

WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-C31

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

Filed 06/29/26 for the Period Ending 06/17/26

Address	301 SOUTH COLLEGE STREET CHARLOTTE, NC, 28228-0166
Telephone	7043832556
CIK	0001654734
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: 333-195164-15

Central Index Key Number of issuing entity: 0001654734

Wells Fargo Commercial Mortgage Trust 2015-C31
(Exact name of issuing entity as specified in its charter)

Commission File Number of depositor: 333-195164

Central Index Key Number of depositor: 0000850779

Wells Fargo Commercial Mortgage Securities, Inc.
(Exact name of depositor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0000740906

Wells Fargo Bank, National Association
(Exact name of sponsor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0001592182

LMF Commercial, LLC (formerly known as Rialto Mortgage Finance, LLC)
(Exact name of sponsor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0001541214

C-III Commercial Mortgage LLC
(Exact name of sponsor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0001238163

Société Générale, New York Branch
(Exact name of sponsor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0001542105

Basis Real Estate Capital II, LLC
(Exact name of sponsor as specified in its charter)

Central Index Key Number of sponsor (if applicable): 0001555501

Liberty Island Group I LLC
(Exact name of sponsor as specified in its charter)

Anthony J. Sfarra (212) 214-5600
(Name and telephone number, including area code, of the person to contact in connection with this filing)

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

38-3979771
38-3979772
38-3979773
38-7143625

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

c/o Computershare Trust Company, N.A., as agent for
Wells Fargo Bank, National Association
9062 Old Annapolis Road
Columbia, MD 21045

(Address of principal executive offices of the issuing entity) (Zip Code)

(667) 786-1992

(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	—	—	<u>X</u>	—
A-2	—	—	<u>X</u>	—
A-3	—	—	<u>X</u>	—
A-4	—	—	<u>X</u>	—
A-SB	—	—	<u>X</u>	—
A-S	—	—	<u>X</u>	—
X-A	—	—	<u>X</u>	—
X-B	—	—	<u>X</u>	—
X-D	—	—	<u>X</u>	—
B	—	—	<u>X</u>	—
C	—	—	<u>X</u>	—
PEX	—	—	<u>X</u>	—
D	—	—	<u>X</u>	—

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 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 X No ___

Part I - DISTRIBUTION INFORMATION

Item 1. Distribution and Pool Performance Information.

On June 17, 2026 a distribution was made to holders of the certificates issued by Wells Fargo Commercial Mortgage Trust 2015-C31.

The distribution report is attached as an Exhibit to this Form 10-D, please see Item 10(b), Exhibit 99.1 for the related information.

The following table presents the loss information for the trust assets for the Wells Fargo Commercial Mortgage Trust 2015-C31 in accordance with Item 1100(b) as required by Item 1121(a)(9) of Regulation AB:

Loss Information as reported on June 17, 2026

Number of Delinquencies 30+ days	% of Delinquencies 30+ days by Pool Balance	Number of Loans/REOs with Losses	Average Net Loss
1	37.42%	7	\$0.00

No assets securitized by Wells Fargo Commercial Mortgage Securities, Inc. (the "Depositor") and held by Wells Fargo Commercial Mortgage Trust 2015-C31 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 from May 16, 2026 to June 17, 2026.

The Depositor filed its most recent Form ABS-15G in accordance with Rule 15Ga-1 under the Securities Exchange Act of 1934 (a "Rule 15Ga-1 Form ABS-15G") on May 7, 2026. The CIK number for the Depositor is 0000850779.

Wells Fargo Bank, National Association ("Wells Fargo"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on February 5, 2026. The Central Index Key number for Wells Fargo is 0000740906.

LMF Commercial, LLC (formerly known as Rialto Mortgage Finance, LLC) ("LMF"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on May 7, 2026. The Central Index Key number for LMF is 0001592182.

C-III Commercial Mortgage LLC ("C-III"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on February 13, 2026. The Central Index Key number for C-III is 0001541214.

Société Générale, New York Branch ("Société"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on February 17, 2026. The Central Index Key number for Société is 0001238163.

Basis Real Estate Capital II, LLC ("Basis"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on February 13, 2026. The Central Index Key number for Basis is 0001542105.

Liberty Island Group I LLC ("LIG I"), one of the sponsors, most recently filed a Rule 15Ga-1 Form ABS-15G on February 9, 2026. The Central Index Key number for LIG I is 0001555501.

Part II - OTHER INFORMATION

Item 7. Change in Sponsor Interest in the Securities.

None

Item 9. Other Information.

Computershare Trust Company, N.A., as agent for Wells Fargo Bank, N.A., in its capacity as Certificate Administrator for Wells Fargo Commercial Mortgage Trust 2015-C31, affirms the following amounts in the respective accounts:

Distribution Account Balance		
Prior Distribution Date	05/15/2026	\$241.74
Current Distribution Date	06/17/2026	\$255.08
Interest Reserve Account Balance		
Prior Distribution Date	05/15/2026	\$0.00
Current Distribution Date	06/17/2026	\$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 the certificates issued by Wells Fargo Commercial Mortgage Trust 2015-C31 relating to the June 17, 2026 distribution.](#)

(b) The exhibits required to be filed by the Registrant pursuant to this Form are listed above.

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.

