

BANK OF AMERICA MERRILL LYNCH COMMERCIAL MORTGAGE TRUST 2015- UBS7

FORM 10-D (Periodic Reports by Asset-Backed Issuers)

Filed 06/26/26 for the Period Ending 06/17/26

Address	BANK OF AMERICA CORPORATE CENTER 100 NORTH TYRON ST CHARLOTTE, NC, 28255
Telephone	7043862400
CIK	0001652031
SIC Code	6189 - Asset-Backed Securities
Fiscal Year	12/31

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-D

ASSET-BACKED ISSUER
DISTRIBUTION REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934

For the monthly distribution period from
May 16, 2026 to June 17, 2026

Commission File Number of Issuing entity: 333-201743-01

Central Index Key Number of issuing entity: 0001652031

Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7

(Exact name of issuing entity as specified in its charter)

Commission File Number of depositor: 333-201743

Central Index Key Number of depositor: 0001005007

Banc of America Merrill Lynch Commercial Mortgage Inc.

(Exact name of depositor as specified in its charter)

Central Index Key Number of sponsor: 0001541886

0001102113

UBS Real Estate Securities Inc.

Bank of America, National Association

(Exact name of sponsor(s) as specified in its charter)

Paul E. Kurzeja (980) 386-8509

(Name and telephone number, including area code, of the person to contact in connection with this filing)

NC

(State or other jurisdiction of incorporation or organization of the issuing entity)

47-5304267

38-3977507

38-3977508

38-7146424

(I.R.S. Employer Identification No.)

c/o U.S. Bank National Association

190 S. LaSalle Street 7th Floor

Chicago Illinois 60603

(Address of principal executive offices of issuing entity)

28255

(Zip Code)

704-386-2400

(Telephone number, including area code)

NOT APPLICABLE

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

Registered/reporting pursuant to (check one)

Title of Class	Section 12(b)	Section 12(g)	Section 15(d)	Name of exchange (If Section 12(b))
A-1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
A-SB	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
A-3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
A-4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
X-A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

X-B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
X-D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
A-S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
C	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Indicate by check mark whether the registrant (1) filed all reports required to be filed by Section 13 or 15(d) of the Securities and Exchange Act of 1934 during the preceding 12 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 No

PART I - DISTRIBUTION INFORMATION ITEM

1. Distribution and Pool Performance Information.

On June 17, 2026 a distribution was made to holders of Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7. The monthly report to holders is attached as Exhibit 99.1.

No assets securitized by Banc of America Merrill Lynch Commercial Mortgage Inc. and held by Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7 were the subject of a demand to repurchase or replace for breach of the representations and warranties contained in the underlying transaction documents during the monthly distribution period covered by this distribution report on Form 10-D.

UBS Real Estate Securities Inc. filed its most recent Form ABS-15G under Rule 15Ga-1 under the Securities Exchange Act of 1934 ("Rule 15Ga-1") on February 12, 2026. The CIK Number of UBS Real Estate Securities Inc. is 0001541886.

Bank of America, National Association filed its most recent Form ABS-15G under Rule 15Ga-1 on January 21, 2026. The CIK Number of Bank of America, National Association is 0001102113.

PART II - OTHER INFORMATION ITEM

Item 9. Other Information.

Midland Loan Services, A Division of PNC Bank, N.A., in its capacity as Master Servicer for Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7, affirms the following amounts in the respective accounts:

Collection Account Balance

Prior Distribution Date: May 15,2026	\$459,929.92
Current Distribution Date: June 17,2026	\$732,054.91

*REO Account Balance

Prior Distribution Date: May 15,2026	\$0.00
Current Distribution Date: June 17,2026	\$0.00

<u>Account Name Deal:</u>	<u>Last Month with Data</u>	<u>Beginning Balance</u>	<u>Ending Balance</u>	<u>Comment</u>
REO Account-Joliet	4/2022	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019 Account closed 4/7/2022.
REO Account-West Acres	3/2022	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019 Account closed 3/26/2022.
REO Account-Brookfield	3/2022	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019 Account closed 3/26/2022
REO Account-Mayfair	8/2022	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019
REO Account-Southridge	11/2021	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019 Account closed 12/6/2021.
REO Account-Bay Park	6/2021	\$0.00	\$0.00	030295892/REO Title Date 10/25/2019 Account closed.
REO Account-Rite Aid Carlisle	Sep-25	\$24,379.45	\$30,175.44	9/25/25 REO

