.I12?HI801N; '(4REO1N M55^D47C3(%D!.D&U[6|&%*!,(^MVBBWW=)I@[Q5IS')]@+FC;6GO!&Q>#;"CM6&_51>
MUIRS%##[<;!K5@_/?$.?+4*J-FT\QQY@RM/0-#-RO9('E7ZIE(.0]>L=9S!9R2D-9"=.IK$):1@8YP3$,KC!"WR_1 MSGDGKY'WC_\0>&>'&#)QP;A-E>9HD5E<^[%(1[S471-(M?
4;XWNCZ"%8*+ MP\5'Y>(_+`>*&* MPC6XB:/+EBZ@IA[5OR>]Y48KE&TQUAY3(-,')G_[M!=-)CYT2 ! F C3Y7CXZ_OT3,>G?K$S7>=82/E
!PEFM|&V*T=]*8NU@) MH%"L=AY_YC61",,FL,+>,.|"#5D";'11SV$2[SY0%*>BQ-K\Z/D8D1?D+O"= MP/W9\7UTO'+VAT2L5G22PZPT3C-
_'A.\IO76:*L"QT<76R(NL\0%H$E'\AE8X_/: ?!Q&Z-99IT4SJ:BX#>^"H"23T)$IYOXF,(M.^]*N- M\%8+,>DSB_DKQG[QRL$A@1:?8"&H>7OH-=]'/K,(7X7MUM8"*+-,GL]HU+Z=
M'ZD\B.8|_ 5#GM1|+V@3T?"WCN,-EL5NH)+VA/77!2^K5AS*)) MVDJEX'QYCY7Z<>*Y!/3&C?,.?PJ<@Q=JEX'QYCY8>:.K@NN?8MF>9*Y-X*VBLX
M<%,W"FV90OBNQ+?!@QZ?P=R\$_7]W?-ILK;K.1)&K#W4[.9]'CNS9^S4VT]4 M6_=$>"^K{\NX M&+G9+:6]$7WMLYW/_E?WJO>?:QR/GM0\P(.:]RJ;NZ"C/^1]7_4N')XF+%.
M^$C1#8(?U YZX6(=4%=4$0B:VH:\:8Y-AKAGU83HV>42!%KP=9!(;EI!D0 MHH&396B(!&C*:8772V,C:A&I70\@:-J8Z) ^B#HD 30)U83Y5Q$11NTH4NPYR69#$??
CDP2=>*#*$"08U"3Y*:0"'T'NO#&89%>N1W MI[/T8B_1[*)%H=&+/^#H)<7E6&],7"2A8 Q6;<5=%K52>E&0]C:]93%UU>`M<QYC*_X=%?H>P3Z64Y:@K&