Wells Fargo Commercial Mortgage Securities, Inc.
(Depositor)

/s/ Anthony J. Sfarra
Anthony J. Sfarra, President

Date: June 29, 2026

X-B	94989WAW7	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
X-D	94989WAX5	1,000.00000000	0.00000000	0.89085084	0.00000000	0.00000000	0.00000000	0.00000000	0.89085084	1,000.00000000

Certificate Interest Reconciliation Detail

Class	Accrual Period	Accrual Days	Prior Interest Shortfalls	Accrued Certificate Interest	Net Aggregate Prepayment Interest Shortfall	Distributable Certificate Interest	Interest Shortfalls / (Paybacks)	Payback of Prior Realized Losses	Additional Interest Distribution Amount	Interest Distribution	Cumulative Interest Shortfalls
A-1	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-SB	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-B	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-D	05/01/26 - 05/30/26	30	0.00	50,634.18	0.00	50,634.18	0.00	0.00	0.00	50,634.18	0.00
A-S	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	05/01/26 - 05/30/26	30	0.00	1,650.19	0.00	1,650.19	0.00	0.00	0.00	1,650.19	0.00
D	05/01/26 - 05/30/26	30	0.00	182,449.98	0.00	182,449.98	0.00	0.00	0.00	182,449.98	0.00
E	05/01/26 - 05/30/26	30	546,014.55	101,340.22	0.00	101,340.22	49,853.32	0.00	0.00	51,486.91	595,867.87
F	05/01/26 - 05/30/26	30	616,907.26	45,601.46	0.00	45,601.46	45,601.46	0.00	0.00	0.00	662,508.72
G	05/01/26 - 05/30/26	30	4,827,718.72	143,378.81	0.00	143,378.81	143,378.81	0.00	0.00	0.00	4,971,097.53
Totals			5,990,640.53	525,054.84	0.00	525,054.84	238,833.59	0.00	0.00	286,221.26	6,229,474.12

Exchangeable Certificate Detail

Class	CUSIP	Pass-Through Rate	Original Balance	Beginning Balance	Principal Distribution	Interest Distribution	Prepayment Penalties	Losses	Total Distribution	Ending Balance
Regular Interest										
A-S (Cert)	94989WAW1	N/A	49,425,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-S (Pex)	NA	N/A	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B (Cert)	94989WAY3	N/A	60,544,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B (Pex)	NA	N/A	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C (Cert)	94989WAZ0	4.921021%	46,953,000.00	402,401.30	159,174.09	1,650.19	0.00	0.00	160,824.28	243,227.21
C (Pex)	NA	N/A	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regular Interest Total			156,922,000.03	402,401.30	159,174.09	1,650.19	0.00	0.00	160,824.28	243,227.21
Exchangeable Certificate Details										
PEX	94989WBA4	N/A	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exchangeable Certificates Total			0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Exchangeable Certificate Factor Detail

Class	CUSIP	Beginning Balance	Principal Distribution	Interest Distribution	Interest Shortfalls / (Paybacks)	Cumulative Interest Shortfalls	Prepayment Penalties	Losses	Total Distribution	Ending Balance
Regular Certificates										
PEX	94989WBA4	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

Additional Information

Total Available Distribution Amount (1)	445,395.35
---	------------

(1) The Available Distribution Amount includes any Prepayment Premiums.

Bond / Collateral Reconciliation - Cash Flows

Total Funds Collected		Total Funds Distributed	
Interest		Fees	
Interest Paid or Advanced	495,981.80	Master Servicing Fee	1,180.91
Interest Reductions due to Nonrecoverability Determination	(184,062.50)	Certificate Administrator Fee	256.65
Interest Adjustments	0.00	Trustee Fee	210.00
Deferred Interest	0.00	CREFC® Intellectual Property Royalty License Fee	51.85
ARD Interest	0.00	Trust Advisor Fee	235.61
Net Prepayment Interest Excess / (Shortfall)	0.00		
Extension Interest	0.00		
Interest Reserve Withdrawal	0.00		
Total Interest Collected	311,919.30	Total Fees	1,935.02
Principal		Expenses/Reimbursements	
Scheduled Principal	78,570.67	Reimbursement for Interest on Advances	0.00
Unscheduled Principal Collections		ASER Amount	0.00
Principal Prepayments	(80,603.42)	Special Servicing Fees (Monthly)	23,763.02
Collection of Principal after Maturity Date	80,603.42	Special Servicing Fees (Liquidation)	0.00
Recoveries From Liquidations and Insurance Proceeds	0.00	Special Servicing Fees (Work Out)	0.00

Excess of Prior Principal Amounts Paid	0.00	Legal Fees	0.00
Curtailments	80,603.42	Rating Agency Expenses	0.00
Negative Amortization	0.00	Taxes Imposed on Trust Fund	0.00
Principal Adjustments	0.00	Non-Recoverable Advances	0.00
		Workout Delayed Reimbursement Amounts	0.00
		Other Expenses	0.00
Total Principal Collected	159,174.09	Total Expenses/Reimbursements	23,763.02
		Interest Reserve Deposit	0.00
Other		Payments to Certificateholders and Others	
Prepayment Penalties / Yield Maintenance	0.00	Interest Distribution	286,221.26
Excess Liquidation Proceeds	0.00	Principal Distribution	159,174.09
Borrower Option Extension Fees	0.00	Prepayment Penalties / Yield Maintenance	0.00
		Borrower Option Extension Fees	0.00
Total Other Collected	0.00	Total Payments to Certificateholders and Others	445,395.35
Total Funds Collected	471,093.39	Total Funds Distributed	471,093.39

