XFRAME

Room-in-Room

North American Range | 2026

Designed for now, built for later.

Contents

Introducing Room-in-room

The XFrame Room-in-Room range is an industry leading circular privacy solution for retail, office, education and healthcare. XFrame rooms unlock spatial flexibility through a circular kit-of-parts. We allow organisations to adapt, grow, and flex, all while meeting the most ambitious of sustainability targets.

We offer locally manufactured, low carbon, design focused spaces with some of the shortest lead-times on the market.

XFrame spaces are uniquely capable of being fully integrated into an architectural specification. Leveraging XFrame's supply chain linings, glazing, lighting, and furniture can be customised to match a wider fitout's styling. Such freedom allows customers to achieve a cohesive look and feel across their property portfolios.

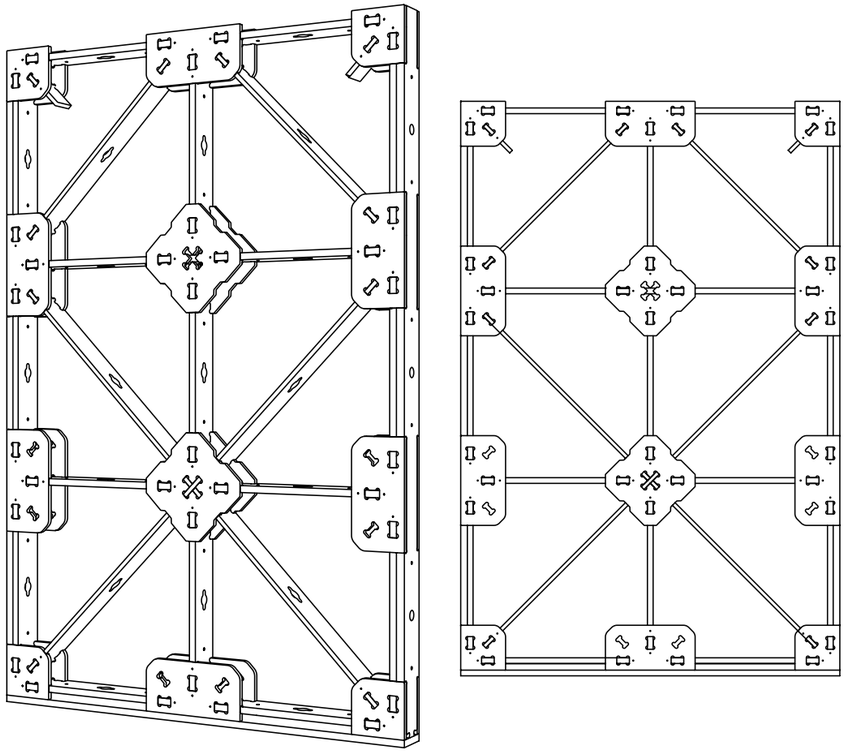
Low-Carbon Circularity

The building and construction industry is the world's largest consumer of raw virgin materials while also being the largest producer of solid waste.

XFrame is a circular response to this unprecedented waste problem. XFrame allows spaces to be easily changed over time - unlocking material recovery and preventing demolition waste.

XFrame is manufactured locally from sustainably sourced softwood. Standard parts form a unique light-weight panel structure that allows linings to be attached through a patented clip-on/clip-off system. Through the standardisation of panels and linings, and the demountabe interfaces, an ecosystem of reusable parts is created.

Using XFrame our goal is to make the deconstruction and reuse of building materials an attractive and economically feasible end-of-life material recovery strategy.



XFrame Wall Carbon Breakdown

-12.2kg (-26.9lb)

Total calculated carbon related emission of 1m2 XFrame Wall.

-4.4kg (-9.7lb) Frame Component:

FSC Certified 12mm and 1/2inch Plywood.

-7.4kg (-16.3lb) Lining Components:

FSC Certified 18mm (0.71in) with PB Laminate.

0.2kg (0.4lb) Hardware Components:

Calculated based off mild sheet carbon emissions per metric tonne.

About this data:

XFrame calculates project carbon costs using volumetric data from an as-fabricated 3D digital model. Components are categorised by their respective material type and volumes summed for carbon calculation using localised environmental product declaration (EPD) data. When exact EPD data is unavailable XFrame uses the next regionally appropriate EPD information and applies and additional variance factor for this data source. Carbon emissions reported refer to (BS) EN 15804 lifecycle stages A1-A3 only. Carbon emissions reported include both biogenic carbon (GWPB [kg CO2-eq.]) and fossil carbon (GWFP [kg CO2-eq.]) data sources. For further information pertaining to lifecycle stages A4-C4 contact XFrame.

Freedom of Design

XFrame spaces are designed to be effortlessly integrated into a broader architectural language. This approach allows architects and interior designers to achieve a more cohesive architectural language while also delivering the benefits of a demountable room-in-room system. This is circularity without design compromise.

Forms

The XFrame platform makes it possible to introduce bespoke components on demand with little added cost. This includes sweeping curved sections of wall, unique glazing conditions and a wide range of thresholds. These custom components work alongside the standard XFrame panels to ensure maximum efficiency.