M%'>.^C+G(M&F%,,8V+75MKG5I%DIL4IBS4*=F7!:U^@,%5B+P)32VZ$C=.MP M2GVWN?,_G,.2;E 8AB9"EY^XZ_-3Y^?_F8=BY^>F_[.VMS*%U*;UGEN^XOQ M\P7V,CX.SHT!@%<@82E72[YV(1#,QM3B^_*;V3@T|_\74$1#!!0 ((F" M:%ESU .C=04 .T= . =6AT+65X.S)?,2YH=&WM66UOVS80_KY?<6NQ M(@4LOR1-UTI> #=UT0!,W,8.T'VDI)/%E2)5DHKM_OH=*_4H"O49B&*MT!<:,N M!/YQIV!ZSF4(K++]5UZ42ELF;52R-.5R'L*CAP,PZ',Y[JV.19AQ&R0DB=+IN'=W\+ ?#7NNI|&P5|(? 1<!\6MZ|%W0MUU,E% ZO-OW/|'[M'5[4D.5*I-&6;9\2@O$RYS&W4*=D'8@?P"RX LJ.< SV/Z3K_8@DI!7U-B1> MP&HF3:9T$59EB3IA!J/O%)3C\=GLY-G)\6AV,CF%%^=GT_/1Z0QFD^N ^]&, M_P1$/[G ;@:<@T=PWIUVC[LP'1]f2 -<'A_W.+9@W$WA7G3 ML6S+\7'_(4R>P>SY&*:CLR>CT_$TF+SZ<_PWC(YGKF6_W]__22'^G-7T,@:W MJ^>?Y^B)!'J1F#@>"PMN<[YPLN*;ZWWO[G*_/T@B_ZE^2,/[0]>$;HPZ Y"&3*8R72<[D',%8%04W MQGE"OTXR918A1XUD_X9IM5MKVSIPTH&18!*>=.,$O+@3J#KS0:'A*DBW8[JPR3+>$*&TLAN8.]KQ^N*5T -EF>K#I25-A5M0\ JN%R^(W^/:I7 M+^UM).CN[Q^S[^3"L"]JUI5=2<%3DSW-$1^>#$ \%6JK(TA+3J-;R MH-_M_]:*DRN"E09#@R6C ,#Z0(NTZ5;5!3<\YH+,5=A*-T(DE:Y/B_S8@[X? M>GV"U7C3'F'U;%J/WK-Z6TUS+..!NS:D"[(XB#6RUZ'_'[@/UUARX1;.A(D& M0$(_6A^DU?AV#TO"4@F>?H]SM1VRYWTIT3.]+8JQ<8[VG:)LV*X$R6[#>O' MAO64%@G/NA_5I'O7"/X$4? NH.%US_+T5'7JZJ?OG)D,C,&0 D0JE.5E'Q,63 M$DXDEZ@J"9$YM!HYAMNR74= UDS7[6ERVO;$2**E5A?<[?V:W4M#;*3;[Q%G MBAUA;EB6IS>5EMSDE_*[; 8U<,)19%260572%V<5[9+^QS3H;_GU3HFT-VR) M8,:X&[8Y!E*EV/8ANZY%'H6MN[O2O< M@,MWK^G^H82BS7BKT'<-B#)_X? N[+UW+WPRA^@[O\B8OUUM$E4M_;TKUHQO"-MNME L;P_>W#K29]EM-<)F5BPE?&3_[#G+FN/?AGV_#7OOU!+_P04_" ")-M@FA9TINQSIDR4A*D_#K6E0$R MME;:EV>E?;P.%+84!W=@4"#+Z!<&EEN!!^-7P=YN=W?0JQ])H-=(#!*5K<'8 MM<_[Y9,S[F,@"VL^HV7E=*621M7+,NXG$?PN%K%@DL,"N3SPD;0C^]Z+1D_M:]=HA .KJBCLJG,9OPVXS' 5!7MQR64[MQZKE.&6*QEI%,SR,XP3M0H,?^OT M)4IGJ -Z0VH&5;LA5](Z$8SZ867CVNA:7^S'29 M+:*#7D7_*H^BM_30^V"?MG%5 FEHWNA_Q-_ MV.%E#5FB1!9?LNU+0C!>%3SA%NJ4K /Q"Y@%%T"Y)AS]W4_I^C B*6E%?1D2 M+V UDR97NHP6584Z90;CGQ24T?AD=G1X-!K.CB;\.+T9'HZ/)!;'(5<+^:-M\5^ Z!=OL)L!9_\QG':GW5$7IN.1A[2_MQ]V;L&\B6 .IS!\-GDQ&S^[W9@W M'357^-_8#B:N9'=,+RR:/\J#OW@:GH5 M@[NNYU_GZ)$$>I"8.AX+2VX+L 7"RP73E'=B#2? HB#2H'$XE.5QMF(#GR 0) MGKB?-1S)5)4(.[TP\G;<[/OW5KMA/XW][HABQ*3@D=*$?!B^\V*%LV7W8 68@YX(&-]9-,5UH8MD(9,9C%=IP>0<8.3* MDAOC/*&_3C)C%J% C63_EFFU6QO;.G#4@5'!M* U#[OP5!$&'5(D.=GY-T\1 M7F@T/*.H>9VC@F,.AUPRF7(*R23/24B[.#DUWO..UYRL@08LS]<=J!;.+.BC M!*R"\V+F2/4?<5W+G+;G)9 MXYL%UUC2),-@FC9;L;^WPVC+:.CO[V0/-J"?9_XFZQOD^T_V'L8N-V^Q_0'8 M-N:RZ>H5\XBY8<8E;5PNMY!GW!VDI-\XD#MNF D!- VU.SMHH"+43@- OT!$!*:WO^%GM.4LSN.IH23K"R<)D MW;E@8O=&I?3-9K>FE9(G"[.Q4XZR+7NXJ;SI$SPS62R EG-=ZT#:V>S>K5>U9?5M.TR3QP5X9T218'B4;V.O+_|^[% M%9:#9S^BR72-[/02/=-[CW:L]=5^4GQO M5A0_FZ#=AOAS0URW?(^I<'A>_.KBFY1^+(_VZ ^N_30&&8,@ *J5*<[*.,LR7_M8D[4C@@:"9$Y= 8[7M=R/%=V-_S.,;?F"R'Z")%H= <;=]T_#V9MR+MTW#S&% MQ-'$AEOXHK[0DIOB7/XZ'T0;.+$',BK/85'1&V<5?1O\CXO_[_+KO5N2]H8I M%%2Z@+5TZYP%604>[XI'%%>U'*,..F(C80N='V?NM" M1>3R_;NJ? RFAZ!.T5>BG!D04O_$=UK?>RS\,H?H>Z_PY]"7Z!F7_NZ0[HJN M:-KV .6R?NW!K4L"RXGA1TPLV=KXTC#HN0O+@SN#GK_]? =02P$"% ,4 M" ")(#FA9D@Q|.+4? @"/(QT $ @ $ =6AT+3(P,C0P M.3,P+FAT;5!+ 0(4 Q0 ((F":%E\00Y1L5L! $'U$P 0 M " >,? @!U:'0M,C R-# Y,S N>'-D4$L! A0#% @ B8)H68(D*@?(M!P 8RP X (!PGL# '5H="UE>#,Q7S$N;'1M4$L! A0# M% @ B8)H60S 4 ,.!P (RP X (!MHL# '5H="UE M>#,Q7S(N;'1M4$L! A0#% @ B8)H67/4 Z-U!0 !1T X M (!LGL# '5H="UE>#,R7S$N;'1M4$L! A0#% @ B8)H6=*;G+-U M!0 \1P X (!49$# '5H="UE>#,R7S(N;'1M4$L%!@ 0 & 8 ; $ /*6 P $! end XML 62 uht-20240930_htm.xml IDEA: XBRL DOCUMENT 0000798783 us-gaap:ProductAndServiceOtherMember uht:UniversalHealthServicesIncMember 2024-01-01 2024-09-30 0000798783 2024-10-31 0000798783 uht:ChicagoIllinoisMember uht:SpecialtyHospitalInChicagoIllinoisMember 2022-10-01 2022-12-31 0000798783 uht:UniversalHealthServicesIncMember 2024-07-01 2024-09-30 0000798783 uht:EquityMethodInvestmentGroupOfInvesteesNameMember 2023-01-01 2023-09-30 0000798783 uht:FTXMobPhaseTwoLPMember 2021-01-01 2021-03-31 0000798783 uht:MedicalOfficeBuildingsMember uht:LimitedLiabilityCompanyOrLimitedPartnerMember 2024-09-30 0000798783 uht:InterestRateSwapAgreementTwoMember us-gaap:CashFlowHedgingMember us-gaap:SecuredOvernightFinancingRateSofrOvernightIndexSwapRateMember 2020-03-31 0000798783 uht:McAllenMedicalCenterMember uht:UniversalHealthServicesHospitalIncMember 2024-07-01 2024-09-30 0000798783 stpr:TX uht:McAllenMedicalCenterMember uht:UniversalHealthServicesIncMember 2023-09-30 0000798783 srt:SubsidiariesMember uht:AikenRegionalMedicalCenterMember uht:AikenSouthCarolinaMember uht:UniversalHealthServicesIncMember uht:AssetPurchaseAndSaleAgreementMember 2022-01-01 2022-03-31 0000798783 uht:AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember 2023-07-01 2023-09-30 0000798783 us-gaap:InterestRateSwapMember us-gaap:CashFlowHedgingMember us-gaap:SubsequentEventMember us-gaap:SecuredOvernightFinancingRateSofrOvernightIndexSwapRateMember 2024-10-31 0000798783 uht:TuscanyProfessionalBuildingFixedRateMortgageLoanMember us-gaap:NonrecourseMember 2024-09-30 0000798783 srt:SubsidiariesMember uht:UniversalHealthServicesIncMember uht:AssetPurchaseAndSaleAgreementMember 2022-01-01 2022-03-31 0000798783 uht:TuscanyProfessionalBuildingFixedRateMortgageLoanMember us-gaap:NonrecourseMember 2024-01-01 2024-09-30 0000798783 srt:MaximumMember uht:WeslacoAndMissionTexasMember uht:UniversalHealthServicesIncMember us-gaap:SubsequentEventMember uht:FirstThreeYearRenewalOptionsMember 2024-10-01 2024-10-31 0000798783 srt:MinimumMember uht:UnconsolidatedLimitedLiabilitiesOrLimitedPartnerMember 2024-09-30 0000798783 uht:AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember 2021-12-31 0000798783 2023-01-01 2023-09-30 0000798783 uht:EquityMethodInvestmentGroupOfInvesteesNameMember 2023-07-01 2023-09-30 0000798783 uht:UniversalHealthServicesIncMember 2023-12-31 0000798783 uht:TenantsMember uht:RevenueMember us-gaap:CustomerConcentrationRiskMember uht:UniversalHealthServicesIncMember 2024-01-01 2024-09-30 0000798783 uht:CumulativeDividendsMember 2023-12-31 0000798783 uht:RevolvingAFacilityMember 2024-09-30 0000798783 us-gaap:RetainedEarningsMember 2023-09-30 0000798783 uht:EquityMethodInvestmentGroupOfInvesteesNameMember 2023-12-31 0000798783 uht:AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember 2024-09-30 0000798783 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uht:TempleTexasMember uht:UniversalHealthServicesIncMember uht:AssetPurchaseAndSaleAgreementMember 2022-01-01 2022-03-31 0000798783 uht:SecondAmendmentAndRestatedRevlovingCreditAgreementMember 2024-01-01 2024-09-30 0000798783 uht:SecondAmendmentAndRestatedRevlovingCreditAgreementMember 2018-03-27 2018-03-27 0000798783 uht:CumulativeDividendsMember 2024-06-30 0000798783 srt:MinimumMember uht:RevolvingAFacilityMember us-gaap:BaseRateMember 2018-03-27 2018-03-27 0000798783 us-gaap:ManagementServiceMember 2023-07-01 2023-09-30 0000798783 uht:AikenRegionalMedicalCenterAndCanyonCreekBehavioralHealthMember 2022-03-31 0000798783 srt:MinimumMember 2024-01-01 2024-09-30 0000798783 uht:WellingtonRegionalMedicalCenterMember uht:UniversalHealthServicesIncMember 2024-09-30 0000798783 srt:MinimumMember uht:SecondAmendmentAndRestatedRevlovingCreditAgreementMember us-gaap:BaseRateMember 2018-03-27 2018-03-27 0000798783 srt:MinimumMember uht:RenoNevadaMember uht:SierraMedicalPlazaMember uht:UniversalHealthServicesIncMember uht:GroundLeaseAndMasterFlexLeaseAgreementMember 2023-01-01 2023-09-30 0000798783 uht:TenantReimbursementsMember uht:UniversalHealthServicesIncMember 2024-01-01 2024-09-30 uht:Hospital iso4217:USD shares uht:Lease pure utr:sqft uht:Disposition uht:Bed uht:Acquisition uht:Derivative uht:Option uht:Property uht:Land shares uht:Segment uht:Renewaloptions uht:Subsidiary uht:Time iso4217:USD uht:RenewalOption --12-31 Q3 false 0000798783 2025-07-31 0.005 1 1 1 10-Q true 2024-09-30 2024 false 1-9321 UNIVERSAL HEALTH REALTY INCOME TRUST MD 23-6858580 UNIVERSAL CORPORATE CENTER 367 SOUTH GULPH ROAD KING OF PRUSSIA PA 19406-0958 610 265-0688 Shares of beneficial interest, $0.01 par value UHT NYSE Yes Yes Large Accelerated Filer false false false 13849568 8248000 8274000 25366000 24297000 14342000 13926000 43188000 40955000 242000 254000 682000 730000 305000 404000 1056000 1177000 1357000 1365000 4077000 4096000 24494000 24223000 74369000 71255000 7009000 7012000 20624000 20479000 1386000 1332000 4093000 3957000 7609000 7854000 22115000 23625000 16004000 16198000 46832000 48061000 8490000 8025000 27537000 23194000 300000 314000 956000 953000 -4793000 -4467000 -13920000 -12340000 3997000 3872000 14573000 11807000 0.29 0.28 1.06 0.86 0.29 0.28 1.05 0.85 13807000 13790000 13799000 13784000 13849000 13822000 13835000 13811000 765000 725000 2306000 2219000 3997000 3872000 14573000 11807000 -3184000 -489000 -4055000 -1521000 -3184000 -489000 -4055000 -1521000 813000 3383000 10518000 10286000 654154000 649374000 280859000 262449000 373295000 386925000 56870000 56870000 430165000 443795000 82921000 83279000 513086000 527074000 14260000 9102000 6372000 8212000 6995000 6180000 8580000 8166000 11900000 12500000 7758000 9110000 10925000 10946000 16354000 17579000 58433000 59636900 347750000 326600000 19662000 32863000 736000 490000 12690000 13500000 10925000 10946000 10928000 11036000 402691000 395435000 0.01 0.01 5000000 5000000 0 0 0 0 0.01 0.01 95000000 95000000 13849424 13849424 13823899 13823899 138000 138000 270826000 270398000 840634000 826061000 933216000 902975000 3257000 7312000 181639000 200934000 58433000 596369000 13824 138000 270398000 826061000 -902975000 7312000 200934000 26 -180000 -180000 -1 27000 27000 635000 635000 2.185 30241000 30241000 14573000 14573000 -4055000 -4055000 14573000 -4055000 10518000 13849 138000 270826000 840634000 -933216000 3257000 181639000 13803 138000 269472000 810661000 -863181000 12011000 229101000 20 117000 117000 577000 577000 2.155 29773000 29773000 11807000 11807000 -1521000 -1521000 11807000 -1521000 10286000 13823 138000 270166000 822468000 -892954000 10490000 210308000 13849 138000 270592000 836637000 -923107000 6441000 190701000 27000 27000 15000 15000 222000 222000 0.73 10109000 10109000 3997000 3997000 -3184000 -3184000 3997000 -3184000 813000 13849 138000 270826000 840634000 -933216000 3257000 181639000 13822 138000 269923000 818596000 -883001000 10979000 216635000 1 42000 42000 201000 201000 0.72 9953000 9953000 3872000 3872000 -489000 -489000 3872000 -489000 3383000 13823 138000 270166000 822468000 -892954000 10490000 210308000 14573000 11807000 20624000 20479000 -131000 -109000 -36000 571000 536000 635000 577000 1229000 741000 241000 859000 -108000 114000 -246000 43000 1100000 1370000 564000 -411000 33758000 32484000 5892000 4058000 765000 531000 3500000 -6037000 -12220000 7598000 -11164000 -19845000 21150000 23400000 13232000 5423000 2127000 222000 30242000 29767000 17000 118000 -24434000 -11894000 -1840000 745000 8212000 7614000 6372000 8359000 13134000 12032000 1715000 2005000 (1) General This Quarterly Report on Form 10-Q is for the quarter ended September 30, 2024. In this Quarterly Report, “we,” “us,” “our” and the “Trust” refer to Universal Health Realty Income Trust and its subsidiaries. In this Quarterly Report on Form 10-Q, the term “revenues” does not include the revenues of the unconsolidated LLCs in which we have various non-controlling equity interests ranging from 33% to 95%. As of September 30, 2024, we had investments in four jointly-owned LLCs/LPs. We currently account for our share of the income/loss from these investments by the equity method (see Note 5). The condensed consolidated financial statements included herein have been prepared by us, without audit, pursuant to the rules and regulations of the SEC and reflect all normal and recurring adjustments which, in our opinion, are necessary to fairly present results for the interim periods. Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles in the United States of America (U.S. GAAP) have been condensed or omitted pursuant to such rules and regulations, although we believe that the accompanying disclosures are adequate to make the information presented not misleading. It is suggested that these condensed consolidated financial statements be read in conjunction with the consolidated financial statements, the notes thereto and accounting policies included in our Annual Report on Form 10-K for the year ended December 31, 2023. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the amounts reported in our consolidated financial statements and accompanying notes. 0.33 0.95 4 (2) Relationship with Universal Health Services, Inc. (“UHS”) and Related Party Transactions Leases: We commenced operations in 1986 by purchasing certain properties from subsidiaries of UHS and immediately leasing the properties back to the respective subsidiaries. The base rentals and lease and renewal terms for each of the hospitals leased to subsidiaries of UHS as of September 30, 2024, are provided below. The base rents are paid monthly. The lease on McAllen Medical Center also provides for bonus rent which is paid quarterly based upon a computation that compares the hospital’s current quarter revenue to a corresponding quarter in the base year. The hospital leases with subsidiaries of UHS, with the exception of the lease on Clive Behavioral Health Hospital (which is operated by UHS in a joint venture with an unrelated third party), are unconditionally guaranteed by UHS and are cross-defaulted with one another. The lease for the Clive facility is guaranteed on a several basis by UHS (52%) and Catholic Health Initiatives-Iowa (48%). The combined revenues generated from the leases on the three acute care and three behavioral health care hospital facilities leased to subsidiaries of UHS at September 30, 2024, accounted for approximately 24% and 25% of our consolidated revenues for the three months ended September 30, 2024 and 2023, respectively and approximately 24% and 25% of our consolidated revenues for the nine months ended September 30, 2024 and 2023, respectively. In addition to the six UHS hospital facilities, we have twenty properties consisting of medical/office buildings and free-standing emergency departments (“FEDs”) that are either wholly or jointly-owned by us that include tenants which are subsidiaries of UHS. The aggregate revenues generated from UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and 41% of our consolidated revenues during each of the nine-month periods ended September 30, 2024 and 2023. On December 31, 2021, we entered into an asset purchase and sale agreement with UHS and certain of its affiliates, which was amended during the first quarter of 2022, pursuant to the terms of which: (i) a wholly-owned subsidiary of UHS purchased from us, the real estate assets of the Inland Valley Campus of Southwest Healthcare System located in Wildomar, California, at its fair market value of $79.6 million; (ii) two wholly-owned subsidiaries of UHS transferred to us, the real estate assets of Aiken Regional Medical Center (“Aiken”), located in Aiken, South Carolina (which includes an acute care hospital and a behavioral health pavilion), at its fair-market value of approximately $57.7 million, and Canyon Creek Behavioral Health (“Canyon Creek”), located in Temple, Texas, at its fair-market value of approximately $26.0 million, and; (iii) we paid approximately $<span style="font-size:10pt;font-family:Times New Roman;color:#000000;white-