*As provided by the Special Servicer

U.S. Bank National Association, in its capacity as Certificate Administrator for Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7, affirms the following amounts in the respective accounts:

Distribution Account Balance

Prior Distribution Date: May 15,2026	\$436.32
Current Distribution Date: June 17,2026	\$450.87

Interest Reserve Account Balance
Prior Distribution Date: May 15,2026 \$0.00
Current Distribution Date: June 17,2026 \$0.00

Excess Liquidation Proceeds Account Balance
Prior Distribution Date: May 15,2026 \$0.00
Current Distribution Date: June 17,2026 \$0.00

TA Unused Fees Account Balance
Prior Distribution Date: May 15,2026 \$0.00
Current Distribution Date: June 17,2026 \$0.00

Item 10. Exhibits.

(a) The following is a list of documents filed as part of this Report on Form 10-D:

[99.1\) Monthly report distributed to holders of Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7, relating to the June 17, 2026 distribution.](#)

(b) The exhibits required to be filed by the Registrant pursuant to this form are listed in the Exhibit Index that immediately follows on the signature page hereof.

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.

Banc of America Merrill Lynch Commercial Mortgage Inc.
(Depositor)

Date: June 26, 2026

/s/ Leland F. Bunch, III

Name: Leland F. Bunch, III

Title: President and Chief Executive Officer

EXHIBIT INDEX

Exhibit Description

Exhibit 99.1 [Monthly report distributed to holders of Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7, relating to the June 17, 2026 distribution.](#)

Totals: 757,280,331.00 127,703,424.56 0.00 458,737.94 458,737.94 0.00 127,703,424.56

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

FACTOR DETAIL

Class	Cusip	Beginning	Principal	Interest	Total	Collateral Support	Ending
		Balance	Distribution	Distribution	Distribution	Deficit	Balance
A-1	06054AAU3	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
A-SB	06054AAV1	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
A-3	06054AAW9	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
A-4	06054AAX7	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
A-S	06054ABB4	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
B	06054ABC2	407.51312459	0.00000000	1.50390412	1.50390412	0.00000000	407.51312459
C	06054ABD0	1,000.00000000	0.00000000	3.69044340	3.69044340	0.00000000	1,000.00000000
D	06054ABE8	1,000.00000000	0.00000000	2.63916667	2.63916667	0.00000000	1,000.00000000
E	06054AAG4/U0664AAD3	1,000.00000000	0.00000000	4.60698836	4.60698836	0.00000000	1,000.00000000
F	06054AAJ8/U0664AAE1	1,000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1,000.00000000
G	06054AAL3/U0664AAF8	1,000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1,000.00000000
H	06054AAN9/U0664AAG6	100.39800573	0.00000000	0.00000000	0.00000000	0.00000000	100.39800573
X-A	06054AAY5	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
X-B	06054AAZ2	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
X-D	06054ABA6	1,000.00000000	0.00000000	1.05127673	1.05127673	0.00000000	1,000.00000000
X-E	06054AAA7/U0664AAA9	1,000.00000000	0.00000000	1.04166667	1.04166667	0.00000000	1,000.00000000
X-FG	06054AAC3/U0664AAB7	1,000.00000000	0.00000000	1.04166667	1.04166667	0.00000000	1,000.00000000
X-NR	06054AAE9/U0664AAC5	100.39800573	0.00000000	0.10458126	0.10458126	0.00000000	100.39800573
R	06054AAS8	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
V	06054AAQ2	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

PRINCIPAL DETAIL

Class	Beginning Balance	Scheduled Principal	Unscheduled Principal	Excess Trust		Collateral Support Deficit	Ending Balance	Cumulative Loss
				Advisor Expenses Allocation				
A-1	0.00	0.00	0.00	0.00		0.00	0.00	0.00
A-SB	0.00	0.00	0.00	0.00		0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00		0.00	0.00	0.00
A-4	0.00	0.00	0.00	0.00		0.00	0.00	0.00
A-S	0.00	0.00	0.00	0.00		0.00	0.00	0.00
B	20,444,525.95	0.00	0.00	0.00		0.00	20,444,525.95	0.00