Bond / Collateral Reconciliation - Balances

Collateral Reconciliation			Certificate Reconciliation		
		Total			Total
Beginning Scheduled Collateral Balance	120,426,967.02	120,426,967.02	Beginning Certificate Balance		128,035,587.78
(-) Scheduled Principal Collections	78,570.67	78,570.67	(-) Principal Distributions		159,174.09
(-) Unscheduled Principal Collections	80,603.42	80,603.42	(-) Realized Losses		0.00
(-) Principal Adjustments (Cash)	0.00	0.00	Realized Loss and Realized Loss Adjustments on Collateral		0.00
(-) Principal Adjustments (Non-Cash)	0.00	0.00	Current Period NRA ¹		0.00
(-) Realized Losses from Collateral	0.00	0.00	Current Period WODRA ¹		0.00
(-) Other Adjustments ²	0.00	0.00	Principal Used to Pay Interest		0.00
			Non-Cash Principal Adjustments		0.00
Ending Scheduled Collateral Balance	120,267,792.93	120,267,792.93	Certificate Other Adjustments**		0.00
Beginning Actual Collateral Balance	120,433,176.19	120,433,176.19	Ending Certificate Balance		127,876,413.69
Ending Actual Collateral Balance	120,328,157.17	120,328,157.17			

NRA/WODRA Reconciliation			Under / Over Collateralization Reconciliation		
	Principal	Workout Delayed Reimbursement of Advances (WODRA) from Principal			
Beginning Cumulative Advances	948,384.44	7,608,620.76	Beginning UC / (OC)		7,608,620.76
Current Period Advances	0.00	0.00	UC / (OC) Change		0.00
Ending Cumulative Advances	948,384.44	7,608,620.76	Ending UC / (OC)		7,608,620.76
			Net WAC Rate		4.92%
			UC / (OC) Interest		31,201.82

- (1) Current Period NRA and WODRA displayed will represent the portion applied as Realized Losses to the bonds.
(2) Other Adjustments value will represent miscellaneous items that may impact the Scheduled Balance of the collateral.
** A negative value for Certificate Other Adjustments represents the payback of prior Principal Shortfalls or Realized Losses absorbed by overcollateralization, if any.

Current Mortgage Loan and Property Stratification

Scheduled	# Of	Scheduled Balance		WAM ²	WAC	Weighted Avg	Debt Service Coverage	# Of	Debt Service Coverage Ratio ¹		WAM ²	WAC	Weighted Avg
		Scheduled	% Of						Scheduled	% Of			
Balance	Loans	Balance	Agg. Bal.			DSCR ¹	Ratio	Loans	Balance	Agg. Bal.			DSCR ¹
2,000,000 or less	0	0.00	0.00%	0	0.0000	0.000000	1.30 or less	2	65,876,878.75	54.78%	(10)	4.6239	(0.191410)
2,000,001 to 3,000,000	2	5,265,914.18	4.38%	(2)	4.8397	1.987246	1.31 to 1.40	0	0.00	0.00%	0	0.0000	0.000000
3,000,001 to 4,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.41 to 1.50	0	0.00	0.00%	0	0.0000	0.000000
4,000,001 to 5,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.51 to 1.60	1	2,638,153.01	2.19%	3	4.7000	1.555300
5,000,001 to 6,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.61 to 1.70	0	0.00	0.00%	0	0.0000	0.000000
6,000,001 to 7,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.71 to 1.80	0	0.00	0.00%	0	0.0000	0.000000
7,000,001 to 8,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.81 to 1.90	1	49,125,000.00	40.85%	(8)	4.9900	1.817500
8,000,001 to 9,000,000	0	0.00	0.00%	0	0.0000	0.000000	1.91 to 2.00	0	0.00	0.00%	0	0.0000	0.000000
9,000,001 to 10,000,000	0	0.00	0.00%	0	0.0000	0.000000	2.01 to 2.25	0	0.00	0.00%	0	0.0000	0.000000
10,000,001 to 15,000,000	0	0.00	0.00%	0	0.0000	0.000000	2.26 or greater	1	2,627,761.17	2.18%	(8)	4.9800	2.420900
15,000,001 to 20,000,000	0	0.00	0.00%	0	0.0000	0.000000	Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549
20,000,001 to 30,000,000	1	20,876,878.75	17.36%	(11)	4.3520	1.217400							
30,000,001 to 50,000,000	2	94,125,000.00	78.26%	(8)	4.8753	0.544592							
50,000,001 or greater	0	0.00	0.00%	0	0.0000	0.000000							
Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549							

- (1) Debt Service Coverage Ratios are updated periodically as new NOI figures become available from borrowers on an asset level. In all cases the most current DSCR provided by the Servicer is used. To the extent that no DSCR is provided by the Servicer, information from the offering document is used. The debt service coverage ratio information was provided to the Certificate Administrator by the Master Servicer and the Certificate Administrator has not independently confirmed the accuracy of such information.
(2) Anticipated Remaining Term and WAM are each calculated based upon the term from the current month to the earlier of the Anticipated Repayment Date, if applicable, and the Maturity Date.
(3) Data in this table was calculated by allocating pro-rata the current loan information to the properties based upon the Cut Off Date Balance of each property as disclosed in the offering document. The Scheduled Balance Totals reflect the aggregate balances of all pooled loans as reported in the CREFC Loan Periodic Update File. To the extent that the Scheduled Balance Total figure for the "State" and "Property" stratification tables is not equal to the sum of the scheduled balance figures for each state or property, the difference is explained by loans that have been modified into a split loan structure. The "State" and "Property" stratification tables do not include the balance of the subordinate note (sometimes called the B-piece or a "hope note") of a loan that has been modified into a split-loan structure. Rather, the scheduled balance for each state or property only reflects the balance of the senior note (sometimes called the A-piece) of a loan that has been modified into a split-loan structure.