*space:pre-wrap;min-width:fit-content;">4.1 million in cash to UHS. As a result of UHS' purchase option within the lease agreements of Aiken and Canyon Creek, the transaction is accounted for as a failed sale leaseback in accordance with U.S. GAAP and the properties acquired by us in connection with the asset purchase and sale agreement with UHS, as amended, were accounted for as financing arrangements. Our consolidated balance sheets as of September 30, 2024 and December 31, 2023 include financing receivables related to this transaction of $82.9 million and $83.3 million, respectively. Also on December 31, 2021, Aiken and Canyon Creek (as lessees), entered into a master lease and individual property leases as amended, (with us as lessor), for initial lease terms on each property of approximately twelve years, ending on December 31, 2033. Subject to the terms of the master lease, Aiken and Canyon Creek have the right to renew their leases, at the then current fair market rent (as defined in the master lease), for seven, five-year optional renewal terms. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental rate during 2024 on the acquired properties, which is payable to us on a monthly basis, is approximately $5.9<span style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:fit-content;"> million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of the lease payments that is included in our consolidated statements of income, and reflected as interest income on financing leases, was approximately $1.4 million for each of the three months ended September 30, 2024 and 2023, and approximately $4.1 million for each of the nine-month periods ended September 30, 2024 and 2023. There is no bonus rental component applicable to either of these leases. Pursuant to the terms of the master leases by and among us and certain subsidiaries of UHS, dated December 24, 1986 and December 31, 2021 (the "Master Leases"), which govern the leases of McAllen Medical Center, Wellington Regional Medical Center (governed by the Master Lease dated December 24, 1986), Aiken Regional Medical Center and Canyon Creek Behavioral Health (governed by the Master Lease dated December 31, 2021, as amended), all of which are hospital properties that are wholly-owned subsidiaries of UHS, UHS has the option, among other things, to renew the leases at the lease terms described below by providing notice to us at least 90 days prior to the termination of the then current term. UHS also has the right to purchase the respective leased facilities from us at their appraised fair market value upon any of the following: (i) at the end of the lease terms or any renewal terms; (ii) upon one month's notice should a change of control of the Trust occur, or; (iii) within the time period as specified in the leases in the event that UHS provides notice to us of their intent to offer a substitution property/properties in exchange for one (or more) of the four wholly-owned UHS hospital facilities leased from us, should we be unable to reach an agreement with UHS on the properties to be substituted. Additionally, UHS has rights of first refusal to: (i) purchase the respective leased facilities during and for a specified period after the lease terms at the same price, terms and conditions of any third-party offer, or; (ii) renew the lease on the respective leased facility at the end of, and for a specified period after, the lease term at the same terms and conditions pursuant to any third-party offer. In addition, a wholly-owned subsidiary of UHS is the managing, majority member in a joint-venture with an unrelated third-party that operates, and leases from us, Clive Behavioral Health. This 100-bed behavioral health care facility is located in Clive, Iowa and was completed and opened in late December, 2020, and the hospital lease commenced on December 31, 2020. The lease on this facility is triple net and has an initial term of 20 years with five 10-year renewal options. On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. The first three of the five 10-year renewal options will provide for annual rental as stipulated in the lease (2041 through 2070) and the two additional 10-year lease renewal options will be at fair market value lease rates (2071 through 2090). Pursuant to the lease on this facility, the joint venture has the option to, among other things, renew the lease at the terms specified in the lease agreement by providing notice to us at least 270 days prior to the termination of the then current term. The joint venture also has the right to purchase the leased facility from us at its appraised fair market value upon either of the following: (i) by providing notice at least 270 days prior to the end of the lease terms or any renewal terms, or; (ii) upon 30 days' notice anytime within 12 months of a change of control of the Trust (UHS also has this right should the joint venture decline to exercise its purchase right). Additionally, the joint venture has rights of first offer to purchase the facility prior to any third-party sale. The table below details the existing lease terms and renewal options for each of the hospital leases that are related to UHS as of September 30, 2024, consisting of three acute care hospitals and three behavioral health hospitals: <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"><tr style="visibility:collapse;"><td style="width:51.86%;box-sizing:content-box;"></td><td style="width:1.38%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:10.6%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1.4%;box-sizing:content-box;"></td><td style="width:15%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:11%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:3.76%;box-sizing:content-box;"></td></tr><tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> Hospital Name </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Annual
Minimum
Rent </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-*

size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> End of
Lease Term </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Renewal
Term
(years) </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> McAllen Medical Center </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">5,485,000</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">December, 2026</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">5</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">(a)</p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Wellington Regional Medical Center</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,639,000 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2026 </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 5 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> (b) </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">4,072,000</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">December, 2033</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">35</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">(c)</p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Canyon Creek Behavioral Health</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 1,841,000 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2033 </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 35 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> (c) </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Clive Behavioral Health Hospital </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,775,000 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2040 </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 50 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> (d) </td> </tr> </table> (a) UHS has one <span style="font-size:10pt;font-family:Times

New Roman;">5-year renewal option at existing lease rates (through 2031), (b) UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026. (c) UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033. (d) The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. In October, 2024, two wholly-owned subsidiaries of UHS each exercised their 5-year renewal options on two FEDs located in Weslaco and Mission, Texas, covering the period of February 1, 2025 through January 31, 2030 (the current lease terms were scheduled to expire on January 31, 2025; with aggregate annual lease rates of approximately $979,000). Pursuant to terms of the leases, and consistent with the terms of the leases currently in effect for each property, the lease rates are scheduled to increase 2% per year through the end of the renewed lease terms. The wholly-owned subsidiaries of UHS have five, 5-year renewal options remaining on each of these FEDs, with the first three renewal options (covering the years 2030 through 2044) providing for 2% annual increases to the lease rates, and the remaining two, 5-year renewal options (covering the years 2045 through 2054) providing for lease rates at the then fair market value. These leases are cross-defaulted with one another and the wholly-owned subsidiaries of UHS have the option to purchase the leased properties upon the expiration of each five-year extended term at the fair market value at that time. consolidated balance sheet such as, among other things, accumulated depreciation, cash and cash equivalents, lease receivables, deferred charges and other assets. The advisory fee is payable quarterly, subject to adjustment at year-end based upon our audited financial statements. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $1.4 million and $1.3 million for the three-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $792 million and $761 million, respectively. Advisory fees incurred and paid (or payable) to UHS amounted to approximately $4.1 million and $4.0 million for the nine-month periods ended September 30, 2024 and 2023, respectively, and were based upon average invested real estate assets of $780 million and $

754 million, respectively. Share Ownership: As of September 30, 2024 and December 31, 2023, UHS owned 5.7% of our outstanding shares of beneficial interest. SEC reporting requirements of UHS: UHS is subject to the reporting requirements of the SEC and is required to file annual reports containing audited financial information and quarterly reports containing unaudited financial information. Since the aggregate revenues generated from the UHS-related tenants comprised approximately 40% and 41% of our consolidated revenues during the three-month periods ended September 30, 2024 and 2023, respectively, and approximately 41% during each of the nine-month periods ended September 30, 2024 and 2023, and since a subsidiary of UHS is our Advisor, you are encouraged to obtain the publicly available filings for Universal Health Services, Inc. from the SEC's website. These filings are the sole responsibility of UHS and are not incorporated by reference herein. 0.52 0.48 3 3 0.24 0.25 0.24 0.25 6 20 0.40 0.41 0.41 0.41 79600000 2 57700000 26000000 4100000 82900000 83300000 P12Y 2033-12-31 7 P5Y 5900000 4100000 1800000 1400000 4100000 4100000 0 P90D 100 P20Y 5 P10Y true 3 0.0275 2 P10Y 2071 2090 P270D P270D The table below details the existing lease terms and renewal options for each of the hospital leases that are related to UHS as of September 30, 2024, consisting of three acute care hospitals and three behavioral health hospitals: <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"><tr style="visibility:collapse;"><td style="width:51.86%;box-sizing:content-box;"></td><td style="width:1.38%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:10.6%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1.4%;box-sizing:content-box;"></td><td style="width:15%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:11%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:3.76%;box-sizing:content-box;"></td></tr><tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> Hospital Name </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Annual
Minimum
Rent </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> End of
Lease Term </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Renewal
Term
(years) </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;"> </td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> McAllen Medical Center </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> $</p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">5,485,000</p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">December, 2026</p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">5</p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">(a)</p></td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Wellington Regional Medical Center</p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,639,000 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2026 </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 5 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> (b) </td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> Aiken Regional Medical Center/Aurora Pavilion Behavioral Health Services </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> $ </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 4,072,000 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2033 </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 35 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> (c) </td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> Canyon Creek Behavioral Health </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"><p

style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">1,841,000</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">December, 2033</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">35</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">(c)</p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word,"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Clive Behavioral Health Hospital</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,775,000 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:left;"> December, 2040 </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 50 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> (d) </td> </tr></table> (a) UHS has one 5-year renewal option at existing lease rates (through 2031); see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026. (c) UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033. (d) The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis. 3 5485000 2026-12 P5Y 6639000 2026-12 P5Y 4072000 2033-12 P35Y 1841000 2033-12 P35Y 2775000 2040-12 P50Y 1 P5Y 2031 1 P5Y 2031 0.025 7 P5Y 2034 2068 0.0225 5 P10Y 2041 2070 2071 2090 0.0275 2 P5Y 2025-02-01 2030-01-31 2025-01-31 979000 0.02 5 P5Y 2030 2044 0.02 2045 2054 P5Y 6600000 0.025 7600000 79500 1 P12Y 2035-08-31 624000 86000 35000000 30000000 P10Y 0.68 1300000 13 P25Y P74Y 571000 571000 571000 571000 571000 31300000 0.007 0.007 1400000 1300000 792000000 761000000 4100000 4000000 780000000 754000000 0.057 0.057 0.40 0.41 0.41 0.41 (3) Dividends and Equity Issuance Program Dividends and dividend equivalents: We declared and paid dividends of approximately $10.1 million, or $.730 per share, during the third quarter of 2024 and approximately $9.9 million, or $.720 per share, during the third quarter of 2023. We declared and paid dividends of approximately $30.2<span