C	33,010,000.00	0.00	0.00	0.00	0.00	0.00	33,010,000.00	0.00
D	39,879,000.00	0.00	0.00	0.00	0.00	0.00	39,879,000.00	0.00
E	17,038,000.00	0.00	0.00	0.00	0.00	0.00	17,038,000.00	0.00
F	7,573,000.00	0.00	0.00	0.00	0.00	0.00	7,573,000.00	0.00
G	7,573,000.00	0.00	0.00	0.00	0.00	0.00	7,573,000.00	0.00
H	2,185,898.61	0.00	0.00	0.00	0.00	0.00	2,185,898.61	19,586,432.39

Totals: 127,703,424.56 0.00 0.00 0.00 0.00 0.00 127,703,424.56 19,586,432.39

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

INTEREST DETAIL

Class	Accrued	Net Prepay	Trust Advisor	Current	Extension	Prepayment	Additional	Accrued	Total Interest	Cumulative
	Certificate	Interest	Expenses	Interest			Interest	Unpaid Add'l	Distribution	
	Interest	Shortfall	Allocation	Shortfall	Fees	Premium	Amount*	Interest Amt	Amount	Shortfall
A-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-SB	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	75,449.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,449.37	0.00
C	121,821.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121,821.54	0.00
D	105,247.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,247.33	0.00
E	45,129.86	0.00	0.00	(33,364.01)	0.00	0.00	0.00	0.00	78,493.87	307,716.73
F	20,059.19	0.00	0.00	20,059.19	0.00	0.00	0.00	0.00	0.00	191,997.86
G	20,059.19	0.00	0.00	20,059.19	0.00	0.00	0.00	0.00	0.00	205,911.92
H	5,789.96	0.00	0.00	5,789.96	0.00	0.00	0.00	0.00	0.00	2,539,460.78
X-A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-D	41,923.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,923.86	0.00
X-E	17,747.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,747.92	0.00
X-FG	15,777.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,777.08	0.00
X-NR	2,276.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,276.98	0.00
R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
V	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Totals: 471,282.26 0.00 0.00 12,544.32 0.00 0.00 0.00 0.00 458,737.94 3,245,087.29

* Includes additional interest amounts specifically allocated to the bonds and used in determining the bonds total interest distribution amount

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

RECONCILIATION OF FUNDS

Funds Collection			Funds Distribution	
Interest			Fees	
Scheduled Interest	462,530.50		Servicing Fee	796.46
Interest Adjustments	(3,341.69)		Trustee/Certificate Administrator Fee	450.87
Deferred Interest	0.00		Special Servicing Fee	2,486.11
Net Prepayment Shortfall	0.00		Workout Fee	0.00
Net Prepayment Interest Excess	0.00		Liquidation Fee	0.00
Interest Reserve (Deposit)/Withdrawal	0.00		Special Serv Fee plus Adj.	2,486.11
Interest Collections	459,188.81		CREFC Intellectual Property Royalty License Fee	53.93
			Trust Advisor Fee	0.00
Principal			Additional Trust Expense	0.00
Scheduled Principal	0.00		Extension Fee	0.00
Unscheduled Principal	0.00		Fee Distributions	3,787.37
Principal Adjustments	0.00		Other Expenses of the Trust	
Principal Collections	0.00		Reimbursed for Interest on Advances	0.00
			Net ASER Amount	0.00
Other			Non-Recoverable Advances	0.00
Prepayment Premium	0.00		Other Expenses or Shortfalls	2,491.30
Other Collections	0.00		Other Expenses of the Trust	2,491.30
Total Collections	459,188.81		Payments to Certificateholders	
			Interest Distribution	458,737.94
			Principal Distribution	0.00
			Prepayment Premium	0.00
			Available Distribution Amount	458,737.94
			Total Distributions	459,188.81
Interest Accrual Period	Start	End		
	5/1/2026	5/31/2026		

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

MISCELLANEOUS DE TAIL

Advances				Miscellaneous	
P&I Advances				Beginning Stated Principal Balance	127,703,424.56
* Total Current Advance				Ending Stated Principal Balance	127,703,424.56
Total				Ending Unpaid Balance	127,779,020.28
				Mortgage Loan Count	4
Unreimbursed Advances				Aggregate Principal Balance	127,703,424.56
	Current	Outstanding	Total Servicing	Weighted Average Months to Maturity (WAMM)	1
	Advance	Advance	Adv. Outstanding	Weighted Average Mortgage Rate (excluding REO Loans)	4.431702%
Total	856.48	1,725.19	165,585.57		