Current Mortgage Loan and Property Stratification

State ³						Property Type ³						
State	# Of	Scheduled	% Of	WAM ²	WAC	Weighted Avg	# Of	Scheduled	% Of	WAM ²	WAC	Weighted Avg
	Properties	Balance	Agg. Bal.			DSCR ¹	Properties	Balance	Agg. Bal.			DSCR ¹
Connecticut	1	45,000,000.00	37.42%	(9)	4.7500	(0.845000)						

							Lodging	1	49,125,000.00	40.85%	(8)	4.9900	1.817500
Maryland	1	2,638,153.01	2.19%	3	4.7000	1.555300	Office	1	45,000,000.00	37.42%	(9)	4.7500	(0.845000)
New Jersey	1	49,125,000.00	40.85%	(8)	4.9900	1.817500	Retail	3	26,142,792.93	21.74%	(9)	4.4502	1.372469
New York	1	2,627,761.17	2.18%	(8)	4.9800	2.420900	Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549
Virginia	1	20,876,878.75	17.36%	(11)	4.3520	1.217400							
Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549							

Note: Please refer to footnotes on the next page of the report.

© 2021 Computershare. All rights reserved. Confidential.

Page 11 of 27

Current Mortgage Loan and Property Stratification

Note Rate	# Of	Note Rate		WAM ²	WAC	Weighted Avg	Seasoning	# Of	Seasoning		WAM ²	WAC	Weighted Avg
		Scheduled	% Of						Scheduled	% Of			
	Loans	Balance	Agg. Bal.			DSCR ¹		Loans	Balance	Agg. Bal.			DSCR ¹
3.750% or less	0	0.00	0.00%	0	0.0000	0.000000	12 months or less	0	0.00	0.00%	0	0.0000	0.000000
3.751% to 4.250%	0	0.00	0.00%	0	0.0000	0.000000	13 months to 24 months	0	0.00	0.00%	0	0.0000	0.000000
4.251% to 4.500%	1	20,876,878.75	17.36%	(11)	4.3520	1.217400	25 months to 36 months	0	0.00	0.00%	0	0.0000	0.000000
4.501% to 4.750%	2	47,638,153.01	39.61%	(8)	4.7472	(0.712074)	37 months to 48 months	0	0.00	0.00%	0	0.0000	0.000000
4.751% to 5.000%	2	51,752,761.17	43.03%	(8)	4.9895	1.848138	49 months or greater	5	120,267,792.93	100.00%	(9)	4.7829	0.724549
5.001% to 5.250%	0	0.00	0.00%	0	0.0000	0.000000	Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549
5.251% to 5.500%	0	0.00	0.00%	0	0.0000	0.000000							
5.501% or greater	0	0.00	0.00%	0	0.0000	0.000000							
Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549							

- Debt Service Coverage Ratios are updated periodically as new NOI figures become available from borrowers on an asset level. In all cases the most current DSCR provided by the Servicer is used. To the extent that no DSCR is provided by the Servicer, information from the offering document is used. The debt service coverage ratio information was provided to the Certificate Administrator by the Master Servicer and the Certificate Administrator has not independently confirmed the accuracy of such information.
- Anticipated Remaining Term and WAM are each calculated based upon the term from the current month to the earlier of the Anticipated Repayment Date, if applicable, and the Maturity Date.
- Data in this table was calculated by allocating pro-rata the current loan information to the properties based upon the Cut Off Date Balance of each property as disclosed in the offering document. The Scheduled Balance Totals reflect the aggregate balances of all pooled loans as reported in the CREFC Loan Periodic Update File. To the extent that the Scheduled Balance Total figure for the "State" and "Property" stratification tables is not equal to the sum of the scheduled balance figures for each state or property, the difference is explained by loans that have been modified into a split loan structure. The "State" and "Property" stratification tables do not include the balance of the subordinate note (sometimes called the B-piece or a "hope note") of a loan that has been modified into a split-loan structure. Rather, the scheduled balance for each state or property only reflects the balance of the senior note (sometimes called the A-piece) of a loan that has been modified into a split-loan structure.

© 2021 Computershare. All rights reserved. Confidential.