Finishes

XFrame can be paired with almost any finishing product on the market to achieve unique architectural styling. Patented XFrame hardware systems allow these lining materials to be reversibly connected to the XFrame wall structure – facilitating end-of-life recovery and redeployment. The XFrame design team can assist with panalisation strategies that maximize material yields and minimise the appearance of seaming. With a range of verified acoustic tests we can ensure design styling does not compromise the acoustic performance of the spaces. We can also work with designers to recommend best-in-class circular finishing systems.

Booster Financial Services - Case Study

Made Local

Your spaces are made in Canada through XFrame's distributed manufacturing network. By sourcing local materials and producing spaces in the region of purchase, we ensure shorter lead times, reduced manufacturing and transportation emissions, and dependable long-term service and support. This local approach is supported by a network of Canadian design, supply, and fabrication partners listed below.

Local Canadian Partners

Design Partner:

MODUS ID

Candian industrial design firm with expertise in workplace and commercial interiors.

Fabrication Partners:

DIGITAL FABRICATION

Ontario-based architectural fabricator specializing in precision and custom manufacturing.

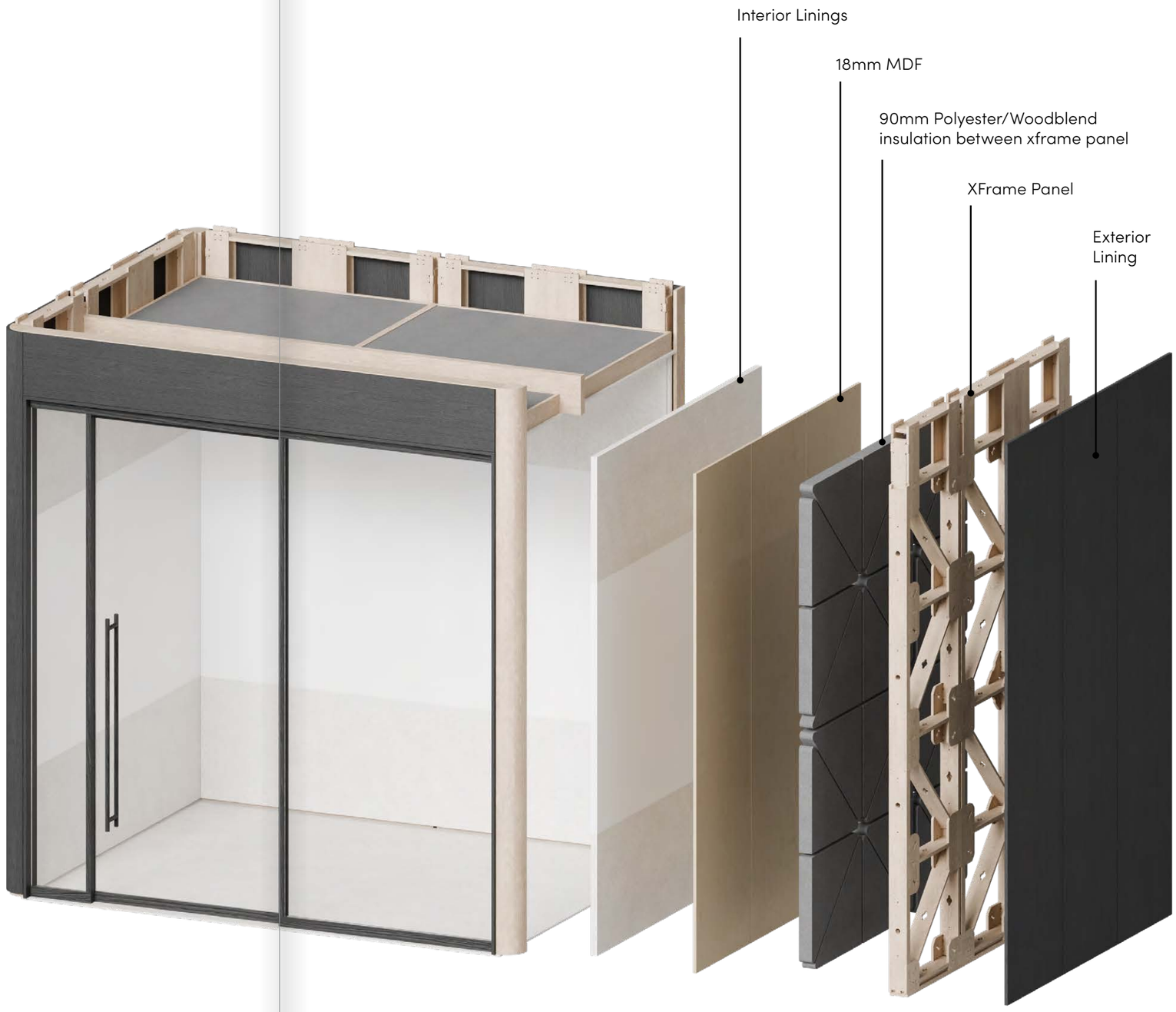
Sales Partner:

H2O HENDERSON 2 OFFICE

Ontario-wide sales partner specializing in architectural interiors and furniture.

We take acoustic perfomance seriously.

XFrame has undertaken laboratory testing to validate and improve the acoustic isolation performance of its wall systems. Through XFrame's unique clip-on wall lining system we can achieve independently tested STC ratings ranging from 45 to 58. Testing across these ranges means you get a demountable space that meets the acoustic performance you need, without spending extra on performance that isn't adding value.



