



Wells Fargo Bank, N.A.  
Corporate Trust Services  
8480 Stagecoach Circle  
Frederick, MD 21701-4747

**GS Mortgage Securities Trust 2015-GC28**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2015-GC28**

For Additional Information, please contact  
CTSLink Customer Service  
1-866-846-4526  
Reports Available [www.ctslink.com](http://www.ctslink.com)

**Payment Date:** 9/12/16  
**Record Date:** 8/31/16  
**Determination Date:** 9/6/16

**DISTRIBUTION DATE STATEMENT**

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**Depositor**

GS Mortgage Securities Corporation II  
200 West Street  
New York, NY 10282

Contact: Leah Nivison  
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**Master Servicer**

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Rialto Capital Advisors, LLC  
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**Operating Advisor**

Pentalpha Surveillance LLC  
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This report is compiled by Wells Fargo Bank, N.A. from information provided by third parties. Wells Fargo Bank, N.A. has not independently confirmed the accuracy of the information.

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### Certificate Distribution Detail

| Class  | CUSIP     | Pass-Through Rate | Original Balance | Beginning Balance | Principal Distribution | Interest Distribution | Prepayment Penalties | Realized Loss / Additional Trust Fund Expenses | Total Distribution | Ending Balance | Current Subordination Level (1) |
|--------|-----------|-------------------|------------------|-------------------|------------------------|-----------------------|----------------------|--|--------------------|----------------|---------------------------------|
| A-1    | 36251FAS5 | 1.528000%         | 35,865,000.00    | 27,366,956.00     | 492,821.12             | 34,847.26             | 0.00                 | 0.00   | 527,668.38         | 26,874,134.88  | 30.30%                          |
| A-2    | 36251FAT3 | 2.898000%         | 136,986,000.00   | 136,986,000.00    | 0.00                   | 330,821.19            | 0.00                 | 0.00   | 330,821.19         | 136,986,000.00 | 30.30%                          |
| A-3    | 36251FAU0 | 3.307000%         | 8,225,000.00     | 8,225,000.00      | 0.00                   | 22,666.73             | 0.00                 | 0.00   | 22,666.73          | 8,225,000.00   | 30.30%                          |
| A-4    | 36251FAV8 | 3.136000%         | 180,000,000.00   | 180,000,000.00    | 0.00                   | 470,400.00            | 0.00                 | 0.00   | 470,400.00         | 180,000,000.00 | 30.30%                          |
| A-5    | 36251FAW6 | 3.396000%         | 224,609,000.00   | 224,609,000.00    | 0.00                   | 635,643.47            | 0.00                 | 0.00   | 635,643.47         | 224,609,000.00 | 30.30%                          |
| A-AB   | 36251FAX4 | 3.206000%         | 53,795,000.00    | 53,795,000.00     | 0.00                   | 143,722.31            | 0.00                 | 0.00   | 143,722.31         | 53,795,000.00  | 30.30%                          |
| A-S    | 36251FBA3 | 3.759000%         | 57,097,000.00    | 57,097,000.00     | 0.00                   | 178,856.35            | 0.00                 | 0.00   | 178,856.35         | 57,097,000.00  | 23.99%                          |
| B      | 36251FBB1 | 3.980000%         | 43,393,000.00    | 43,393,000.00     | 0.00                   | 143,920.12            | 0.00                 | 0.00   | 143,920.12         | 43,393,000.00  | 19.19%                          |
| C      | 36251FBD7 | 4.472444%         | 65,090,000.00    | 65,090,000.00     | 0.00                   | 242,592.82            | 0.00                 | 0.00   | 242,592.82         | 65,090,000.00  | 11.99%                          |
| D      | 36251FAG1 | 4.472444%         | 43,393,000.00    | 43,393,000.00     | 0.00                   | 161,727.30            | 0.00                 | 0.00   | 161,727.30         | 43,393,000.00  | 7.20%                           |
| E      | 36251FAJ5 | 3.017000%         | 21,697,000.00    | 21,697,000.00     | 0.00                   | 54,549.87             | 0.00                 | 0.00   | 54,549.87          | 21,697,000.00  | 4.80%                           |
| F      | 36251FAL0 | 3.017000%         | 15,987,000.00    | 15,987,000.00     | 0.00                   | 40,193.98             | 0.00                 | 0.00   | 40,193.98          | 15,987,000.00  | 3.03%                           |
| G      | 36251FAN6 | 3.017000%         | 27,406,796.00    | 27,406,796.00     | 0.00                   | 68,905.25             | 0.00                 | 0.00   | 68,905.25          | 27,406,796.00  | 0.00%                           |
| R      | 36251FAQ9 | 0.000000%         | 0.01             | 0.00              | 0.00                   | 0.00                  | 0.00                 | 0.00   | 0.00               | 0.00           | 0.00%                           |
| Totals |           |                   | 913,543,796.01   | 905,045,752.00    | 492,821.12             | 2,528,846.65          | 0.00                 | 0.00   | 3,021,667.77       | 904,552,930.88 |                                 |