Page 12 of 27

Current Mortgage Loan and Property Stratification

Anticipated	# Of	Anticipated Remaining Term (ARD and Balloon Loans)		WAM ²	WAC	Weighted Avg	Remaining	# Of	Remaining Amortization Term (ARD and Balloon Loans)		WAM ²	WAC	Weighted Avg
		Scheduled	% Of						Scheduled	% Of			
Remaining Term	Loans	Balance	Agg. Bal.			DSCR ¹	Amortization Term	Loans	Balance	Agg. Bal.			DSCR ¹
60 months or less	5	120,267,792.93	100.00%	(9)	4.7829	0.724549	Interest Only	1	45,000,000.00	37.42%	(9)	4.7500	(0.845000)
61 months or greater	0	0.00	0.00%	0	0.0000	0.000000	240 months or less	4	75,267,792.93	62.58%	(8)	4.8025	1.662927
							241 months to 300 months	0	0.00	0.00%	0	0.0000	0.000000
							301 months or greater	0	0.00	0.00%	0	0.0000	0.000000
Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549	Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549

- Debt Service Coverage Ratios are updated periodically as new NOI figures become available from borrowers on an asset level. In all cases the most current DSCR provided by the Servicer is used. To the extent that no DSCR is provided by the Servicer, information from the offering document is used. The debt service coverage ratio information was provided to the Certificate Administrator by the Master Servicer and the Certificate Administrator has not independently confirmed the accuracy of such information.
- Anticipated Remaining Term and WAM are each calculated based upon the term from the current month to the earlier of the Anticipated Repayment Date, if applicable, and the Maturity Date.
- Data in this table was calculated by allocating pro-rata the current loan information to the properties based upon the Cut Off Date Balance of each property as disclosed in the offering document. The Scheduled Balance Totals reflect the aggregate balances of all pooled loans as reported in the CREFC Loan Periodic Update File. To the extent that the Scheduled Balance Total figure for the "State" and "Property" stratification tables is not equal to the sum of the scheduled balance figures for each state or property, the difference is explained by loans that have been modified into a split loan structure. The "State" and "Property" stratification tables do not include the balance of the subordinate note (sometimes called the B-piece or a "hope note") of a loan that has been modified into a split-loan structure. Rather, the scheduled balance for each state or property only reflects the balance of the senior note (sometimes called the A-piece) of a loan that has been modified into a split-loan structure.

© 2021 Computershare. All rights reserved. Confidential.

Page 13 of 27

Current Mortgage Loan and Property Stratification

Age of Most	# Of	Age of Most Recent NOI		WAM ²	WAC	Weighted Avg	Age of Most	# Of	Remaining Stated Term (Fully Amortizing Loans)		WAM ²	WAC	Weighted Avg
		Scheduled	% Of						Scheduled	% Of			
Recent NOI	Loans	Balance	Agg. Bal.			DSCR ¹	Recent NOI	Loans	Balance	Agg. Bal.			DSCR ¹
12 months or less	5	120,267,792.93	100.00%	(9)	4.7829	0.724549			No outstanding loans in this group				
13 to 24 months	0	0.00	0.00%	0	0.0000	0.000000							
25 months or greater	0	0.00	0.00%	0	0.0000	0.000000							
Totals	5	120,267,792.93	100.00%	(9)	4.7829	0.724549							

- Debt Service Coverage Ratios are updated periodically as new NOI figures become available from borrowers on an asset level. In all cases the most current DSCR provided by the Servicer is used. To the extent that no DSCR is provided by the Servicer, information from the offering document is used. The debt service coverage ratio information was provided to the Certificate Administrator by the Master Servicer and the Certificate Administrator has not independently confirmed the accuracy of such information.
- Anticipated Remaining Term and WAM are each calculated based upon the term from the current month to the earlier of the Anticipated Repayment Date, if applicable, and the Maturity Date.
- Data in this table was calculated by allocating pro-rata the current loan information to the properties based upon the Cut Off Date Balance of each property as disclosed in the offering document. The Scheduled Balance Totals reflect the aggregate balances of all pooled loans as reported in the CREFC Loan Periodic Update File. To the extent that the Scheduled Balance Total figure for the "State" and "Property" stratification tables is not equal to the sum of the scheduled balance figures for each state or property, the difference is explained by loans that have been modified into a split loan structure. The "State" and "Property" stratification tables do not include the balance of the subordinate note (sometimes called the B-piece or a "hope note") of a loan that has been modified into a split-loan structure. Rather, the scheduled balance for each state or property only reflects the balance of the senior note (sometimes called the A-piece) of a loan that has been modified into a split-loan structure.

© 2021 Computershare. All rights reserved. Confidential.

Page 14 of 27

Pros ID	Loan ID	Prop Type	City	State	Interest Accrual Type	Gross Rate	Scheduled Interest	Scheduled Principal	Principal Adjustments	Anticipated Repay Date	Original Maturity Date	Adjusted Maturity Date	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Through Date
2	300571422	LO	Weehawken	NJ	Actual/360	4.990%	211,087.40	0.00	0.00	N/A	10/06/25	10/06/27	49,125,000.00	49,125,000.00	06/06/26
3	310930962	OF	Hartford	CT	Actual/360	4.750%	0.00	0.00	0.00	N/A	09/11/25	--	45,000,000.00	45,000,000.00	07/11/25
7	304880007	RT	Newport News	VA	Actual/360	4.352%	78,441.53	54,505.67	0.00	N/A	07/05/25	--	20,931,384.42	20,876,878.75	05/05/26
66	410928657	RT	Darnestown	MD	Actual/360	4.700%	10,750.88	18,206.44	0.00	N/A	09/11/26	--	2,656,359.45	2,638,153.01	06/11/26
81	304880081	RT	Getzville	NY	Actual/360	4.980%	11,639.49	86,461.98	0.00	N/A	10/01/25	--	2,714,223.15	2,627,761.17	05/01/26
Totals							311,919.30	159,174.09	0.00				120,426,967.02	120,267,792.93	