Acoustic Testing Reports

More reasons to choose XFrame

Standardised

- Typical wall frame panels use the same 8 standard parts (to create a 1200 mm × 2400 mm / 4 ft × 8 ft modular wall frame). The same standard parts can be used to create any panel size from 600 mm (2ft) square, to 3000 mm (10ft) high and 1200 mm (4ft) wide.
- XFrame incorporates a demountable wall-lining fixing system that allows for any sheet product to be used, providing it is a mininum of 12mm / 1/2" in thickness. All wall linings can be standardised with reversible hiding fixing locations for these parts are pre-postioned on the XFrame. These reversible fixings points are reliable thanks to XFrame's self-braced and self-squaring structural geometry.
- Custom height and width panels can be created on demand. These panels are made of as many standard members as possible. The design logic of XFrame means that custom requirements do not limit circular performance.

Efficient

- 1200mm (4ft) wide XFrame panels use 20% less timber than typical stud walls.
- Minimum 50% reduction in on-site assembly/install time for a finished unit of wall area (when compared to traditional timber framed walls with plasterboard linings).
- Two-thirds faster to deconstruct than traditional timber framed walls while maintaining 95% material integrity (undamaged parts).
- Mininum average 96% raw material utalisation (by weight).

Material Selection

- Exclusively Forrest Stewardship Council (FSC) certified timbers.
- E0 formaldehyde emissions rated structural untreated engineered plywood.
- All constituent materials covered by Environmental Product Declarations (EPD's).
- Automated embodied carbon calculation and reporting at the time of design.
- Integrated yield and waste monitoring reporting.
- Low VOC insulation and panel finishes.
- Framework for ISO 14001 compliance.

Reversible

- XFrame facilitates the reversible fixing of interior wall linings via its predictable scalable fixing grid and reversible damage-free fixing hardware. The structural frame is not reliant on lining materials for bracing strength and therefore linings can be connected to the wall frame in an easily reversible manner.
- XFrame panels are designed to be removable without affecting adjacent components. All panel-to-panel connections are durable multi-use structural fasteners, easily removed using standardised tools.
- Frame wall-to-floor and wall-to-ceiling connections can be configured to best suit specific installations. Fixing quantities are always minimised, and damage-free solutions are available for floor fixing as required.
- Modular planning options integrated into the XFrame system provides site-specific flexibility and ensures any component (wall, lining, roof-panel, corner post) can be removed without complexity or cascading consequences.

Industry Standard

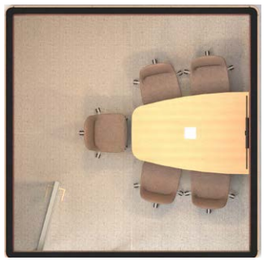
- Standard frame modules follow industry standard sheet sizes (600mm/1200mm-2ft/4ft). This results in better material utilisation and unit economics.
- XFrame wall frame thicknesses follow industry standards (92mm and 140mm-3.6in and 5.5in), meaning framing can abut standard dimensional timber framing as required. Modular demountable wall frames can be seamlessly integrated into existing fitouts.
- Standard "off-the-shelf" 1200mm x 2400mm (4ft x 8ft) wall-linings can be used with either shadow, lapped, concealed, or butt-jointed edges.
- Industry standard doorway opening sizes, window openings and architectural details are integrated into standard panel designs.

Range

Standard Sizes

6’x8’
1-2 People

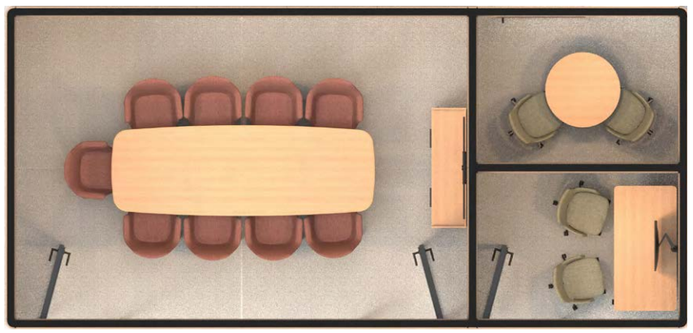
10’x10’
4-5 People



12’x10’
4-5 People

14’x12’
2-3 People

26’x12’
9-14 People



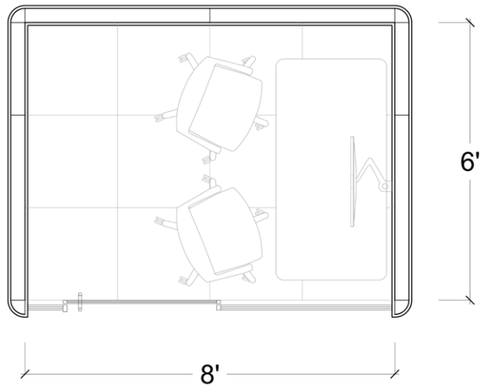
6’x8’

A room for 1-2 people to zone in and get things done. Ideal for private conversations, video calls, and virtual collaboration.