* Current advances are not provided by the Servicer

Disclosable Special Servicer Fees	
Special Servicer/Affiliates	
Commission	0.00
Brokerage Fee	0.00
Rebate	0.00
Shared Fee	0.00
Total	0.00

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

BOND/COLLATERAL REALIZED LOSS RECONCILIATION

Loan ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates A	Amounts Covered by Overcollateralization and other Credit Support B	Interest (Shortages) / Excesses applied to Realized Loss C	Modification Adjustments / Appraisal Reduction D	Additional (Recoveries) / Expenses applied to Realized Loss E	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries) / Loss to Certificate Interest
12	Aug 2022	19,451,358.36	19,451,358.36	0.00	0.00	0.00	0.00	0.00	19,451,358.36	0.00	0.00
12	Jan 2023		19,421,933.95	19,451,358.36	0.00	0.00	0.00	0.00	19,451,358.36	0.00	(29,424.41)
12	Jun 2023		19,412,233.13	19,451,358.36	0.00	0.00	0.00	(9,700.82)	19,441,657.54	0.00	0.00
12	Nov 2023		19,411,528.08	19,441,657.54	0.00	0.00	0.00	0.00	19,441,657.54	0.00	(705.05)
12	Jul 2024		19,410,645.57	19,441,657.54	0.00	0.00	0.00	0.00	19,441,657.54	0.00	(882.51)
32	May 2018	4,124,734.87	105,655.16	0.00	0.00	0.00	0.00	0.00	105,655.16	0.00	0.00
32	Jun 2018		0.00	105,655.16	0.00	0.00	0.00	(105,655.16)	0.00	0.00	0.00
32	Sep 2019		52.26	0.00	0.00	0.00	0.00	52.26	52.26	0.00	0.00
32	Nov 2019		73.44	52.26	0.00	0.00	0.00	21.18	73.44	0.00	0.00
32	Dec 2019		119.58	73.44	0.00	0.00	0.00	46.14	119.58	0.00	0.00
32	Feb 2020		325.76	119.58	0.00	0.00	0.00	206.18	325.76	0.00	0.00
32	Jun 2020		468.76	325.76	0.00	0.00	0.00	143.00	468.76	0.00	0.00
32	Jul 2020		1,126.76	468.76	0.00	0.00	0.00	658.00	1,126.76	0.00	0.00
36	Nov 2025		0.00	0.00	0.00	0.00	0.00	(77.32)	(77.32)	0.00	0.00
Loan Count:	3	Totals:	19,411,772.33		0.00	0.00	0.00	(114,306.54)	19,442,706.98	0.00	(31,011.97)

Description of Fields

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

- A Prior Realized Loss Applied to Certificates
- B Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
- C Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
- D Adjustments that are based on principal haircut or future interest foregone due to modification
- E Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

HISTORICAL DELINQUENCY & LIQUIDATION SUMMARY (STATED BALANCE)

Month	30 Days Delinq ⁽¹⁾				60 Days Delinq ⁽¹⁾				90+ Days Delinq ⁽¹⁾				Bankruptcy				Foreclosure				REO				Prepayments/Liquidation			
	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	
Jun 2026	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.9%	0	0.00	0.0%				
May 2026	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.9%	0	0.00	0.0%				
Apr 2026	0	0.00	0.0%	0	0.00	0.0%	1	70,000,000.00	54.8%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.9%	0	0.00	0.0%				
Mar 2026	0	0.00	0.0%	0	0.00	0.0%	1	70,000,000.00	54.8%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.9%	1	52,207,821.62	40.9%				
Feb 2026	0	0.00	0.0%	0	0.00	0.0%	1	70,000,000.00	38.9%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.4%	0	0.00	0.0%				