style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:fit-content;"> million, or $2.185 per share, during the nine-month period ended September 30, 2024, and approximately $29.8 million, or $2.155 per share, during the comparable period of 2023. Amounts reflected above include accrued dividends that were paid related to the vesting of restricted stock. Dividend equivalents, which are applicable to shares of unvested restricted stock, were accrued during the first nine months of 2024 and 2023 and were or will be paid upon vesting of the restricted stock. Equity Issuance Program: During the second quarter of 2024, we filed a shelf registration statement on Form S-3 (File No. 333-278730) (the "Form S-3"), registering the offer and sale, from time-to-time, of an indeterminate amount of the common shares of beneficial interest, preferred shares and debt securities up to an aggregate initial offering price of $100 million to or through one or more underwriters, dealers or agents, or directly to purchasers. The Form S-3 became effective on April 30, 2024. No shares were issued under the Form S-3 since the effective date of April 30, 2024 through September 30, 2024. As of September 30, 2024, we have paid or incurred approximately $297,000 in various fees and expenses related to the Form S-3. The availability of the potential liquidity under this shelf registration statement depends on investor demand, market conditions and other factors. We make no assurance regarding when, or if, we will issue any securities under this registration statement. 10100000 0.73 9900000 0.72 30200000 2.185 29800000 2.155 100000000 0 297000 (4) Acquisitions and Divestitures Nine Months Ended September 30, 2024: Acquisitions: There were no acquisitions during the first nine months of 2024. Divestitures: There were no divestitures during the first nine months of 2024. Nine Months Ended September 30, 2023: New Construction: In January 2022, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS to develop, construct and own the real property of Sierra Medical Plaza I, an MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. Construction of this MOB, for which we engaged a non-related third party to act as construction manager, commenced in January, 2022, and was substantially completed in March, 2023. The master flex lease agreement in connection with this building, which commenced in March, 2023 and has a ten-year term scheduled to expire on March 31, 2033, covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually, plus pro-rata share of the common area maintenance expenses. This master flex lease agreement is subject to reduction based upon the execution of third-party leases. Additionally, during March, 2023, the ground lease for this property commenced and a right-of-use asset and lease liability was recorded in connection with this lease. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024. Acquisitions: During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas, for a purchase price of approximately $7.5 million. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P., a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years and is scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. This acquisition was completed utilizing a qualified third-party intermediary as part of a tax-deferred like-kind exchange transaction pursuant to Section 1031 of the Internal Revenue Code, as amended. Divestitures: There were no divestitures during the first nine months of 2023. 0 0 86000 P10Y 2033-03-31 0.68 1300000 35000000 30000000 7500000 79500 1 P12Y 2035-08-31 true P10Y 624000 0 (5) Summarized Financial Information of Equity Affiliates In accordance with U.S. GAAP and guidance relating to accounting for investments and real estate ventures, we account for our unconsolidated investments in LLCs/LPs which we do not control using the equity method of accounting. The third-party members in these investments have equal voting rights with regards to issues such as, but not limited to: (i) divestiture of property; (ii) annual budget approval, and; (iii) financing commitments. These investments, which represent 33% to <span style="font-size:10pt;font-family:Times New Roman;color:#000000;white-space:pre-wrap;min-width:fit-

content;">95% non-controlling ownership interests, are recorded initially at our cost and subsequently adjusted for our net equity in the net income, cash contributions to, and distributions from, the investments. Pursuant to certain agreements, allocations of sales proceeds and profits and losses of some of the LLC investments may be allocated disproportionately as compared to ownership interests after specified preferred return rate thresholds have been satisfied. Distributions received from equity method investees in the consolidated statements of cash flows are classified based upon the nature of the distribution. Returns on investments are presented net of equity in income from unconsolidated investments as cash flows from operating activities. Returns of investments are classified as cash flows from investing activities. At September 30, 2024, we have non-controlling equity investments or commitments in four jointly-owned LLCs/LPs which own MOBs. As of September 30, 2024 we accounted for these LLCs/LPs on an unconsolidated basis pursuant to the equity method since they are not variable interest entities which we are the primary beneficiary nor do we have a controlling voting interest. The majority of these entities are joint-ventures between us and non-related parties that hold minority ownership interests in the entities. Each entity is generally self-sustained from a cash flow perspective and generates sufficient cash flow to meet its operating cash flow requirements and service the third-party debt (if applicable) that is non-recourse to us. Although there is typically no ongoing financial support required from us to these entities since they are cash-flow sufficient, we may, from time to time, provide funding for certain purposes such as, but not limited to, significant capital expenditures, leasehold improvements and debt financing. Although we are not obligated to do so, if approved by us at our sole discretion, additional cash funding is typically advanced as equity or member loans. These entities maintain property insurance on the properties. The following property table represents the four LLCs/LPs in which we owned a non-controlling interest and were accounted for under the equity method as of September 30, 2024: <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"><tr style="visibility:collapse;"><td style="width:41.408%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:11.302%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1.4%;box-sizing:content-box;"></td><td style="width:42.889%;box-sizing:content-box;"></td></tr><tr style="background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> </td><td style="vertical-align:bottom;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;"> </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> </td></tr><tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> Name of LLC/LP </td><td style="vertical-align:bottom;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Ownership </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;"> </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Property Owned by LLC/LP </td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> Suburban Properties </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 33 </td><td style="white-space:nowrap;vertical-align:bottom;"> % </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:top;"> St. Matthews Medical Plaza II </td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> Brunswick Associates (a.)(b.) </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 74 </td><td style="white-space:nowrap;vertical-align:bottom;"> % </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:top;"> Mid Coast Hospital MOB </td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> FTX MOB Phase II (c.) </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 95 </td><td style="white-space:nowrap;vertical-align:bottom;"> % </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:top;"> Forney Medical Plaza II </td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"> Grayson Properties II (d.)(e.) </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 95 </td><td style="white-space:nowrap;vertical-align:bottom;"> % </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:top;"> Texoma Medical Plaza II </td></tr></table> (a.) This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024. (b.) We are the lessee with a third party on a ground lease for land. (c.) During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing <span style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:4.537%;visibility:hidden;word-break:keep-all;display:inline-

flex;justify-content:flex-start;"> borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP. (d.) This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated.</div></div><div class="item-list-element-wrapper" style="display:flex;margin-top:0;justify-content:flex-start;align-items:baseline;margin-bottom:0;min-width:4.537%;text-align:justify;">(e.)<div style="width:100%;display:inline;">We are the lessee with a UHS-related party for the land related to this property.</div></div><div style="font-size:10pt;font-family:Times New Roman;"><p style="font-size:10pt;margin-top:12pt;font-family:Times New Roman;margin-bottom:0;text-align:left;">As of September 30, 2024, and December 31, 2023, aggregate principal amounts due on mortgage notes payable by unconsolidated LLCs/LPs, which are accounted for under the equity method and are non-recourse to us, are as follows (amounts in thousands):</p><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p><table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"><tr style="visibility:collapse;"><td style="width:53.971%;box-sizing:content-box;"></td><td style="width:1.34%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:9.902000000000001%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1.34%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:9.942%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:1.34%;box-sizing:content-box;"></td><td style="width:18.164%;box-sizing:content-box;"></td></tr><tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Mortgage Loan Balance (a.)</p></td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td></tr><tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Name of LLC/LP</p></td><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">9/30/2024</p></td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">12/31/2023</p></td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td><td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Maturity Date</p></td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Brunswick Associates (2.80% fixed rate mortgage loan)</p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 8,244 </td><td style="white-space:nowrap;vertical-align:bottom,"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> $</p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">8,453</p></td><td style="white-space:nowrap;vertical-align:bottom,"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:top,"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left,">December, 2030</p></td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Grayson Properties II (3.70% fixed rate construction loan) (b.)</p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">6,921</p></td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">12,753</p></td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">March, 2026</p></td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content,">$ </td><td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 15,165 </td><td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td><td style="white-

space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 21,206 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> </td> </tr> </table> (a.) All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. (b.) This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. Pursuant to the operating and/or partnership agreements of the four LLCs/LPs in which we continue to hold non-controlling ownership interests, the third-party member and the Trust, at any time, potentially subject to certain conditions, have the right to make an offer ("Offering Member") to the other member(s) ("Non-Offering Member") in which it either agrees to: (i) sell the entire ownership interest of the Offering Member to the Non-Offering Member at a price as determined by the Offering Member ("Transfer Price"), or; (ii) purchase the entire ownership interest of the Non-Offering Member at the equivalent proportionate Transfer Price. The Non-Offering Member has 60 to 90 days to either: (i) purchase the entire ownership interest of the Offering Member at the Transfer Price, or; (ii) sell its entire ownership interest to the Offering Member at the equivalent proportionate Transfer Price. The closing of the transfer must occur within 60 to 90 days of the acceptance by the Non-Offering Member. 0.33 0.95 4 The following property table represents the four LLCs/LPs in which we owned a non-controlling interest and were accounted for under the equity method as of September 30, 2024: <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:41.408%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:11.302%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.4%;box-sizing:content-box;"></td> <td style="width:42.889%;box-sizing:content-box;"></td> </tr> <tr style="background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> </td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> Name of LLC/LP </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Ownership </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Property Owned by LLC/LP </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Suburban Properties </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 33 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> St. Matthews Medical Plaza II </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Brunswick Associates (a.)(b.) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 74 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> Mid Coast Hospital MOB </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> FTX MOB Phase II (c.) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 95 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> Forney Medical Plaza II </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Grayson Properties II (d.)(e.) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 95 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> Texoma Medical Plaza II </td> </tr> </table> (a.) This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024. <div class="item-list-element-wrapper" style="display:flex;margin-top:0;justify-content:flex-start;align-items:baseline;margin-bottom:0;min-

width:4.537%;text-align:justify;">(b.) We are the lessee with a third party on a ground lease for land. (c.) During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP.</div></div> 0.33 St. Matthews Medical Plaza II 0.74 Mid Coast Hospital MOB 0.95 Forney Medical Plaza II 0.95 Texoma Medical Plaza II 8200000 4700000 3500000 175000 3300000 10200000 7500000 6900000 5700000 128000 3100000 <p style="font-size:10pt;margin-top:12pt;font-family:Times New Roman;margin-bottom:0;text-align:justify;">Below are the condensed combined statements of income (unaudited) for the four LLCs/LPs accounted for under the equity method at September 30, 2024 and 2023: </p><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p> <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:50.38%;box-sizing:content-box;"></td> <td style="width:1.22%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.184000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.22%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.184000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.22%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.184000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.22%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.184000000000001%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Three Months Ended
September 30,</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Nine Months Ended
September 30,</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">2024</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">2023</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="8" style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">(amounts in thousands)</p></td> <td colspan="6" style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">(amounts in thousands)</p></td> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Revenues</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,217 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">2,269</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,524 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,538 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Operating expenses </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 951 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> <span