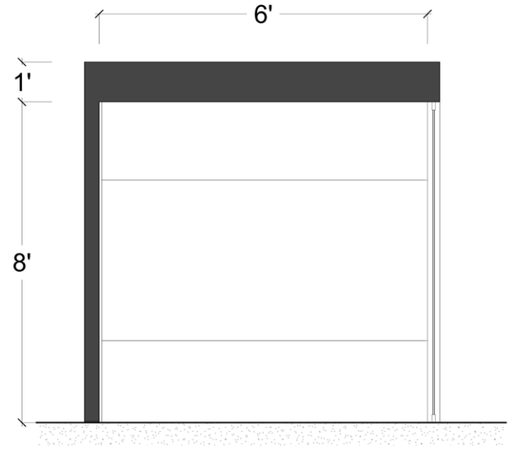
8’ x 8’ Specifications

1. HPL Whiteboard
2. Powdercoat Black
3. PET felt Greige
4. TFL Acacia Honey
5. PET felt Slate

Floor Plan



Room Elevation



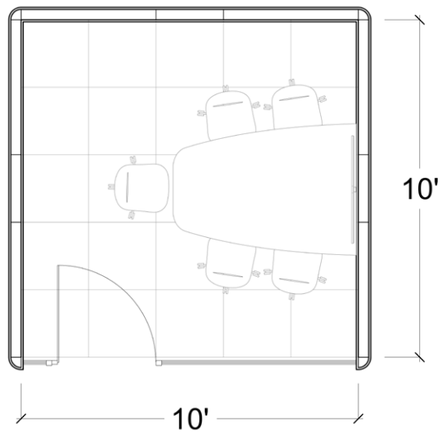
10’x10’

Brainstorm without disrupting your neighbors. Space for 4-5 person team meetings and private one-on-one conversations.

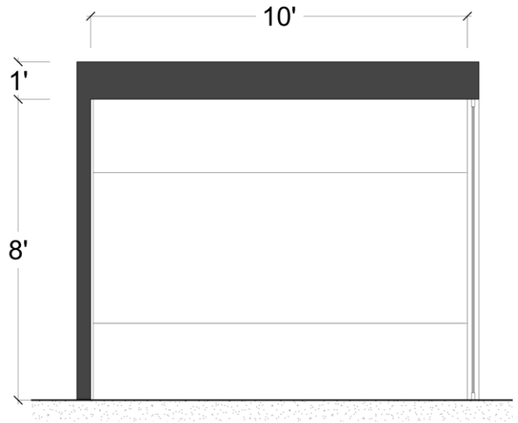
10’ x 10’ Specifications

1. PET felt Brick
2. HPL Whiteboard
3. TFL Acacia Honey
4. Powdercoat Champagne

Floor Plan



Front Elevation



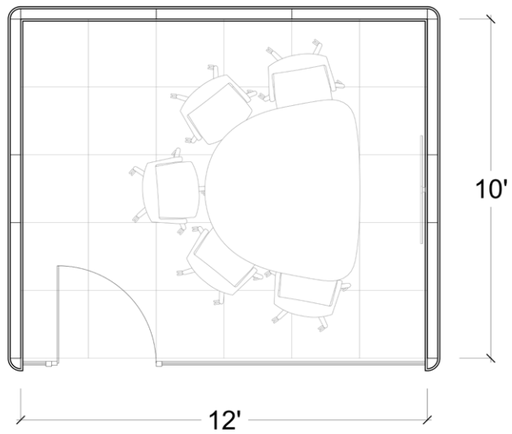
12’x10’

Spaces for 4-5 person teams and client conversations. Share ideas, sell experiences and collaborate in complete privacy.

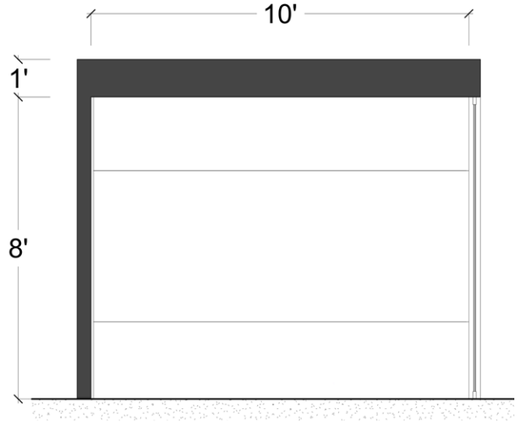
12’ x 10’ Specifications

1. TFL Acacia Honey
2. PET felt Ecru
3. TFL Terrarossa
4. HPL Whiteboard
5. TFL Terrarossa
6. Powder Coat Matte White

Floor Plan



Front Elevation



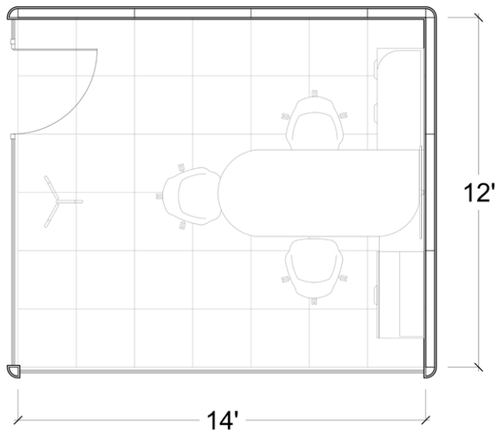
14’x12’

A multiuse private ofce that doubles as a collaborative meeting space for 3-4 people.