1 Property Type Codes

HC - Health Care	MU - Mixed Use	WH - Warehouse	MF - Multi-Family
SS - Self Storage	LO - Lodging	RT - Retail	SF - Single Family Rental
98 - Other	IN - Industrial	OF - Office	MH - Mobile Home Park
SE - Securities	CH - Cooperative Housing	ZZ - Missing Information/Undefined	

Mortgage Loan Detail (Part 2)

Pros ID	Most Recent Fiscal NOI	Most Recent NOI	Most Recent NOI Start Date	Most Recent NOI End Date	Appraisal Reduction Date	Appraisal Reduction Amount	Cumulative ASER	Current P&I Advances	Cumulative P&I Advances	Cumulative Servicer Advances	Current NRA/WODRA from Principal	Defer Status
2	7,487,017.00	0.00	--	--	11/12/25	0.00	2,097,367.76	0.00	0.00	0.00	0.00	
3	(1,818,014.00)	0.00	--	--	04/13/26	20,340,686.38	0.00	0.00	0.00	2,755,793.15	0.00	
7	8,000,817.00	0.00	--	--	06/11/26	3,252,518.75	0.00	130,670.27	130,670.27	0.00	0.00	
66	549,128.25	137,281.32	01/01/26	03/31/26	--	0.00	0.00	0.00	0.00	0.00	0.00	
81	515,258.05	0.00	--	--	02/11/26	0.00	0.00	17,486.36	17,486.36	0.00	0.00	
Totals	14,734,206.30	137,281.32				23,593,205.13	2,097,367.76	148,156.63	148,156.63	2,755,793.15	0.00	

Principal Prepayment Detail

Pros ID	Loan Number	Amount	Prepayment / Liquidation Code	Prepayment Premium Amount	Yield Maintenance Amount
81	304880081	80,603.42	Partial Liquidation (Curtailment)	0.00	0.00
Totals		80,603.42		0.00	0.00

Note: Principal Prepayment Amount listed here may include Principal Adjustment Amounts on the loan in addition to the Unscheduled Principal Amount.

Historical Detail

Distribution Date	30-59 Days		60-89 Days		Delinquencies ¹ 90 Days or More		Foreclosure	REO	Modifications	Prepayments		Payoff	Rate and Maturities Next Weighted Avg.						
	#	Balance	#	Balance	#	Balance				#	Balance		#	Amount	#	Amount	Coupon	Remit	WAM ¹
06/17/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	1	80,603.42	0	0.00	4.782872%	4.517838%	(9)
05/15/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	0	0.00	0	0.00	4.782806%	4.517793%	(8)
04/17/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	0	0.00	0	0.00	4.782601%	4.517606%	(7)
03/17/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	0	0.00	0	0.00	4.782405%	4.517429%	(6)
02/18/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	1	4,380,566.69	4,782,183%	4.517226%	4.782183%	4.517226%	(5)
01/16/26	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	1	10,937,736.18	4.782607%	4.519747%	4.782607%	4.519747%	(4)
12/17/25	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	0	0.00	0	0.00	4.747868%	4.485039%	(3)
11/18/25	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	1	49,125,000.00	0	0.00	0	0.00	4.738841%	4.530102%	(1)
10/20/25	0	0.00	0	0.00	0	0.00	1	49,125,000.00	0	0.00	4	66,540,194.56	4.767663%	4.626594%	0	0.00	4.767663%	4.626594%	0
09/17/25	0	0.00	0	0.00	1	58,355,173.64	1	58,355,173.64	0	0.00	0	0.00	13	90,894,932.69	4.662995%	4.567990%	4.662995%	4.567990%	1
08/15/25	0	0.00	0	0.00	1	58,425,847.40	1	58,425,847.40	0	0.00	0	0.00	2	9,563,749.48	4.640326%	4.561040%	4.640326%	4.561040%	2
07/17/25	0	0.00	0	0.00	1	58,496,218.78	1	58,496,218.78	0	0.00	0	0.00	5	50,140,166.88	4.642308%	4.567812%	4.642308%	4.567812%	3

(1) Foreclosure and REO Totals are included in the delinquencies aging categories.

Delinquency Loan Detail

Pros ID	Loan ID	Paid Through Date	Months Delinquent	Mortgage Loan Status ¹	Current P&I Advances	Outstanding P&I Advances	Outstanding Servicer Advances	Actual Principal Balance	Servicing Transfer Date	Resolution Strategy Code ²	Bankruptcy Date	Foreclosure Date	REO Date
3	310930962	07/11/25	10	5	0.00	0.00	2,761,594.70	45,000,000.00	10/11/23	13			
7	304880007	05/05/26	0	5	130,670.27	130,670.27	0.00	20,931,384.42	03/20/25	4			
81	304880081	05/01/26	0	5	17,486.36	17,486.36	6,232.51	2,633,619.74	12/05/25	11			
Totals					148,156.63	148,156.63	2,767,827.21	68,565,004.16					

1 Mortgage Loan Status

A - Payment Not Received But Still in Grace Period 0 - Current	4 - Performing Matured Balloon	2 Resolution Strategy Code	6 - DPO	10 - Deed in Lieu of Foreclosures
B - Late Payment But Less Than 30 days Delinquent	5 - Non Performing Matured Balloon	1 - 30-59 Days Delinquent	7 - REO	11 - Full Payoff
		2 - 60-89 Days Delinquent	8 - Resolved	12 - Reps and Warranties
		3 - 90-120 Days Delinquent	9 - Pending Return to Master Servicer	13 - TBD
			4 - Extension	
			5 - Note Sale	
			98 - Other	