style="color:#000000;white-space:pre-wrap;min-width:fit-content;">967 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">2,675</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">2,684</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Depreciation and amortization</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">476</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">478</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 1,422 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 1,394 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Interest, net </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 142 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 199 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">443</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">638</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Net income</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 648 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">625</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 1,984 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">1,822</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Our share of net income</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 300 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 314 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-

size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">956</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 953 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> </tr></table> 2217000 2269000 6524000 6538000 951000 967000 2675000 2684000 476000 478000 1422000 1394000 142000 199000 443000 638000 648000 625000 1984000 1822000 300000 314000 956000 953000 Below are the condensed combined balance sheets (unaudited) for the four above-mentioned LLCs/LPs that were accounted for under the equity method as of September 30, 2024 and December 31, 2023:   <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:66.993%;box-sizing:content-box;"></td> <td style="width:1.62%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.62%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.883000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.62%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.883000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;text-align:left;"> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> September 30,
2024 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> December 31,
2023 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;text-align:left;"> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="6" style="vertical-align:bottom;"> (amounts in thousands) </td> <td style="vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Net property, including construction in progress </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">27,391</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 28,488 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Other assets (a.) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 5,132 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">33,155</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> </tr> <tr style="background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="2" style="vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td colspan="2" style="vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Other liabilities (a.)</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,628 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,074 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Mortgage notes payable, non-recourse to us </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> <span style="white-

space:pre-wrap;min-width:fit-content;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 15,165 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 21,206 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Equity </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 14,730 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 9,875 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Total liabilities and equity </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">32,523</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 33,155 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> </tr> <tr style="background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:top;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:top;"> Investments in and advances to LLCs before amounts included in </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> </td> <td style="vertical-align:bottom;text-align:center;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> accrued expenses and other liabilities </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">14,260</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 9,102 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Amounts included in accrued expenses and other liabilities </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> (1,760 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">) </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> (1,729 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">) </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Our share of equity in LLCs, net </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">12,500</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 7,373 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> </tr>
</table> <span style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:3.333%;word-break:keep-all;display:inline-flex;justify-content:flex-

start;">(a.) Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. </div></div> 27391000 28488000 5132000 4667000 32523000 33155000 2628000 2074000 15165000 21206000 14730000 9875000 32523000 33155000 14260000 9102000 1760000 1729000 12500000 7373000 649000 649000 651000 651000 <p style="font-size:10pt;margin-top:12pt;font-family:Times New Roman;margin-bottom:0;text-align:left;">As of September 30, 2024, and December 31, 2023, aggregate principal amounts due on mortgage notes payable by unconsolidated LLCs/LPs, which are accounted for under the equity method and are non-recourse to us, are as follows (amounts in thousands):</p><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p> <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:53.971%;box-sizing:content-box;"></td> <td style="width:1.34%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.902000000000001%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.34%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:9.942%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.34%;box-sizing:content-box;"></td> <td style="width:18.164%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Mortgage Loan Balance (a.)</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="vertical-align:bottom;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Name of LLC/LP</p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">9/30/2024</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">12/31/2023</p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;"> </p></td> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:center;">Maturity Date</p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Brunswick Associates (2.80% fixed rate mortgage loan)</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 8,244 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">8,453</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">December, 2030</p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Grayson Properties II (3.70% fixed rate construction loan) (b.)</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">6,921</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">12,753</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">March, 2026</p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 15,165 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 21,206 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:top;"> </td> </tr> </table> (a.) All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. (b.) This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. 8244000 8453000

2030-12 6921000 12753000 2026-03 15165000 21206000 5700000 3100000 P60D P90D (6) Recent Accounting Pronouncements Segment Reporting In November, 2023, the FASB issued ASU 2023-07, Segment Reporting, Topic 280, "Improvements to Reportable Segment Disclosures ("ASU 2023-07") which was issued to improve the disclosures about a public entity's reportable segments and address requests from investors for additional, more detailed information about a reportable segment's expenses. The ASU requires existing annual segment disclosures to also be disclosed on an interim basis and also requires disclosures around significant segment expenses and disclosures to identify the title and position of the chief operating decision maker ("CODM"). The standard is effective for the fiscal year ended December 31, 2024 and interim periods thereafter. We do not expect the standard to have a material impact on our consolidated financial statements. Reference Rate Reform In March 2020, the FASB issued an accounting standard classified under FASB ASC Topic 848, "Reference Rate Reform." The amendments in this update contain practical expedients for reference rate reform related activities that impact debt, leases, derivatives and other contracts. The guidance in ASC 848 is optional and may be elected over time as reference rate reform activities occur. Beginning in the first quarter of 2020, we elected to apply the hedge accounting expedients related to probability and the assessments of effectiveness for future LIBOR-indexed cash flows to assume that the index upon which future hedged transactions will be based matches the index on the corresponding derivatives. Application of these expedients preserves the presentation of derivatives consistent with past presentation. We will continue to evaluate the impact of the guidance and may apply other elections as applicable as additional changes in the market occur. In December 2022, the FASB issued ASU 2022-06, Deferral of the Sunset Date of Topic 848 ("ASU 2022-06") which was issued to defer the sunset date of Reference Rate Reform (Topic 848). Facilitation of the Effects of Reference Rate Reform to December 31, 2024. ASU 2022-06 is effective immediately for all companies. ASU 2022-06 has no impact on the Company's condensed consolidated financial statements for the three and nine months ended September 30, 2024. true true true true (7) Lease Accounting As Lessor: We lease most of our operating properties to customers under agreements that are typically classified as operating leases (as noted below, two of our leases are accounted for as financing arrangements effective on December 31, 2021). We recognize the total minimum lease payments provided for under the operating leases on a straight-line basis over the lease term. Generally, under the terms of our leases, the majority of our rental expenses, including common area maintenance, real estate taxes and insurance are recovered from our customers. We record amounts reimbursed by customers in the period that the applicable expenses are incurred, which is generally ratably throughout the term of the lease. We have elected the package of practical expedients that allows lessors to not separate lease and non-lease components by class of underlying asset. This practical expedient allowed us to not separate expenses reimbursed by our customers ("tenant reimbursements") from the associated rental revenue if certain criteria were met. We assessed these criteria and concluded that the timing and pattern of transfer for rental revenue and the associated tenant reimbursements are the same, and for the leases that qualify as operating leases, we accounted for and presented rental revenue and tenant reimbursements as a single component under Lease revenue in our consolidated statements of income for the three and nine months ended September 30, 2024 and 2023. On December 31, 2021, as a result of the asset purchase and sale transaction with UHS, as amended during the first quarter of 2022, the real estate assets of two wholly-owned subsidiaries of UHS were transferred to us (Aiken and Canyon Creek). As discussed in Note 2, these assets are accounted for as financing arrangements and our consolidated balance sheets at September 30, 2024 and December 31, 2023 reflect financing receivables related to this transaction amounting to $82.9 million and $83.3 million, respectively. Pursuant to the leases, as amended during the first quarter of 2022, the aggregate annual rental during 2024 on the acquired properties, which is payable to us on a monthly basis, amounts to approximately $5.9<span style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:fit-content;"> million ($4.1 million related to Aiken and $1.8 million related to Canyon Creek). The portion of these lease payments that will be included in our consolidated statements of income, and reflected as interest income on financing leases, is expected to be approximately $5.4 million during the full year of 2024. Lease revenue will not be impacted by the lease payments received related to these two properties. The components of the "Lease revenue – UHS facilities" and "Lease revenue – Non-related parties" captions for the three and nine month periods ended September 30, 2024 and 2023 are disaggregated below (in thousands). Base rents are primarily stated rent amounts provided for under the leases that are recognized on a straight-line basis over the term of the lease. Bonus rents and tenant reimbursements represent amounts where tenants are contractually obligated to pay an amount that is variable in nature. <table style="margin-left:auto;border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;margin-right:auto;"> <tr style="visibility:collapse;"> <td style="width:33.773%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.737%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:2.24%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.737%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:2.519%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.737%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:2.519%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.737%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> </td> <td colspan="6" style="vertical-align:bottom;text-align:left;"> Three Months Ended </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="6" style="vertical-align:bottom;text-align:left;"> Nine Months Ended </td> <td style="vertical-align:bottom;text-align:left;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> </td> <td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> September 30, </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> September 30, </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2024 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2023 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> <span style="white-space:pre-

wrap;min-width:fit-content;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2024 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2023 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> UHS facilities: </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Base rents </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">6,785</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,620 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">20,645</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 19,400 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Bonus rents (a.) </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 765 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 725 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,306 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,219 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Tenant reimbursements </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 698 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 929 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 2,415 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> 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double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">8,274</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 25,366 </td> 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</tr> <tr style="background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> Non-related parties: </td> <td colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td 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colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Base rents </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 11,034 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 10,542 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 33,078 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 31,256 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Tenant reimbursements </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-

top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 3,308 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 3,384 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 10,110 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 9,699 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Lease revenue - Non-related parties </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">14,342</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 13,926 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">43,188</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 40,955 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> </tr></table> (a.) Consists of bonus rental earned in connection with McAllen Medical Center.   Disclosures Related to Certain Hospital Facilities: Vacant Specialty Facility and Land: Chicago, Illinois - Land: The lease on this facility expired on December 31, 2021. Demolition of the former hospital was completed during 2023. The aggregate demolition expenses amounted to approximately $1.5 million, of which approximately $1.1 million were incurred during the first and second quarters of 2023, and $332,000 were incurred during the fourth quarter of 2022. Evansville, Indiana - Specialty Facility: The lease on this specialty facility expired during 2019, and the facility has been vacant since that time. We continue to market the Chicago, Illinois, and Evansville, Indiana properties to third parties. Future operating expenses related to these properties will be incurred by us during the time they remain owned and unleased. Former facility - Corpus Christi, Texas: In December, 2023, we sold this vacant specialty facility. As Lessee: We are the lessee with various third parties, including subsidiaries of UHS, in connection with ground leases for land at fifteen of our consolidated properties. Our right-of-use land assets represent our right to use the land for the lease term and our lease liabilities represent our obligation to make lease payments arising from the leases. Right-of-use assets and lease liabilities were recognized upon adoption of Topic 842 based on the present value of lease payments over the lease term. We utilized our estimated incremental borrowing rate, which was derived from information available as of January 1, 2019, or the commencement date of the ground lease, whichever is later. In determining the present value of lease payments for active leases on that date. A right-of-use asset and lease liability are not recognized for leases with an initial term of 12 months or less, as these short-term leases are accounted for similarly to previous guidance for operating leases. We do not currently have any ground leases with an initial term of 12 months or less. As of September 30, 2024, our condensed consolidated balance sheet includes right-of-use land assets of approximately $10.9 million and ground lease liabilities of approximately $10.9 million. During the first quarter of 2023, the ground lease for the newly constructed and substantially completed Sierra Medical Plaza I commenced and a right-of-use asset and lease liability was recorded in connection with this lease. 2 82900000 83300000 5900000 4100000 1800000 5400000 The components of the “Lease revenue – UHS facilities” and “Lease revenue – Non-related parties” captions for the three and nine month periods ended September 30, 2024 and 2023 are disaggregated below (in thousands). Base rents are primarily stated rent amounts provided for under the leases that are recognized on a straight-line basis over the term of the lease. Bonus rents and tenant reimbursements represent amounts where tenants are contractually obligated to pay an amount that is variable in nature. <table style="margin-left:auto;border-spacing:0;table-