| Class | CUSIP     | Pass-Through Rate | Original Notional Amount | Beginning Notional Amount | Interest Distribution | Prepayment Penalties | Total Distribution | Ending Notional Amount |
|-------|-----------|-------------------|--------------------------|---------------------------|-----------------------|----------------------|--------------------|------------------------|
| X-A   | 36251FAY2 | 1.303696%         | 696,577,000.00           | 688,078,956.00            | 747,538.21            | 0.00                 | 747,538.21         | 687,586,134.88         |
| X-B   | 36251FAZ9 | 0.492444%         | 43,393,000.00            | 43,393,000.00             | 17,807.19             | 0.00                 | 17,807.19          | 43,393,000.00          |
| X-C   | 36251FAA4 | 1.455444%         | 21,697,000.00            | 21,697,000.00             | 26,315.64             | 0.00                 | 26,315.64          | 21,697,000.00          |
| X-D   | 36251FAC0 | 1.455444%         | 15,987,000.00            | 15,987,000.00             | 19,390.15             | 0.00                 | 19,390.15          | 15,987,000.00          |
| X-E   | 36251FAE6 | 1.455444%         | 27,406,796.00            | 27,406,796.00             | 33,240.88             | 0.00                 | 33,240.88          | 27,406,796.00          |

(1) Calculated by taking (A) the sum of the ending certificate balance of all classes less (B) the sum of (i) the ending certificate balance of the designated class and (ii) the ending certificate balance of all classes which are not subordinate to the designated class and dividing the result by (A).

(2) The initial certificate balance of the Class A-S, Class B, and Class C certificates represents the certificate balance of such class without giving effect to any exchanges. For details on the current status and payments of Class PEZ, see page 4.



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### Certificate Factor Detail

| Class | CUSIP     | Beginning Balance | Principal Distribution | Interest Distribution | Prepayment Penalties | Realized Loss / Additional Trust Fund Expenses | Ending Balance |
|-------|-----------|-------------------|------------------------|-----------------------|----------------------|--|----------------|
| A-1   | 36251FAS5 | 763.05467726      | 13.74100432            | 0.97162303            | 0.00000000           | 0.00000000                                     | 749.31367294   |
| A-2   | 36251FAT3 | 1,000.00000000    | 0.00000000             | 2.41500000            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| A-3   | 36251FAU0 | 1,000.00000000    | 0.00000000             | 2.75583343            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| A-4   | 36251FAV8 | 1,000.00000000    | 0.00000000             | 2.61333333            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| A-5   | 36251FAW6 | 1,000.00000000    | 0.00000000             | 2.83000000            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| A-AB  | 36251FAX4 | 1,000.00000000    | 0.00000000             | 2.67166670            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| A-S   | 36251FBA3 | 1,000.00000000    | 0.00000000             | 3.13249996            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| PEZ   | 36251FBC9 | 0.00000000        | 0.00000000             | 0.00000000            | 0.00000000           | 0.00000000                                     | 0.00000000     |
| B     | 36251FBB1 | 1,000.00000000    | 0.00000000             | 3.31666674            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| C     | 36251FBD7 | 1,000.00000000    | 0.00000000             | 3.72703672            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| D     | 36251FAG1 | 1,000.00000000    | 0.00000000             | 3.72703662            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| E     | 36251FAJ5 | 1,000.00000000    | 0.00000000             | 2.51416647            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| F     | 36251FAL0 | 1,000.00000000    | 0.00000000             | 2.51416651            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| G     | 36251FAN6 | 1,000.00000000    | 0.00000000             | 2.51416656            | 0.00000000           | 0.00000000                                     | 1,000.00000000 |
| R     | 36251FAQ9 | 0.00000000        | 0.00000000             | 0.00000000            | 0.00000000           | 0.00000000                                     | 0.00000000     |

| Class | CUSIP     | Beginning Notional Amount | Interest Distribution | Prepayment Penalties | Ending Notional Amount |
|-------|-----------|---------------------------|-----------------------|----------------------|------------------------|
| X-A   | 36251FAY2 | 987.80028051              | 1.07315948            | 0.00000000           | 987.09279072           |
| X-B   | 36251FAZ9 | 1,000.00000000            | 0.41037011            | 0.00000000           | 1,000.00000000         |
| X-C   | 36251FAA4 | 1,000.00000000            | 1.21286998            | 0.00000000           | 1,000.00000000         |
| X-D   | 36251FAC0 | 1,000.00000000            | 1.21286983            | 0.00000000           | 1,000.00000000         |
| X-E   | 36251FAE6 | 1,000.00000000            | 1.21286998            | 0.00000000           | 1,000.00000000         |