Maturity Dates and Loan Status¹

	Total	Performing	Non-Performing	REO/Foreclosure
Past Maturity	68,504,640	0	68,504,640	0
0 - 6 Months	2,638,153	2,638,153	0	0
7 - 12 Months	0	0	0	0
13 - 24 Months	49,125,000	0	0	49,125,000
25 - 36 Months	0	0	0	0
37 - 48 Months	0	0	0	0
49 - 60 Months	0	0	0	0
> 60 Months	0	0	0	0

Historical Delinquency Information

	Total	Current	30-59 Days	60-89 Days	90+ Days	REO/Foreclosure
Jun-26	120,267,793	75,267,793	0	0	45,000,000	0
May-26	120,426,967	51,781,359	23,645,608	0	45,000,000	0
Apr-26	120,508,486	75,508,486	0	0	45,000,000	0
Mar-26	120,586,442	51,817,899	0	0	68,768,543	0
Feb-26	120,673,910	72,940,760	0	0	47,733,150	0
Jan-26	126,150,205	52,857,036	0	0	73,293,168	0
Dec-25	137,211,810	74,089,369	0	0	63,122,441	0
Nov-25	152,047,627	83,964,287	0	0	68,083,340	0
Oct-25	244,202,044	146,260,888	0	0	97,941,156	0
Sep-25	413,638,250	307,429,048	0	0	106,209,202	0
Aug-25	538,834,656	480,408,808	0	0	58,425,847	0
Jul-25	589,286,090	509,309,548	0	0	79,976,542	0

(1) Maturity dates used in this chart are based on the dates provided by the Master Servicer in the Loan Periodic File.

Specially Serviced Loan Detail - Part 1

Pros ID	Loan ID	Ending Scheduled Balance	Actual Balance	Appraisal Value	Appraisal Date	Net Operating Income	DSCR	DSCR Date	Maturity Date	Remaining Amort Term
2	300571422	49,125,000.00	49,125,000.00	71,700,000.00	11/04/25	6,022,919.00	1.81750	12/31/25	10/06/25	232
3	310930962	45,000,000.00	45,000,000.00	50,600,000.00	01/01/26	(3,226,244.00)	(0.84500)	12/31/25	09/11/25	1/0
7	304880007	20,876,878.75	20,931,384.42	71,100,000.00	02/26/26	6,997,739.00	1.21740	12/31/25	07/05/25	228
81	304880081	2,627,761.17	2,633,619.74	5,700,000.00	03/27/26	508,353.25	2.42090	12/31/25	10/01/25	232
Totals		117,629,639.92	117,690,004.16	199,100,000.00		10,302,767.25				

Specially Serviced Loan Detail - Part 2

Pros ID	Loan ID	Property Type ¹	State	Servicing Transfer Date	Resolution Strategy Code ²	Special Servicing Comments
2	300571422	LO	NJ	01/06/21	9	Loan was transferred to Special Servicing on 1/6/2021 for imminent default as the Borrower was past due for its 11/6/2020 payment. Sponsor would no longer support the hotel but cooperated with the appointment of a receiver. Consensual foreclosure action was filed on 03/30/2021. Receiver was appointed on 04/12/2021. The receiver listed the property for sale in 2022 and early 2023 but no acceptable bids were received. The property has been taken off the market but listed for sale again in June 2024. \$ 65.5 million property sale / loan assumption was completed in August 2025. The lender anticipated returning the loan back to Master Servicer in Nov. 2025, but due to certain property tax appeal settlement discussions covering the period prior to the sale as well as some necessary follow-up regarding liquor license transfer to the sponsor on the hotel restaurant, and other pending items, the revised anticipated Return to Master is now tentatively projected for 2nd Qtr. or early 3rd Qtr. 2026. The loan is current on its loan payments.
3	310930962	OF	CT	10/11/23	13	CBRE has been engaged to list and market the asset for impending Receiver Sale. Marketing OM expected to go live before 6/12/2026.
7	304880007	RT	VA	03/20/25	4	The Special Servicer was notified on 5/13/2026 that Dick's Sporting Goods, which occupies 50,250 SF (11.6% NRA), has exercised its 5-year renewal option.
81	304880081	RT	NY	12/05/25	11	\$2.75MM loan secured by neighborhood shopping center located in Amherst, NY. Loan transferred to Special Servicing due to maturity default. Borrower is in the process of refinancing with a local bank. Full payoff is expected before May 15, 2026

1 Property Type Codes

HC - Health Care	MU - Mixed Use
MF - Multi-Family	SS - Self Storage
RT - Retail	SF - Single Family Rental
IN - Industrial	OF - Office
SE - Securities	CH - Cooperative Housing

2 Resolution Strategy Code

WH - Warehouse	1 - Modification	6 - DPO	10 - Deed in Lieu of Foreclosures
LO - Lodging	2 - Foreclosure	7 - REO	11 - Full Payoff
98 - Other	3 - Bankruptcy	8 - Resolved	12 - Reps and Warranties
MH - Mobile Home Park	4 - Extension	9 - Pending Return to Master Servicer	13 - TBD
ZZ - Missing Information/Undefined	5 - Note Sale	98 - Other	