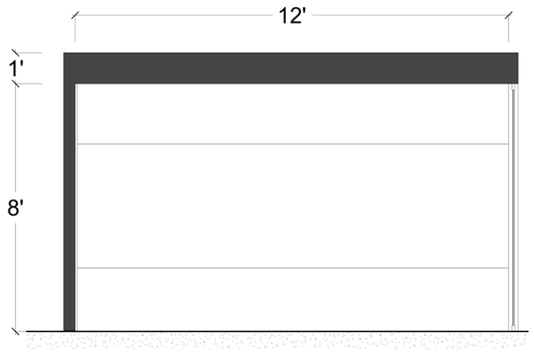
14’ x 12’ Specifications

1. HPL Whiteboard
2. TFL Kiss Curl
3. PET felt Greige
4. Powdercoat Black

Floor Plan



Front Elevation



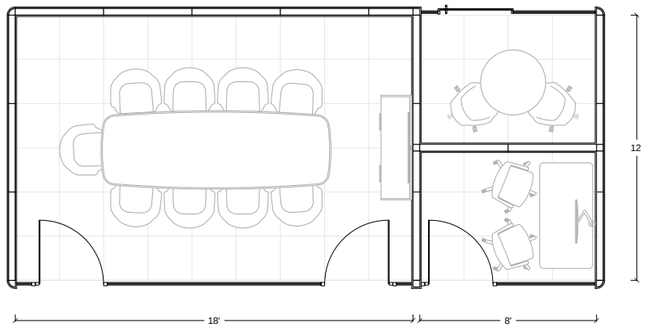
26’x12’

A multi-room combo consisting of one 18’x12’ room for larger 9-10 person team meetings combined with two small 8’x6’ focus rooms for 1-2 people.