<table style="table-layout:fixed;width:100.0%;border-collapse:separate;margin-right:auto;"><tr style="visibility:collapse;"><td style="width:33.773%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:12.737%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:2.24%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:12.737%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:2.519%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:12.737%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:2.519%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td><td style="width:12.737%;box-sizing:content-box;"></td><td style="width:1%;box-sizing:content-box;"></td></tr><tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> </td><td colspan="6" style="vertical-align:bottom;text-align:left;"> Three Months Ended </td><td style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;"> </td><td colspan="6" style="vertical-align:bottom;text-align:left;"> Nine Months Ended </td><td style="vertical-align:bottom;text-align:left;"> </td></tr><tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> </td><td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> September 30, </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;"> </td><td colspan="6" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> September 30, </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td></tr><tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2024 </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2023 </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2024 </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> 2023 </td><td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td></tr><tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"><td style="vertical-align:bottom;"> UHS facilities: </td><td colspan="2" style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td><td colspan="2" style="vertical-align:bottom;text-align:left;"> </td><td style="vertical-align:bottom;text-align:left;"> </td></tr><tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:bottom;"> Base rents </td><td style="white-space:nowrap;vertical-align:bottom;"> $</p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">6,785</p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 6,620 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> $</p></td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">20,645</p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 19,400 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td></tr><tr style="height:10pt;background-color:#ffffff;word-break:break-word;"><td style="white-space:pre-wrap;vertical-align:bottom;"> Bonus rents (a.) </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 765 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 725 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,306 </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;"> </td><td style="white-space:nowrap;vertical-align:bottom;"> </td><td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2,219 </td><td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:

size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Tenant reimbursements </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 698 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;">   </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 929 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;">   </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 2,415 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;">   </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 2,678 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">   </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Lease revenue - UHS facilities </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">8,248</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 8,274 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;">   </td> <td style="white-space:pre-wrap;vertical-align:bottom;">   </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">25,366</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 24,297 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;">   </td> </tr> <tr style="background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> </tr> <tr style="background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> </tr> <tr style="background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;text-align:left;">   </td> <td colspan="2" style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;text-align:left;">   </td> <td colspan="2" style="vertical-align:bottom;text-align:left;">   </td> <td style="vertical-align:bottom;text-align:left;">   </td> </tr> <tr style="height:10pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> Non-related parties: </td> <td colspan="2" style="vertical-align:bottom;">   </td> <td style="vertical-align:bottom;">   </td> <td colspan="2" style="vertical-align:bottom;"> <span style="white-space:pre-

wrap;min-width:fit-content;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Base rents </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 11,034 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 10,542 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 33,078 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 31,256 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Tenant reimbursements </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 3,308 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 3,384 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 10,110 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 9,699 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:bottom;"> Lease revenue - Non-related parties </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">14,342</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 13,926 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">43,188</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 40,955 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> </tr></table> (a.)Consists of bonus rental earned in connection with McAllen Medical Center. 6785000 6620000 20645000 19400000 765000 725000 2306000 2219000 698000 929000 2415000 2678000 8248000 8274000 25366000 24297000 11034000 10542000 33078000 31256000 3308000 3384000 10110000 9699000 14342000 13926000 43188000 40955000 1500000 1100000 332000 15 10900000 10900000 (8) Debt and Financial Instruments Debt. Management routinely monitors and analyzes the Trust's capital structure in an effort to maintain the targeted balance among capital resources including the level of borrowings pursuant to our revolving credit facility, the level of borrowings pursuant to non-recourse mortgage debt secured by the real property of our properties and our level of equity including consideration of equity issuances. This ongoing analysis considers factors such as the current debt market and interest rate environment, the current/projected occupancy and financial performance of our properties, the current loan-to-value ratio of our properties, the Trust's current stock price, the capital resources required for anticipated acquisitions and the expected capital to be generated by anticipated divestitures. This analysis, together with consideration of the Trust's current borrowings outstanding under the credit agreement, non-recourse mortgage borrowings and equity, assists management in deciding which capital resource to utilize when events such as refinancing of specific debt components occur or additional funds are required to finance the Trust's growth. On September 30, 2024, we entered into a second amendment to our credit agreement, dated as of July, 2021, and amended in May, 2023, among the Trust as borrower, the lenders party thereto and Wells Fargo Bank, N.A., as administrative agent ("Credit Agreement"). Among other things, the second amendment provided for the following: (i) extended the maturity date to September 30, 2028 (from July, 2025<span

style="color:#000000;white-space:pre-wrap;font-size:10pt;font-family:Times New Roman;min-width:fit-content;"> previously), and; (ii) increased the aggregate borrowing capacity under the credit facility to $425 million (from $375 million previously) comprised of a $125 million non-amortizing term loan ("Term Loan"), and a $300 million revolving loan commitment which includes a $40 million sublimit for letters of credit, and a $30 million sublimit for swingline/short-term loans. Under the terms of the Credit Agreement, we may request that the revolving line of credit and/or the Term Loan be increased by up to an additional aggregate amount of $50 million, and we have the option to extend the maturity date for up to two additional six-month periods. Borrowings under the new facility are guaranteed by certain subsidiaries of the Trust. In addition, borrowings under the new facility are secured by first priority security interests in and liens on all equity interests in most of the Trust's wholly-owned subsidiaries. On May 15, 2023, we entered into the first amendment to our Credit Agreement dated as of July 2, 2021. The amendment replaced LIBOR with term SOFR plus .10% ("Adjusted Term SOFR") as an alternative benchmark rate under the Credit Agreement. Borrowings under the Credit Agreement will bear interest at a rate equal to, at our option, the Adjusted Term SOFR for either one, three, or six months or the Base Rate, plus in either case, a specified margin depending on our total leverage ratio, as determined by the formula set forth in the Credit Agreement. The applicable margin after the second amendment ranges from 1.10% to 1.35% for SOFR revolving loans and 0.10% to 0.35% for Base Rate revolving loans. The applicable margin ranges from 1.20% to 1.65% for Adjusted Term SOFR loans and 0.20% to 0.65% for Base Rate term loans. The Credit Agreement, as amended by the second amendment, defines "Base Rate" as the greatest of (a) the Administrative Agent's prime rate, (b) the federal funds effective rate plus 1/2 of 1%, and (c) one month Adjusted Term SOFR plus 1%. The Trust will also pay a quarterly facility fee on the $300 million revolving loan commitment ranging from 0.15% to 0.35% (depending on the Trust's total leverage ratio). The margins over Adjusted Term SOFR, Base Rate and the facility fee are based upon our total leverage ratio. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for revolving loans was 1.20%, the margin over the Base Rate was 0.20% and the facility fee was 0.20%. At September 30, 2024, the applicable margin over the Adjusted Term SOFR rate for term loans was 1.35% and the margin over the Base Rate was .35%. At September 30, 2024, we had $347.7 million of outstanding borrowings pursuant to the terms of our $425 million Credit Agreement and $77.2 million of available borrowing capacity. There are no compensating balance requirements. At December 31, 2023, we had $326.6 million of outstanding borrowings pursuant to the terms of our Credit Agreement in effect at that time, $3.1 million of outstanding letters of credit and $45.3 million of available borrowing capacity. In our consolidated statements of cash flows, we report cash flows pursuant to our Credit Agreement on a net basis. Aggregate borrowings under our Credit Agreement were $17.2 million and $23.2 million during the quarters ended September 30, 2024 and 2023, respectively, and aggregate repayments were $12.4 million and $13.1 million during the quarters ended September 30, 2024 and 2023, respectively. Aggregate borrowings under our Credit Agreement were $64.2 million and $57.7 million during the nine-months ended September 30, 2024 and 2023, respectively, and aggregate repayments were $43.0 million and $34.3 million during the nine-months ended September 30, 2024 and 2023, respectively. The Credit Agreement contains customary affirmative and negative covenants, including limitations on certain indebtedness, liens, acquisitions and other investments, fundamental changes, asset dispositions and dividends and other distributions. The Credit Agreement also contains restrictive covenants regarding the Trust's ratio of total debt to total assets, the fixed charge coverage ratio, the ratio of total secured debt to total asset value, the ratio of total unsecured debt to total unencumbered asset value, and minimum tangible net worth, as well as customary events of default, the occurrence of which may trigger an acceleration of amounts then outstanding under the Credit Agreement. We are in compliance with all of the covenants in the Credit Agreement at September 30, 2024, and were in compliance with all of the covenants of the Credit Agreement at December 31, 2023. We also believe that we would remain in compliance if, based on the assumption that the majority of the potential new borrowings will be used to fund investments, the full amount of our commitment was borrowed. <div

style="font-size:10pt;font-family:Times New Roman;"> The following table includes a summary of the required compliance ratios, giving effect to the covenants contained in the Credit Agreement (dollar amounts in thousands):   <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:61.652%;box-sizing:content-box;"></td> <td style="width:1.5%;box-sizing:content-box;"></td> <td style="width:13.703%;box-sizing:content-box;"></td> <td style="width:1.5%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:8.942%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:8.702%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;text-align:left;"> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> Covenant </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> September 30,
2024 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> December 31,
2023 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Tangible net worth </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> > $125,000</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 173,881 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 191,824 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Total leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < =60% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.4 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.5 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Secured leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < 30% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2.4 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 4.1 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Unencumbered leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < 60% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 45.8 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.2 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:top;"> Fixed charge coverage </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;text-align:center;"> >1.50x </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> 3.2x </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> 3.1x </td> <td style="vertical-align:bottom;text-align:center;"> </td> </tr> </table> As indicated on the following table, we have various mortgages, all of which are non-recourse to us, included on our condensed consolidated balance sheet as of September 30, 2024 (amounts in thousands):   <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:50.71%;box-sizing:content-box;"></td> <td style="width:1.4%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.502%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:11.382%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.4%;box-sizing:content-box;"></td> <td style="width:17.604%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"><p style="font-size:8pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-

align:left;">Facility Name </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Outstanding
Balance
(in thousands) (a.) </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Interest
Rate </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Maturity
Date </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Tuscan Professional Building fixed rate mortgage loan (b.) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">541</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">5.56</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">%</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">June, 2025</p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Phoenix Children's East Valley Care Center fixed rate
  mortgage loan</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">7,718</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">3.95</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">%</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">January, 2030</p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Rosenberg Children's Medical Plaza fixed rate mortgage loan</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">11,571</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">4.42</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">%</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">September, 2033</p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Total, excluding net debt premium and net financing fees</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">19,830</p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td colspan="2" style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> Less net financing fees</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;">(168</p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">)</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td colspan="2" style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:right;"> </p></td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;">Total mortgages notes payable, non-recourse to us, net</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 19,662 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td colspan="2" style="white-space:pre-

wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> </tr></table> (a.) All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. (b.) This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. On April 10, 2024, the $12.2 million fixed rate mortgage loan on Summerlin Hospital Medical Office Building III was fully repaid utilizing borrowings under our Credit Agreement. At September 30, 2024 and December 31, 2023, we had various mortgages, all of which were non-recourse to us, included in our condensed consolidated balance sheet. The mortgages are secured by the real property of the buildings as well as property leases and rents. The mortgages outstanding as of September 30, 2024, had a combined carrying value of approximately $19.8 million and a combined fair value of approximately $18.4 million. The mortgages outstanding as of December 31, 2023, had a combined carrying value of approximately $33.1 million and a combined fair value of approximately $31.2 million. The fair value of our debt was computed based upon quotes received from financial institutions. We consider these to be "level 2" in the fair value hierarchy as outlined in the authoritative guidance for disclosure in connection with debt instruments. Changes in market rates on our fixed rate debt impacts the fair value of debt, but it has no impact on interest incurred or cash flow. Financial Instruments: Active Interest Rate Swap Agreements: In October, 2024, we entered into an interest rate swap agreement on a total notional amount of $85 million with a fixed interest rate of 3.2725% that we designated as a cash flow hedge. The interest rate swap became effective on October 2, 2024 and is scheduled to mature on September 30, 2028. If one-month term SOFR is above 3.2725%, the counterparty pays us, and if one-month term SOFR is less than 3.2725%, we pay the counterparty, the difference between the fixed rate of 3.2725% and one-month term SOFR. This interest rate swap was entered into in replacement of two interest rate swap agreements, on an aggregate total notional amount of $85 million, that expired on September 16, 2024, as discussed below. In December, 2023, we entered into an interest rate swap agreement on a total notional amount of $25 million with a fixed interest rate of 3.9495% that we designated as a cash flow hedge. The interest rate swap became effective on December 1, 2023 and is scheduled to mature on December 1, 2027. If one-month term SOFR is above 3.9495%, the counterparty pays us, and if one-month term SOFR is less than 3.9495%, we pay the counterparty, the difference between the fixed rate of 3.9495% and one-month term SOFR. In March, 2020, we entered into an interest rate swap agreement on a total notional amount of $55 million with a fixed interest rate of 0.565% that we designated as a cash flow hedge. The interest rate swap became effective on March 25, 2020 and is scheduled to mature on March 25, 2027. On May 15, 2023, this interest rate swap agreement was modified to replace the benchmark rate from LIBOR to term SOFR. If one-month term SOFR is above 0.505%, the counterparty pays us, and if one-month term SOFR is less than 0.505%, we pay the counterparty, the difference between the fixed rate of 0.505% and one-month term SOFR. Expired Interest Rate Swap Agreements in 2024: On September 16, 2024, the following interest rate swap agreements, on an aggregate total notional amount of $85 million, expired on their maturity dates: (i) an interest rate swap on a total notional amount of $35 million, with a fixed interest rate of 1.4975%, that was effective since January, 2020, and; (ii) an interest rate swap on a total notional amount of $<span style="font-size:10pt;font-family:Times New Roman;color:#000000;white-space:pre-wrap;min-width:fit-

content;">50 million, with a fixed interest rate of 1.144%, that was effective since September, 2019. We measure our interest rate swaps at fair value on a recurring basis. The fair value of our interest rate swaps is based on quotes from third parties. We consider those inputs to be “level 2” in the fair value hierarchy as outlined in the authoritative guidance for disclosures in connection with derivative instruments and hedging activities. At September 30, 2024, the fair value of our interest rate swaps was a net asset of $3.3 million which is included in deferred charges and other assets on the accompanying condensed consolidated balance sheet. During the third quarter of 2024, we received approximately $1.5 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2024, we received approximately $4.8 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the third quarter of 2023, we received approximately $1.6 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. During the first nine months of 2023, we received approximately $4.3 million from the counterparty, adjusted for the previous quarter accrual, pursuant to the terms of the swaps. Cash flow hedges are accounted for by recording the fair value of the derivative instrument on the balance sheet as either an asset or a liability, with a corresponding amount recorded in accumulated other comprehensive income (“AOCI”) within shareholders‘ equity. Amounts are reclassified from AOCI to the income statement in the period or periods the hedged transaction affects earnings. We do not expect any gains or losses on our interest rate swaps to be reclassified to earnings in the next twelve months. 2028-09-30 425000000 375000000 125000000 300000000 40000000 300000000 50000000 2 0.001 Borrowings under the Credit Agreement will bear interest at a rate equal to, at our option, the Adjusted Term SOFR for either one, three, or six months or the Base Rate, plus in either case, a specified margin depending on our total leverage ratio, as determined by the formula set forth in the Credit Agreement. The applicable margin after the second amendment ranges from 1.10% to 1.35% for SOFR revolving loans and 0.10% to 0.35% for Base Rate revolving loans. The applicable margin ranges from 1.20% to 1.65% for Adjusted Term SOFR loans and 0.20% to 0.65% for Base Rate term loans. 0.011 0.0135 0.001 0.0035 0.012 0.0165 0.002 0.006 0.01 300000 0.0015 0.0035 0.012 0.002 0.002 0.0135 0.0035 347700000 425000000 7720000 0 326600000 3100000 45300000 17200000 23200000 12400000 13100000 64200000 57700000 43000000 34300000 The following table includes a summary of the required compliance ratios, giving effect to the covenants contained in the Credit Agreement (dollar amounts in thousands): <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:61.652%;box-sizing:content-box;"></td> <td style="width:1.5%;box-sizing:content-box;"></td> <td style="width:13.703%;box-sizing:content-box;"></td> <td style="width:1.5%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:8.942%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:8.702%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;text-align:left;"> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> Covenant </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> September 30,
2024 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;"> December 31,
2023 </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Tangible net worth </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> > $125,000</p></td> <td style="white-space:pre-wrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"> </p></td> <td style="white-space:nowrap;vertical-align:bottom;"><p style="font-size:10pt;margin-top:0;font-family:Times New Roman;margin-bottom:0;text-align:left;"><span style="color:#000000;min-width:fit-content;">$ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 173,881 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 191,824 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Total leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < =60% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.4 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.5 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Secured leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < 30% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 2.4 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 4.1 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Unencumbered leverage </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> < 60% </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 45.8 </td> <td style="white-space:nowrap;vertical-align:bottom;"> <span

style="color:#000000;min-width:fit-content;">% </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 44.2 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> </tr> <tr style="height:10pt;background-color:#cff0fc;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:top;"> Fixed charge coverage </td> <td style="vertical-align:bottom;"> </td> <td style="vertical-align:bottom;text-align:center;"> >1.50x </td> <td style="vertical-align:bottom;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> 3.2x </td> <td style="vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="vertical-align:bottom;text-align:center;"> 3.1x </td> <td style="vertical-align:bottom;text-align:center;"> </td> </tr> </table> 125000000 173881000 191824000 0.60 0.60 0.444 0.445 0.30 0.024 0.041 0.60 0.458 0.442 0.015 0.032 0.031 As indicated on the following table, we have various mortgages, all of which are non-recourse to us, included on our condensed consolidated balance sheet as of September 30, 2024 (amounts in thousands): <table style="border-spacing:0;table-layout:fixed;width:100.0%;border-collapse:separate;"> <tr style="visibility:collapse;"> <td style="width:50.71%;box-sizing:content-box;"></td> <td style="width:1.4%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:12.502%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:11.382%;box-sizing:content-box;"></td> <td style="width:1%;box-sizing:content-box;"></td> <td style="width:1.4%;box-sizing:content-box;"></td> <td style="width:17.604%;box-sizing:content-box;"></td> </tr> <tr style="height:8pt;background-color:#ffffff;white-space:pre-wrap;word-break:break-word;"> <td style="vertical-align:bottom;"> Facility Name </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Outstanding
Balance
(in thousands) (a) </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td colspan="2" style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Interest
Rate </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;text-align:left;"> </td> <td style="vertical-align:bottom;text-align:left;"> </td> <td style="vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:left;"> Maturity
Date </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Tuscan Professional Building fixed rate mortgage loan (b,) </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 541 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 5.56 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> June, 2025 </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Phoenix Children's East Valley Care Center fixed rate <br/> mortgage loan </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 7,718 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 3.95 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> January, 2030 </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Rosenberg Children's Medical Plaza fixed rate mortgage loan </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> 11,571 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 4.42 </td> <td style="white-space:nowrap;vertical-align:bottom;"> % </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> September, 2033 </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Total, excluding net debt premium and net financing fees </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> 19,830 </td> <td style="white-space:nowrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> <span