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### Exchangeable Class Detail

| Class\ Component                      | CUSIP     | Pass-Through Rate | Original Balance | Beginning Balance | Principal Distribution | Interest Distribution | Prepayment Premium | Realized Loss / Additional Trust Fund Expenses | Total Distribution | Ending Balance |
|---------------------------------------|-----------|-------------------|------------------|-------------------|------------------------|-----------------------|--------------------|--|--------------------|----------------|
| <b>A-S Regular Interest Breakdown</b> |           |                   |                  |                   |                        |                       |                    |  |                    |                |
| A-S (Cert)                            | 36251FBA3 | 3.759000%         | 57,097,000.00    | 57,097,000.00     | 0.00                   | 178,856.35            | 0.00               | 0.00   | 178,856.35         | 57,097,000.00  |
| A-S (PEZ)                             | NA        | N/A               | 0.01             | 0.00              | 0.00                   | 0.00                  | 0.00               | 0.00   | 0.00               | 0.00           |
| Totals                                |           |                   | 57,097,000.01    | 57,097,000.00     | 0.00                   | 178,856.35            | 0.00               | 0.00   | 178,856.35         | 57,097,000.00  |
| <b>B Regular Interest Breakdown</b>   |           |                   |                  |                   |                        |                       |                    |  |                    |                |
| B (Cert)                              | 36251FBB1 | 3.980000%         | 43,393,000.00    | 43,393,000.00     | 0.00                   | 143,920.12            | 0.00               | 0.00   | 143,920.12         | 43,393,000.00  |
| B (PEZ)                               | NA        | N/A               | 0.01             | 0.00              | 0.00                   | 0.00                  | 0.00               | 0.00   | 0.00               | 0.00           |
| Totals                                |           |                   | 43,393,000.01    | 43,393,000.00     | 0.00                   | 143,920.12            | 0.00               | 0.00   | 143,920.12         | 43,393,000.00  |
| <b>C Regular Interest Breakdown</b>   |           |                   |                  |                   |                        |                       |                    |  |                    |                |
| C (Cert)                              | 36251FBD7 | 4.472444%         | 65,090,000.00    | 65,090,000.00     | 0.00                   | 242,592.82            | 0.00               | 0.00   | 242,592.82         | 65,090,000.00  |
| C (PEZ)                               | NA        | N/A               | 0.01             | 0.00              | 0.00                   | 0.00                  | 0.00               | 0.00   | 0.00               | 0.00           |
| Totals                                |           |                   | 65,090,000.01    | 65,090,000.00     | 0.00                   | 242,592.82            | 0.00               | 0.00   | 242,592.82         | 65,090,000.00  |

### Class PEZ Detail

| Class\ Component | CUSIP     | Pass-Through Rate | Original Balance | Beginning Balance | Principal Distribution | Interest Distribution | Prepayment Premium | Realized Loss / Additional Trust Fund Expenses | Total Distribution | Ending Balance |
|------------------|-----------|-------------------|------------------|-------------------|------------------------|-----------------------|--------------------|--|--------------------|----------------|
| PEZ              | 36251FBC9 | 0.000000%         | 0.01             | 0.00              | 0.00                   | 0.00                  | 0.00               | 0.00   | 0.00               | 0.00           |



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### Reconciliation Detail

#### Principal Reconciliation

| Loan Group | Stated Beginning Principal Balance | Unpaid Beginning Principal Balance | Scheduled Principal | Unscheduled Principal | Principal Adjustments | Realized Loss | Stated Ending Principal Balance | Unpaid Ending Principal Balance | Current Principal Distribution Amount |
|------------|------------------------------------|------------------------------------|---------------------|-----------------------|-----------------------|---------------|---------------------------------|---------------------------------|---------------------------------------|
| Total      | 905,045,752.93                     | 905,045,752.93                     | 492,821.12          | 0.00                  | 0.00                  | 0.00          | 904,552,931.81                  | 904,557,702.48                  | 492,821.12                            |