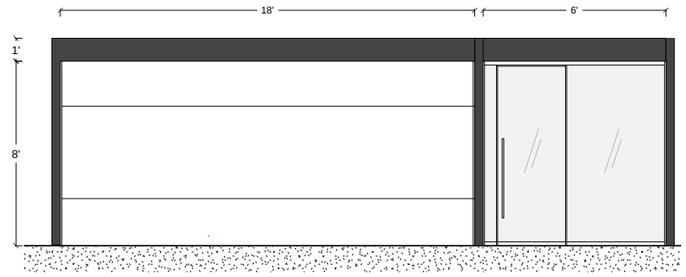
26’ x 12’ Specifications

1. HPL Whiteboard
2. TFL Acacia Honey
3. PET felt Greige
4. Powdercoat Black

Floor Plan



Front Elevation



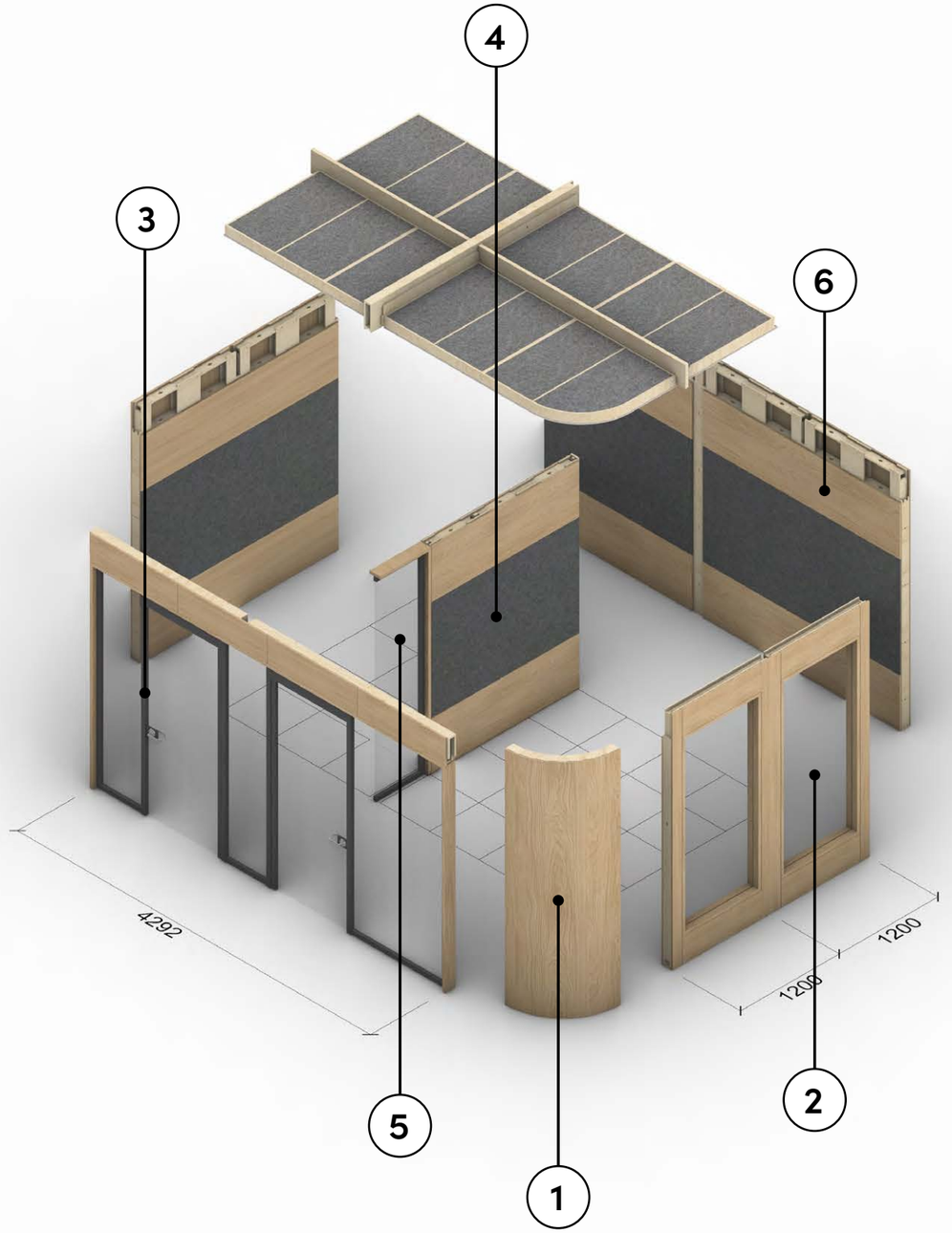
Standard Specifications

Material Specifications

- XFrame panels made from untreated structurally rated and plantation harvested Canadian spruce/fir timbers formed into plywood meeting CSA O151-17 (R2022).
- Phenol formaldehyde resins used in production of plywood meets emission standards equivalent to E0.
- Laminate and veneer linings subject to specification. Typically ¾ inch Tafisa Decorative Panels (TFL) formed from 100% recycled and recovered wood feedstock (Particle Board). Laminate Decorative Panels tested to ASTM E-83 meet Class C as standard.
- 12mm (1/2 inch) acoustic finishes and extent subject to project specification. Typically Turf, Hush or Autex PET fixed to substrate using ReadyClip mounting hardware. PET Panels tested to ASTM E-83 meet Class A requirements.
- FSC / Declare / Country of Origin Specification available on request at time or order and subject to availability.
- Cavity insulation subject to project specification. Typically UltraTouch® R13 Recycled Denim Insulation.