Jan 2026	0	0.00	0.0%	0	0.00	0.0%	1	70,000,000.00	38.8%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.4%	0	0.00	0.0%
Dec 2025	0	0.00	0.0%	1	70,000,000.00	38.8%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.4%	0	0.00	0.0%
Nov 2025	0	0.00	0.0%	1	70,000,000.00	38.7%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.4%	0	0.00	0.0%
Oct 2025	1	70,000,000.00	38.6%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.4%	3	40,757,990.45	22.5%
Sep 2025	1	2,731,837.40	1.2%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	1.1%	9	169,013,013.97	76.0%
Aug 2025	0	0.00	0.0%	0	0.00	0.0%	1	2,461,126.04	0.6%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	6	64,100,000.00	16.4%
Jul 2025	0	0.00	0.0%	0	0.00	0.0%	2	5,204,782.04	1.1%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	3	27,687,889.72	6.1%
Jun 2025	0	0.00	0.0%	0	0.00	0.0%	2	5,211,046.00	1.1%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	6	39,134,776.85	8.1%
May 2025	0	0.00	0.0%	1	2,755,762.10	0.5%	1	2,461,126.04	0.5%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	2	17,264,133.33	3.3%
Apr 2025	1	2,761,974.02	0.5%	0	0.00	0.0%	1	2,461,126.04	0.5%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	2	4,457,592.75	0.8%

(1) Exclusive of loans in Bankruptcy, Foreclosure and REO

(2) Percentage in relation to Ending Scheduled Balance

Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7

June 2026

Delinquency Summary Report

Group 1	Current	30 - 59 days	60 - 89 days	90 - 120 days	121 + days	TOTAL	121 + days
Delinquent	Loan Count 3	0	0	0	0	3	
	Sched Bal 125,242,298.52	0.00	0.00	0.00	0.00	125,242,298.52	
	Percentage* 98.07%	0.00%	0.00%	0.00%	0.00%	98.07%	
	Actual Bal 125,242,298.52	0.00	0.00	0.00	0.00	125,242,298.52	
Bankruptcy	Loan Count 0	0	0	0	0	0	
	Sched Bal 0.00	0.00	0.00	0.00	0.00	0.00	
	Percentage* 0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Actual Bal 0.00	0.00	0.00	0.00	0.00	0.00	
Foreclosure	Loan Count 0	0	0	0	0	0	
	Sched Bal 0.00	0.00	0.00	0.00	0.00	0.00	
	Percentage* 0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Actual Bal 0.00	0.00	0.00	0.00	0.00	0.00	
REO	Loan Count 0	0	0	0	1	1	
	Sched Bal 0.00	0.00	0.00	0.00	2,461,126.04	2,461,126.04	
	Percentage* 0.00%	0.00%	0.00%	0.00%	1.93%	1.93%	Current 98.1%
	Actual Bal 0.00	0.00	0.00	0.00	2,536,721.76	2,536,721.76	30 - 59 days 0.0%
TOTAL	Loan Count 3	0	0	0	1	4	60 - 89 days 0.0%
	Sched Bal 125,242,298.52	0.00	0.00	0.00	2,461,126.04	127,703,424.56	90 - 120 days 0.0%
	Percentage* 98.07%	0.00%	0.00%	0.00%	1.93%	100.00%	121 + days 1.9%
	Actual Bal 125,242,298.52	0.00	0.00	0.00	2,536,721.76	127,779,020.28	Total: 100.0%

* Percentages are based on scheduled balance as a percent of total pool scheduled balance.

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

HISTORICAL LIQUIDATION LOSS LOAN DETAIL

Loan ID	Liquidation Month	Liquidation / Prepayment Code *	Current Beginning Scheduled Balance	Most Recent Value **	Net Proceeds Received on Liquidation	Liquidation Expense	Net Proceeds Available for Distribution	Realized Loss to Trust
12	Aug 2022	6	19,451,358.36	0.00	3,830,529.27	3,789,816.48	40,712.79	19,410,645.57
32	May 2018	6	4,124,734.87	4,625,000.00	4,987,083.26	863,475.15	4,123,608.11	1,126.76
Count:	2	Totals:	23,576,093.23	4,625,000.00	8,817,612.53	4,653,291.63	4,164,320.90	19,411,772.33

* Liquidation / Prepayment Code: 1 - Partial Liq'n (Curtailment); 2 - Payoff Prior To Maturity; 3 - Disposition / Liquidation; 4 - Repurchase/ Substitution; 5 - Full Payoff At Maturity; 6 - DPO; 7 - Liquidated; 8 - Payoff w/ penalty; 9 - Payoff w/ yield Maintenance; 10 - Curtailment w/ Penalty; 11 - Curtailment w/ Yield Maintenance