#### Certificate Interest Reconciliation

| Class  | Accrual Dates           | Accrual Days | Accrued Certificate Interest | Net Aggregate Prepayment Interest Shortfall | Distributable Certificate Interest | Distributable Certificate Interest Adjustment | WAC CAP Shortfall | Additional Trust Fund Expenses | Interest Distribution | Remaining Unpaid Distributable Certificate Interest |
|--------|-------------------------|--------------|------------------------------|---|------------------------------------|---|-------------------|--------------------------------|-----------------------|---|
| A-1    | 08/01/2016 - 08/30/2016 | 30           | 34,847.26                    | 0.00  | 34,847.26                          | 0.00  | 0.00              | 0.00                           | 34,847.26             | 0.00  |
| A-2    | 08/01/2016 - 08/30/2016 | 30           | 330,821.19                   | 0.00  | 330,821.19                         | 0.00  | 0.00              | 0.00                           | 330,821.19            | 0.00  |
| A-3    | 08/01/2016 - 08/30/2016 | 30           | 22,666.73                    | 0.00  | 22,666.73                          | 0.00  | 0.00              | 0.00                           | 22,666.73             | 0.00  |
| A-4    | 08/01/2016 - 08/30/2016 | 30           | 470,400.00                   | 0.00  | 470,400.00                         | 0.00  | 0.00              | 0.00                           | 470,400.00            | 0.00  |
| A-5    | 08/01/2016 - 08/30/2016 | 30           | 635,643.47                   | 0.00  | 635,643.47                         | 0.00  | 0.00              | 0.00                           | 635,643.47            | 0.00  |
| A-AB   | 08/01/2016 - 08/30/2016 | 30           | 143,722.31                   | 0.00  | 143,722.31                         | 0.00  | 0.00              | 0.00                           | 143,722.31            | 0.00  |
| X-A    | 08/01/2016 - 08/30/2016 | 30           | 747,538.21                   | 0.00  | 747,538.21                         | 0.00  | 0.00              | 0.00                           | 747,538.21            | 0.00  |
| X-B    | 08/01/2016 - 08/30/2016 | 30           | 17,807.19                    | 0.00  | 17,807.19                          | 0.00  | 0.00              | 0.00                           | 17,807.19             | 0.00  |
| X-C    | 08/01/2016 - 08/30/2016 | 30           | 26,315.64                    | 0.00  | 26,315.64                          | 0.00  | 0.00              | 0.00                           | 26,315.64             | 0.00  |
| X-D    | 08/01/2016 - 08/30/2016 | 30           | 19,390.15                    | 0.00  | 19,390.15                          | 0.00  | 0.00              | 0.00                           | 19,390.15             | 0.00  |
| X-E    | 08/01/2016 - 08/30/2016 | 30           | 33,240.88                    | 0.00  | 33,240.88                          | 0.00  | 0.00              | 0.00                           | 33,240.88             | 0.00  |
| A-S    | 08/01/2016 - 08/30/2016 | 30           | 178,856.35                   | 0.00  | 178,856.35                         | 0.00  | 0.00              | 0.00                           | 178,856.35            | 0.00  |
| B      | 08/01/2016 - 08/30/2016 | 30           | 143,920.12                   | 0.00  | 143,920.12                         | 0.00  | 0.00              | 0.00                           | 143,920.12            | 0.00  |
| C      | 08/01/2016 - 08/30/2016 | 30           | 242,592.82                   | 0.00  | 242,592.82                         | 0.00  | 0.00              | 0.00                           | 242,592.82            | 0.00  |
| D      | 08/01/2016 - 08/30/2016 | 30           | 161,727.30                   | 0.00  | 161,727.30                         | 0.00  | 0.00              | 0.00                           | 161,727.30            | 0.00  |
| E      | 08/01/2016 - 08/30/2016 | 30           | 54,549.87                    | 0.00  | 54,549.87                          | 0.00  | 0.00              | 0.00                           | 54,549.87             | 0.00  |
| F      | 08/01/2016 - 08/30/2016 | 30           | 40,193.98                    | 0.00  | 40,193.98                          | 0.00  | 0.00              | 0.00                           | 40,193.98             | 0.00  |
| G      | 08/01/2016 - 08/30/2016 | 30           | 68,905.25                    | 0.00  | 68,905.25                          | 0.00  | 0.00              | 0.00                           | 68,905.25             | 0.00  |
| Totals |                         |              | 3,373,138.72                 | 0.00  | 3,373,138.72                       | 0.00  | 0.00              | 0.00                           | 3,373,138.72          | 0.00  |