style="white-space:pre-wrap;min-width:fit-content;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> </tr> <tr style="height:10pt;background-color:#cff0fc;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;">   Less net financing fees </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:0.5pt solid #000000;text-align:center;"> (168 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:0.5pt solid #ffffff03;">) </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td colspan="2" style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> </tr> <tr style="height:10pt;background-color:#ffffff;word-break:break-word;"> <td style="white-space:pre-wrap;vertical-align:top;"> Total mortgages notes payable, non-recourse to us, net </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #000000;"> $ </td> <td style="white-space:pre-wrap;vertical-align:bottom;border-bottom:2.25pt double #000000;text-align:center;"> 19,662 </td> <td style="white-space:nowrap;vertical-align:bottom;border-bottom:2.25pt double #ffffff03;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td colspan="2" style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;"> </td> <td style="white-space:pre-wrap;vertical-align:bottom;text-align:center;"> </td> </tr> </table> (a.) All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. (b.) This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. 541000 0.0556 2025-06 7718000 0.0395 2030-01 11571000 0.0442 2033-09 19830000 168000 19662000 12200000 19800000 18400000 33100000 31200000 85000000 0.032725 2028-09-30 0.032725 0.032725 0.032725 85000000 2024-09-16 25000000 0.039495 2027-12-01 0.039495 0.039495 0.039495 55000000 0.00565 2027-03-25 0.00505 0.00505 0.00505 85000000 35000000 0.014975 50000000 0.01144 3300000 1500000 4800000 1600000 4300000 (9) Segment Reporting Our primary business is investing in and leasing healthcare and human service facilities through direct ownership or through joint ventures, which aggregate into a single reportable segment. We actively manage our portfolio of healthcare and human service facilities and may from time to time make decisions to sell lower performing properties not meeting our long-term investment objectives. The proceeds of sales are typically reinvested in new developments or acquisitions, which we believe will meet our planned rate of return. It is our intent that all healthcare and human service facilities will be owned or developed for investment purposes. Our revenue and net income are generated from the operation of our investment portfolio. Our portfolio is located throughout the United States, however, we do not distinguish or group our operations on a geographical basis for purposes of allocating resources or measuring performance. We review operating and financial data for each property on an individual basis; therefore, we define an operating segment as our individual properties. Individual properties have been aggregated into one reportable segment based upon their similarities with regard to both the nature and economics of the facilities, tenants and operational processes, as well as long-term average financial performance. No individual property meets the requirements necessary to be considered its own segment. 1 false false false false false *Includes bonus rental on McAllen Medical Center, a UHS acute care hospital facility of $765 and $725 for the three-month periods ended September 30, 2024 and 2023, respectively, and $2,306 and $2,219 for the nine-month periods ended September 30, 2024 and 2023, respectively. UHS has one 5-year renewal option at existing lease rates (through 2031). UHS has one 5-year renewal option at fair market value lease rates (through 2031; see additional disclosure below). The annual rental will increase by 2.5% on an annual compounded basis on each January 1st through 2026. UHS has seven 5-year renewal options at fair market value lease rates (2034 through 2068). The annual rental rate will increase by 2.25% on a cumulative and compounded basis on each January 1st through 2033. The UHS-related joint venture has five 10-year renewal options; the first three of the five 10-year renewal options will be at computed lease rates as stipulated in the lease (2041 through 2070) and the last two 10-year renewal options will be at fair market lease rates (2071 through 2090). On each January 1st through 2040 (and potentially through 2070 if the first three of five, 10-year renewal options are exercised), the annual rental will increase by 2.75% on a cumulative and compounded basis.In October, 2024, two wholly-owned subsidiaries of UHS each exercised their 5-year renewal options on two FEDs located in Weslaco and Mission, Texas, covering the period of February 1, 2025 through January 31, 2030 (the current lease terms were scheduled to expire on January 31, 2025; with aggregate annual lease rates of approximately $979,000). Pursuant to terms of the leases, and consistent with the terms of the leases currently in effect for each property, the lease rates are scheduled to increase 2% per year through the end of the renewed lease terms. The wholly-owned subsidiaries of UHS have five, 5-year renewal options remaining on each of these FEDs, with the first three renewal options (covering the years 2030 through 2044) providing for 2% annual increases to the lease rates, and the remaining two, 5-year renewal options (covering the years 2045 through 2054) providing for lease rates at the then fair market value. These leases are cross-defaulted with one another and the wholly-owned subsidiaries of UHS have the option to purchase the leased properties upon the expiration of each five-year extended term at the fair market value at that time. Upon the December 31, 2021 expiration of the lease on Wellington Regional Medical Center located in West Palm Beach, Florida, a wholly-owned subsidiary of UHS exercised its fair market value renewal option and renewed the lease for a 5-year term scheduled to expire on December 31, 2026. Effective January 1, 2024, the annual lease rate for this hospital, which is payable to us monthly, is $6.6 million and on each January 1st thereafter through 2026, the annual rent will increase by 2.50% on a cumulative and compounded basis (there is no bonus rental component of the lease payment).Management cannot predict whether the leases with wholly-owned subsidiaries of UHS, which have renewal options at existing lease rates or fair market value lease rates, or any of our other leases, will be renewed at the end of their lease term. If the leases are not renewed at their current rates or the fair market value lease rates, we would be required to find other operators for those facilities and/or enter into leases on terms potentially less favorable to us than the current leases. In addition, if subsidiaries of UHS exercise their options to purchase the respective leased hospital or FED facilities upon expiration of the lease terms, our future revenues could decrease if we were unable to earn a favorable rate of return on the sale proceeds received, as compared to the rental revenue currently earned pursuant to these leases. During the third quarter of 2023, we acquired the McAllen Doctor's Center, an MOB located in McAllen, Texas for a purchase price of approximately $7.6 million, including transaction costs. The building has approximately 79,500 rentable square feet and is 100% master leased to McAllen Hospitals, L.P, a wholly-owned subsidiary of UHS. The triple-net master lease is for twelve years scheduled to expire on August 31, 2035. McAllen Hospitals, L.P. has the option to renew the lease term for three consecutive ten-year terms. The initial annual base rent is approximately $624,000. During the first quarter of 2023, construction was substantially completed on Sierra Medical Plaza I, a multi-tenant MOB located in Reno, Nevada, consisting of approximately 86,000 rentable square feet. This MOB is located on the campus of the Northern Nevada Sierra Medical Center, a newly constructed acute care hospital that is owned and operated by a wholly-owned subsidiary of UHS, which was completed and opened during April of 2022. The cost of the MOB is estimated to be approximately $35 million, approximately $30 million of which was incurred as of September 30, 2024. In connection with this MOB, we entered into a ground lease and master flex-lease agreement with a wholly-owned subsidiary of UHS. The master flex lease agreement has a ten-year term scheduled to expire on March 31, 2033, and covers approximately 68% of the rentable square feet of the MOB at an initial minimum rent of $1.3 million annually plus a pro-rata share of the common area maintenance expenses. The master flex-lease is subject to a reduction during the term based upon the execution of third-party leases. The ground lease and the master flex lease each commenced during March, 2023.We are the lessee on thirteen ground leases with subsidiaries of UHS (for consolidated and unconsolidated investments), including one that commenced in March, 2023. The remaining lease terms on the ground leases with subsidiaries of UHS range from approximately 25 years to approximately 74 years. The annual aggregate lease payments on these properties are approximately $571,000 during each of the years ended 2024 through 2028, and an aggregate of $31.3 million thereafter. See Note 7 for additional lease accounting disclosure. Officers and Employees: Our officers are all employees of a wholly-owned subsidiary of UHS and although as of September 30, 2024 we had no salaried employees, our officers do typically receive annual stock-based compensation awards in the form of restricted stock. In special circumstances, if warranted and deemed appropriate by the Compensation Committee of the Board of Trustees, our officers may also receive one-time special compensation awards in the form of restricted stock and/or cash bonuses.Advisory Agreement: UHS of Delaware, Inc. (the "Advisor"), a wholly-owned subsidiary of UHS, serves as Advisor to us under an advisory agreement dated December 24, 1986, and as amended and restated as of January 1, 2019 (the "Advisory Agreement"). Pursuant to the Advisory Agreement, the Advisor is obligated to present an investment program to us, to use its best efforts to obtain investments suitable for such program (although it is not obligated to present any particular investment opportunity to us), to provide administrative services to us and to conduct our day-to-day affairs. All transactions between us and UHS must be approved by the Trustees who are unaffiliated with UHS (the "Independent Trustees"). In performing its services under the Advisory Agreement, the Advisor may utilize independent professional services, including accounting, legal, tax and other services, for which the Advisor is reimbursed directly by us. The Advisory Agreement may be terminated for any reason upon sixty days written notice by us or the Advisor. The Advisory Agreement expires on December 31 of each year; however, it is renewable by us, subject to a determination by the Independent Trustees, that the Advisor's performance has been satisfactory. The Advisory Agreement was renewed for 2024 with the same terms as the Advisory Agreement in place during 2023 and 2022. Our advisory fee for the three months ended September 30, 2024 and 2023, was computed at 0.70% of our average invested real estate assets, as derived from our condensed consolidated balance sheets. Based upon a review of our advisory fee and other general and administrative expenses, as compared to an industry peer group, the advisory fee computation remained unchanged for 2024 as compared to 2023 and 2022. The average real estate assets for advisory fee calculation purposes exclude certain items from our condensed This LLC has a third-party term loan of $8.2 million, which is non-recourse to us, outstanding as of September 30, 2024. We are the lessee with a third party on a ground lease for land. During the first quarter of 2021, this LP paid off its $4.7 million mortgage loan upon maturity, utilizing pro rata equity contributions from the limited partners as well as a $3.5 million member loan from us to the LP which was funded utilizing*

borrowings from our revolving credit agreement. During the first quarter of 2023, the LP repaid $175,000 of the member loan and the remaining $3.3 million member loan balance was converted to an equity investment in the LP.

(d.) This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated.

(c.) We are the lessee with a UHS-related party for the land related to this property.Below are the condensed combined statements of income (unaudited) for the four LLCs/LPs accounted for under the equity method at September 30, 2024 and 2023: Three Months EndedSeptember 30, Nine Months EndedSeptember 30, 2024 2023 2024 2023 (amounts in thousands) (amounts in thousands) Revenues $2,217 $2,269 $6,524 $6,538 Operating expenses 951 967 $2,675 2,684 Depreciation and amortization 476 478 $1,422 1,394 Interest, net 142 199 $443 638 Net income $648 $625 $1,984 $1,822 Our share of net income $300 $314 $956 $953 Below are the condensed combined balance sheets (unaudited) for the four above-mentioned LLCs/LPs that were accounted for under the equity method as of September 30, 2024 and December 31, 2023: September 30,2024 December 31,2023 (amounts in thousands) Net property, including construction in progress $27,391 $28,488 Other assets (a.) 5,132 4,667 Total assets $32,523 $33,155 Other liabilities (a.) $2,628 $2,074 Mortgage notes payable, non-recourse to us 15,165 21,206 Equity 14,730 9,875 Total liabilities and equity $32,523 $33,155 Investments in and advances to LLCs before amounts included in accrued expenses and other liabilities $14,260 $9,102 Amounts included in accrued expenses and other liabilities (1,760) (1,729)Our share of equity in LLCs, net $12,500 $7,373

(a.) Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. This LP constructed, owns and operates the Texoma Medical Plaza II, on which construction was substantially completed in December 2020. The MOB is located in Denison, Texas, on the campus of a hospital owned and operated by a wholly-owned subsidiary of UHS. We have committed to invest up to $10.2 million in equity and debt financing, of which $7.5 million, net, has been funded as of September 30, 2024. This LP entered into a third-party construction loan commitment, which is non-recourse to us, which had an outstanding balance of $6.9 million as of September 30, 2024. Monthly principal and interest payments on this loan commenced on January 1, 2023. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro rata equity contributions from the partners. The third-party partner's share of the pro rata equity contributions was partially funded with a six-month, $128,000 partner loan from us, which was repaid during July, 2024 with interest. Our share of the pro rata equity contributions, as well as the third-party partner loan, were funded utilizing borrowings from our revolving credit agreement. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. We are the lessee with a UHS-related party for the land related to this property. Other assets and other liabilities as of September 30, 2024 and December 31, 2023 include approximately $649,000 and $651,000, respectively, of right-of-use land assets and right-of-use land liabilities related to ground leases whereby the LLC/LP is the lessee, with third party lessors, including subsidiaries of UHS. All mortgage loans require monthly principal payments through maturity and include a balloon principal payment upon maturity. This construction loan required interest on the outstanding principal balance to be paid on a monthly basis through December 1, 2022. On January 1, 2023, monthly principal and interest payments on this loan commenced. During the first quarter of 2024, $5.7 million of the third-party construction loan was repaid utilizing pro-rate equity contributions from the partners, as discussed above. As a result of the repayment of a portion of the construction loan, an associated $3.1 million letter of credit was terminated. Consists of bonus rental earned in connection with McAllen Medical Center. All mortgage loans require monthly principal payments through maturity and either fully amortize or include a balloon principal payment upon maturity. This loan is scheduled to mature within the next twelve months, at which time we will either refinance pursuant to a new mortgage loan or repay the mortgage balance in full utilizing borrowings under our Credit Agreement. "