** Reported as of liquidation period. If not provided by the servicer, Most Recent Value is as of cutoff.

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

INTEREST ADJUSTMENT RECONCILIATION

Loan ID	Current Ending Scheduled Balance	Special Servicing Fee Amount plus Adjustments	Liquidation Fee Amount	Workout Fee Amount	Most Recent Net ASER Amount	Prepayment Interest (Excess)/ Shortfall *	Non-Recoverable (Scheduled Interest Not Advanced)**	Reimbursed Interest on Advances	Modified Interest Rate Reduction/ (Excess)	Reimbursement of Advances to Servicer	Other Shortfalls/ (Refunds)	
										Current Month	Outstanding	
2	70,000,000.00	486.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	2,461,126.04	2,000.00	0.00	0.00	0.00	0.00	10,053.02	0.00	0.00	0.00	0.00	5.19
Count:	2											
Totals:	72,461,126.04	2,486.11	0.00	0.00	0.00	0.00	10,053.02	0.00	0.00	0.00	0.00	5.19

Total Interest Shortfall hitting the Trust: 12,544.32

*Total shortfall may not match impact to bonds due to, but not limited to, the net effect of PPIE and Master Servicing fees received as per the governing documents.

**In some cases, the Servicer does not withhold their Servicing Fees on Non-Recoverable loans.

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

APPRAISAL REDUCTION REPORT

Loan ID	Property Name	Paid Through Date	ARA (Appraisal Reduction Amount)	ARA Date	Most Recent Value	Most Recent Valuation Date	Most Recent Net ASER Amount	Cumulative ASER Amount
37		05/06/2024	1,666,397.46	10/14/2025	1,300,000.00	08/19/2025	0.00	0.00
Count:	1	Totals:	1,666,397.46		1,300,000.00		0.00	\$0.00

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	Stat	Maturity Date	Neg Am	End Schedule Balance	Note Rate	Sched P&I	Prepay Adj	Prepay Date	Paid Thru	Prepay Premium	Loan Status**	Interest Payment	Yield Maint Charges	PFY Operating DSCR	Operating Stmt
1	Office		MA	04/06/29						03/06/26							
2	Office	09/23/25	NY	09/01/25	N	70,000,000.00	4.420	266,427.78	0.00		05/01/26	0.00	5	266,427.78	0.00	1.66	06/30/25
3	Lodging		TX	09/01/25						09/01/25							
4	Multifamily		CA	09/06/25						04/05/22							
5	Retail	07/09/25	NH	07/01/27	N	50,000,000.00	4.108	176,872.22	0.00		06/01/26	0.00	0	176,872.22	0.00	1.69	09/30/25
6	Office		CA	09/06/25						09/11/25							
7	Industrial		NJ	08/06/25						08/11/25							
8	Lodging		NY	08/06/25						02/11/25							
9	Multifamily		MD	08/06/25						10/11/25							
10	Industrial		WA	09/06/25						09/11/25							
11	Multifamily		KY	09/06/25						06/11/25							

12	Retail	XX	07/06/25																	06/21/24
13	Retail	CA	09/06/25																	09/11/25
14	Lodging	TX	09/06/25																	09/11/25
15	Retail	CA	09/06/25																	08/11/23
16	Multifamily	CA	09/01/25																	10/07/25
17	Retail	TX	08/06/25																	07/11/25
18	Retail	XX	09/01/25																	09/06/25
19	Multifamily	XX	08/06/25																	05/11/25
20	Retail	CA	09/01/25																	09/01/25
21	Self Storage	VA	09/06/25																	08/11/25
22	Lodging	VA	07/06/25																	07/11/25
23	Retail	CA	09/06/25																	06/11/25
24	Retail	CA	08/06/25																	07/11/25
25	Mobile Home	FL	08/06/25																	05/11/25
26	Self Storage	CA	09/01/25																	09/01/25
27	Multifamily	TX	08/01/25																	09/01/25
28	Multifamily	01/11/22 TX	11/01/26	N		5,242,298.52	4.260	19,230.50	0.00		06/01/26	0.00	0	19,230.50	0.00	1.77	12/31/25			
29	Mobile Home	MI	06/01/25																	06/01/25
30	Multifamily	CA	08/01/25																	01/01/22
31	Self Storage	VA	09/06/25																	08/11/25
32	Retail	IL	07/06/25																	05/14/18
33	Self Storage	XX	09/06/25																	08/11/25
34	Self Storage	CA	08/06/25																	06/11/25
35	Office	CT	07/06/25																	04/11/25
36	Office	FL	08/06/25																	10/11/25
37	Retail	08/08/24 PA	08/06/25	N		2,461,126.04	4.751	0.00	0.00		05/06/24	0.00	5	0.00	0.00	-0.34	09/30/25			
38	Self Storage	CA	08/06/25																	06/11/25
39	Self Storage	VA	09/06/25																	08/11/25
40	Self Storage	VA	09/06/25																	08/11/25
41	Self Storage	XX	09/06/25																	06/11/25