Modified Loan Detail

Pros ID	Loan Number	Pre-Modification		Post-Modification		Modification Code ¹	Modification Booking Date	Modification Closing Date	Modification Effective Date
		Balance	Rate	Balance	Rate				
2	300571422	0.00	4.99000%	0.00	4.99000%	9	08/15/25	08/15/25	--
7	304880007	0.00	4.35200%	0.00	4.35200%	10	03/28/24	03/28/24	--
7	304880007	0.00	4.35200%	0.00	4.35200%	10	09/19/25	03/28/24	--
11	304880011	22,184,344.89	4.89000%	22,184,344.89	4.89000%	10	06/01/20	06/01/20	07/13/20
14	310930274	18,207,453.54	4.54000%	18,207,453.54	4.54000%	10	06/10/20	06/11/20	08/11/20
22	300571411	11,955,170.73	4.82000%	11,955,170.73	4.82000%	10	07/16/20	05/06/20	09/11/20
29	304880029	8,927,689.79	4.98000%	8,927,689.79	4.98000%	10	05/01/20	05/01/20	07/13/20

61	300571399	4,741,799.47	4.84000%	4,741,799.47	4.84000%	10	06/05/20	06/06/20	07/13/20
Totals		66,016,458.42		66,016,458.42					

I Modification Codes

- 1 - Maturity Date Extension
- 2 - Amortization Change
- 3 - Principal Write-Off
- 4 - Maturity Date Extension
- 5 - Temporary Rate Reduction
- 6 - Capitalization on Interest
- 7 - Capitalization on Taxes
- 8 - Other
- 9 - Combination
- 10 - Forbearance

Note: Please refer to Servicer Reports for modification comments.

Historical Liquidated Loan Detail

Pros ID ¹	Loan Number	Dist. Date	Loan Beginning Scheduled Balance	Most Recent Appraised Value or BPO	Gross Sales Proceeds or Other Proceeds	Fees, Advances, and Expenses	Net Proceeds Received on Liquidation	Net Proceeds Available for Distribution	Realized Loss to Loan	Current Period Adjustment to Loan	Cumulative Adjustment to Loan	Loss to Loan with Cumulative Adjustment	Percent of Original Loan Balance
14	310930274	11/18/25	16,155,575.12	28,600,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
19	310928801	01/16/26	10,964,863.85	22,000,000.00	11,434,060.24	372,523.90	11,434,060.24	11,061,536.34	0.00	0.00	0.00	0.00	0.00%
23	303161033	07/15/22	10,705,346.12	12,100,000.00	13,681,154.47	2,151,317.51	13,681,154.47	11,529,836.96	0.00	0.00	0.00	0.00	0.00%
50	300571419	02/18/26	4,396,789.64	9,200,000.00	4,708,684.74	240,004.31	4,708,684.74	4,468,680.43	0.00	0.00	0.00	0.00	0.00%
56	304880056	11/18/25	4,589,126.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
59	304880059	12/17/25	3,700,245.15	8,700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
60	410931060	12/17/25	3,960,261.12	6,940,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Current Period Totals			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Cumulative Totals			54,472,207.58	87,540,000.00	29,823,899.45	2,763,845.72	29,823,899.45	27,060,053.73	0.00	0.00	0.00	0.00	

Note: Fees, Advances and Expenses also include outstanding P & I advances and unpaid fees (servicing, trustee, etc.).

Historical Bond / Collateral Loss Reconciliation Detail

Pros ID	Loan Number	Distribution Date	Certificate Interest Paid from Collateral Principal Collections	Reimb of Prior Realized Losses from Collateral Interest Collections	Aggregate Realized Loss to Loan	Loss Covered by Credit Support/Deal Structure	Loss Applied to Certificate Interest Payment	Loss Applied to Certificate Balance	Non-Cash Principal Adjustment	Realized Losses from NRA/WODRA	Total Loss Applied to Certificate Balance
Deal	Deal	04/17/25	41,163.97	0.00	0.00	0.00	0.00	41,163.97	0.00	0.00	41,163.97
14	310930274	11/25/25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	310928801	01/16/26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	303161033	07/15/22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	300571419	02/18/26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56	304880056	11/25/25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59	304880059	12/26/25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	410931060	12/26/25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Current Period Totals			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Totals			41,163.97	0.00	0.00	0.00	0.00	41,163.97	0.00	0.00	41,163.97

Interest Shortfall Detail - Collateral Level

Special Servicing Fees												
Pros ID	Interest Adjustments	Deferred Interest Collected	Monthly	Liquidation	Work Out	ASER	PPIS / (PPIE)	Non-Recoverable Interest	Interest on Advances	Reimbursement of Advances from Interest	Other Shortfalls / (Refunds)	Modified Interest Reduction / (Excess)
2	0.00	0.00	10,575.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	9,687.50	0.00	0.00	0.00	0.00	184,062.50	0.00	0.00	0.00	0.00
81	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	23,763.02	0.00	0.00	0.00	0.00	184,062.50	0.00	0.00	0.00	0.00

Note: Interest Adjustments listed for each loan do not include amounts that were used to adjust the Weighted Average Net Rate of the mortgage loans.

Collateral Shortfall Total **207,825.52**

Supplemental Notes

None