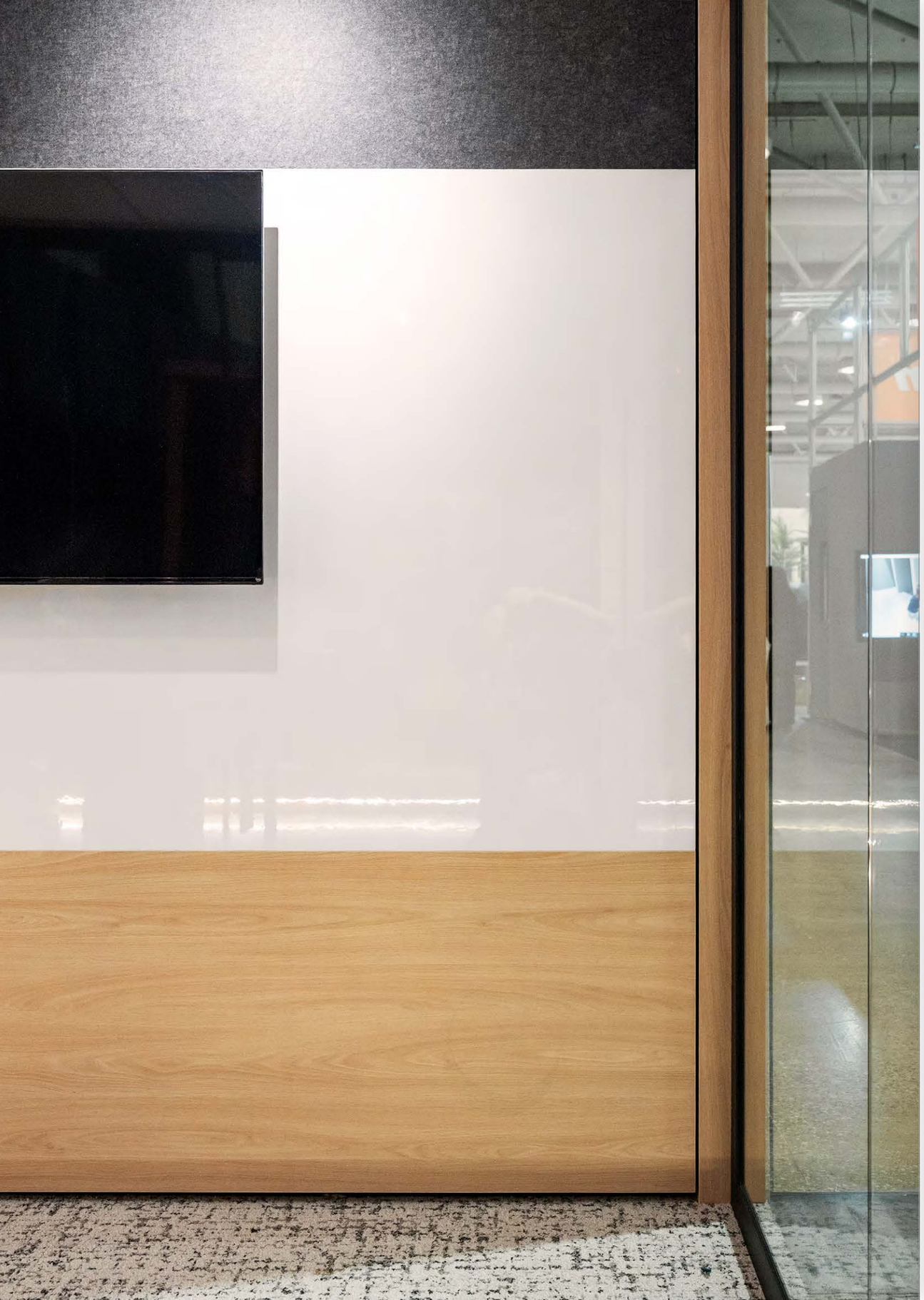
Glazed Specifications

- Subject to project budget and design requirements.
- Typically 12mm (1/2 inch) tempered glazing in an aluminium suite of the clients choosing.
- Option for timber framed windows / doors on request to matching glass thickness and sizing.



Customisation

1	**Curved Walls Panels**	Options for symmetrical pre-lined curved wall panels that seamless integrate into standard XFrame wall panels. Panels supplied pre-lined to one or both sides. Options for non-linear bespoke curved wall panels so suit site conditions.
2	**Bespoke timber framed glazing/ joinery**	Choose the lowest emissions glazing option with pre-fixed timber framed laminated glazing available in bespoke sizes on request. Match timber to lining finishes and meet required DDA specifications.
3	**3rd party alumimium glazing systems**	Integrate industry standard interior glazing systems into the XFrame system to create expansive glazed sections while also achieving the long-term flexibility of the XFrame system.
4	**Ganged Rooms / Party Walls**	Seamlessly join multiple spaces to save on material and install time costs – and create a cohesive architectural experience. Create provision for mid and end-of-life spatial change with grid-offset and grid reset components.
5	**Return glazing / cantilevered wall systems.**	Integrate side-light glazing systems to create a greater feeling of openness and transparency. Use the XFrame ceiling system to create overhangs and cantilevers.
6	**Mixed wall lining systems**	Freely mix rigid, acoustic and productive wall finishes in and endless range of tile sizes. Specify unique datums and panel sizes without compromising the acoustic performance of spaces.



Features and Accessories

White Boards

XFrame's demountable lining clip system allows pre-finished magnetic ceramic whiteboards to be mounted to any internal wall lining with a near-seamless finish. Full wall or part-wall whiteboards available at the time or purchase, or easily retrofitted post-installation.

Audio Visual

Any XFrame Room-in-Room can have wall mounted AV systems directly mounted to the structural wall frame. Pass-through and conduit solutions are available on request at the time of order. XFrame wall panels will support all typical TV mounting systems.

Power

XFrame rooms come as standard with a soft-wired electrical kit. This includes full GPO pass-through (min. 1x double general purpose outlet in quiet rooms, min. 2x double general purpose outlets in huddle and share rooms). Contact XFrame for alternative power supply configurations.

Ventilation

Rooms can be configured with building integrated ventilation systems for ultimate comfort. If ease of deconstruction at end-of-life is top of mind rooms can also be fitted with self-sufficient ventilations systems that borrow ambient air and recirculate it through the enclosed meeting spaces (performance may be impacted by available ambient fresh air – base-build integration is always recommended).

Lighting

XFrame Room-in-Room systems come with user replaceable 3-pin recessed LED down-lights (quantity of lights subject to room size). Color temperature of lights can be adjusted as required by end users. Additional wall and ceiling lighting options available on request.

Jointing and Expansion Options

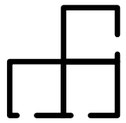
XFrame ‘room-in-room’ spaces can be deployed in a range of different connected settings - depending on the needs of clients.

Free-standing/isolated:

A free-standing deployment is the most common use-case for a XFrame Room-in-Room. This is ideal when the space is likely to be moved frequently, when minimal disruption to the base building is required at the time of deconstruction, and/or when there is limited existing full-height base-building elements.

Three-sided:

XFrame spaces are uniquely capable of being abutted to existing base-building façade structures. This allows the transition of natural light into demountable space and a more seamless integrated look-and-feel to demountable spaces. XFrame can connect to almost any type of façade system be it a curtain glazing, partially glazed loadbearing construction, or composite steel and concrete.



Multi-Room:

Multi-room and three-sided XFrame deployments highlight the versatility of the XFrame Room-in-Room offering. Multiple spaces can be efficiently jointed to create spaces that feel permanent and fully integrated into the base architecture – yet while still offering end-of-life deconstruction. Multi-room can be achieved across dozens of rooms, and be configured to wrap around primary structural elements. Contact the XFrame Design Team to learn more.

False Ceiling System

Introducing our new acoustic ceiling detail for our Room-in-Room spaces.

Achieving truly circular, demountable, reconfigurable false ceiling systems, while maintaining high levels of acoustic performance is a difficult task. Ceiling finishes typically become littered with site specific service openings (fire services / security systems / occupancy monitors / air-extraction). Further, false ceilings often require numerous access points to allow maintenance of overhead services which can compromise the visual appearance of demountable spaces.

Our new clip-on grid-based solution addresses these problems and is now available across all XFrame Room-in-Room spaces.