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	Maturity Stat	Neg Am	End Schedule Balance	Note Rate	Sched P&I	Prepay Adj	Prepay Date	Paid Thru	Prepay Premium	Loan Status **	Interest Payment	Yield Maint Charges	PFY DSCR	Operating Stmt
42	Self Storage		CA							04/01/25						
Count:	42	Totals:			127,703,424.56		462,530.50	0.00			0.00		462,530.50	0.00		

* If State field is blank or 'XX', loan has properties in multiple states.

** Loan Status: A = Payment not received but still in grace period; B = Late Payment but less than 30 days delinquent; 0 = Current; 1 = 30-59 Days Delinquent; 2 = 60-89 Days Delinquent; 3 = 90-120 Days Delinquent; 4 = Performing Matured Balloon; 5 = Non-Performing Matured Balloon; 6 = 121+ Days Delinquent; R = Repurchased.

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

HISTORICAL LOAN MODIFICATION REPORT

Loan ID	Ending Scheduled Balance	Ending Unpaid Balance	Comments
2	70,000,000.00	70,000,000.00	Forbearance Period: 9/1/2025 to 9/1/2026. Default Rate: 1%Accrued Deferred Default Rate: 3%
5	50,000,000.00	50,000,000.00	Monthly Debt Service Payments deferred 5/1/2020-12/31/2020; Replenishment: 1/1/2021-1/31/2022
28	5,242,298.52	5,242,298.52	Interest Only payments beginning 6/1/2022. Interest deferred from 6/1/2022-8/1/2022. Repayment: 9/1/2022-8/1/2023

Page 15 of 18

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

REO STATUS REPORT

Loan ID	State	City	Property Type	Book Value	Ending Scheduled Loan	REO Date	Total Exposure	Appraisal Value	Appraisal Date	Date Asset Expected to be Resolved or Foreclosed	REO Revenue and Other Amounts	Type *
12	XX	Various	Retail	20,100,000.00	0.00	10/25/2019	0.00	0.00			0.00	6
37	PA	Carlisle	Retail	3,250,000.00	2,461,126.04	07/21/2025	2,628,436.80	1,300,000.00	08/19/2025	07/31/2026	0.00	
Count:	2	Totals:		23,350,000.00	2,461,126.04		2,628,436.80	1,300,000.00			0.00	

(*) Legend: (1) Partial Liq'n (Curtailment), (2) Payoff Prior To Maturity, (3) Disposition / Liquidation, (4) Repurchase/ Substitution, (5) Full Payoff At Maturity, (6) DPO, (7) Liquidated, (8) Payoff w/ penalty, (9) Payoff w/ yield Maintenance, (10) Curtailment w/ Penalty, (11) Curtailment w/ Yield Maintenance

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

MATERIAL BREACHES AND DOCUMENT DEFECTS

Loan ID	Ending Principal Balance	Material Breach Date	Date Received Notice	Description
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Count: **Totals:**

**Bank of America Merrill Lynch Commercial Mortgage Trust 2015-UBS7
Commercial Mortgage Pass-Through Certificates, Series 2015-UBS7**

June 2026

DEFEASED LOAN DE TAIL

Loan ID	Current Ending Scheduled Balance	Maturity Date	Current Note Rate	Defeasance Status *
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Count: **Totals:**

* Defeasance Status: P = Portion of Loan Previously Defeased, F = Full Defeasance.