Key features of our new 'X-Grid' ceiling offering:

- Designed for circularity – adhesive free mounting via our co-designed X-Clip / Ready-Clip system (@DBSORB).
- Snap-on hardware (no over-head screw fixing required) – assembles in minutes.
- Tile size flexible on a project-by-project basis (in 600mm increments-2ft).
- Fully customisable edge detailing on a project-by-project basis (edge chamfer / corner radius / shadow gap / panel spacing / panel arrangement).
- Works with any 12mm PET material (DBSORB / Autex / Woven Image / Acoufelt / Hush / Turf) (12mm-1/2in).
- Increases the acoustic reverberation performance of spaces by creating a 12mm air-gap (1/2in) behind 90% of the acoustic ceiling covering.
- Permits every tile to be effortlessly clipped-off without impacting adjacent ceiling covers or services.
- Self-aligning and tolerant two-layer system improves panel seam alignment / removes time-consuming re-alignment of out-of-square shadow gaps.
- Reduces construction and life-cycle waste of all ceiling finishes by decreasing the size of each ceiling finishing element on a project.
- Reduces life-time cost to clients by making ceiling services more easily accessible.

Logistics and Technical Specifications

	Room-in-Room
Lead Times (Standard Options)	5-6 Weeks
Lead Times (Bespoke or Extended Options)	8 Weeks
External Height (Standard)	9ft
External Height (Custom)	7ft to 12ft (subject to engineering requirements).
Structural Anchors	1x4"x 1/4" Anchor ar 4'(4 feet) centers
Ventilation (building integrated)	Highest performance option (base-building connected ventilation via flexible ducting).
Ventilation (self-sufficient, integrated).	Inline ventilation system via cieling mounted fan's borrowing air from surrounding space.
Imposed Floor Loading	130 pounds per linear ft (typical)
Fire Suppression	Subject to state and national regulatory requirements.
Install Times	4-8 Hours

Lead Time

Enquiry/Consultation (1-2 weeks)

Contact the XFrame Design team to confirm design requirements, customisation and costs.

Order

Accept XFrame's quoted rate, pay the deposit and manufacturing begins.

Manufacture (typically 3-5 weeks)

Manufacturing will take place at the nearest available XFrame manufacturing entity to the project.

Install (2-3 days)

XFrame spaces will be supplied to site as panels. In most cases a single or double room-in-room installation will be completed in 2-3 days.

Post Occupancy Services (on-going)

Through a network of experienced installers and trades-people XFrame will maintain ongoing product support, covering defects and warranty items).

Recovery, Reconfiguration and/or Redeployment

When reconfiguration may be required XFrame will reengage it's installer network to extract the spaces and facilitate either return-to-base or a new arrangement.

Accessibility Considerations

Level Entry

XFrame Room-in-Room spaces are all level entry – ideally suited to spaces with occupants who have a range of mobility capabilities (retail meeting rooms for banking, insurance, eye-care, medical, and testing).

Entry Width

Through our flexible panel design all XFrame spaces maintain a minimum 900mm (3ft) clear-opening – meeting and exceeding access requirements for interior thresholds. If additional width is required this can be achieved by our oversized 1200mm (4ft) door system.

Door Opening Angle

Our standard 900mm (3ft) wide door panel integrates 50mm (2in) solid jambs to each side, and allows clearance of opening hardware outside of the egress pathway. This ensures full compliance with access requirements for internal thresholds.

Internal Clearances

All XFrame spaces have a 20mm (nominal) thick internal wall lining (0.80in). This thickness should be subtracted from the internal dimensions listed in room size documentation.

Carbon Performance

The XFrame Room-in-Room offering boasts industry leading carbon performance thanks to its local supply chain and extensive use of biogenic rich materials. The below table is a detailed comparison of XFrame's carbon performance across three standard room sizes, compared to industry standard construction techniques. Emissions for the XFrame spaces are reported by major material groupings and cover lifecycle stages A1-A3.

		XFrame System Emissions (KG CO_2e)				**Competitors Emissions** (Steel Stud with Plasterboard) (KG CO_2e)
		Fossil	**Biogenic**	**LULUC**	**XFrame Total**	
Quiet (6ftx6ft)	Frame	175	-399	N.D.*	**-162**	**652**
	Linings	135	-585	N.D.*		
	Glazing	489	N.D.*	N.D.*		
	PET/Insulation	23	N.D.*	N.D.*		
Huddle (10ftx10ft)	Frame	257	-565	N.D.*	**-321**	**1137**
	Linings	162	-829	N.D.*		
	Glazing	612	N.D.*	N.D.*		
	PET/Insulation	42	N.D.*	N.D.*		
Share (12ftx16ft)	Frame	390	-732	N.D.*	**-163**	**1572**
	Linings	210	-1074	N.D.*		
	Glazing	979	N.D.*	N.D.*		
	PET/Insulation	64	N.D.*	N.D.*		

*Reporting no data

Emissions Calculation Basis

Emissions are based on a plywood sheet to wall area yield area relationship of 1.95m^2 of XFrame per plywood sheet and assuming a nominal frame-only weight of XFrame of 8.62kg/m^2. We deduct CNC manufacturing emissions, off-cut (factory waste) emissions, and material utilisation emissions from the baseline emissions profile. These calculations account for energy consumption (grid emissions) subject to the projects manufacturing geography.

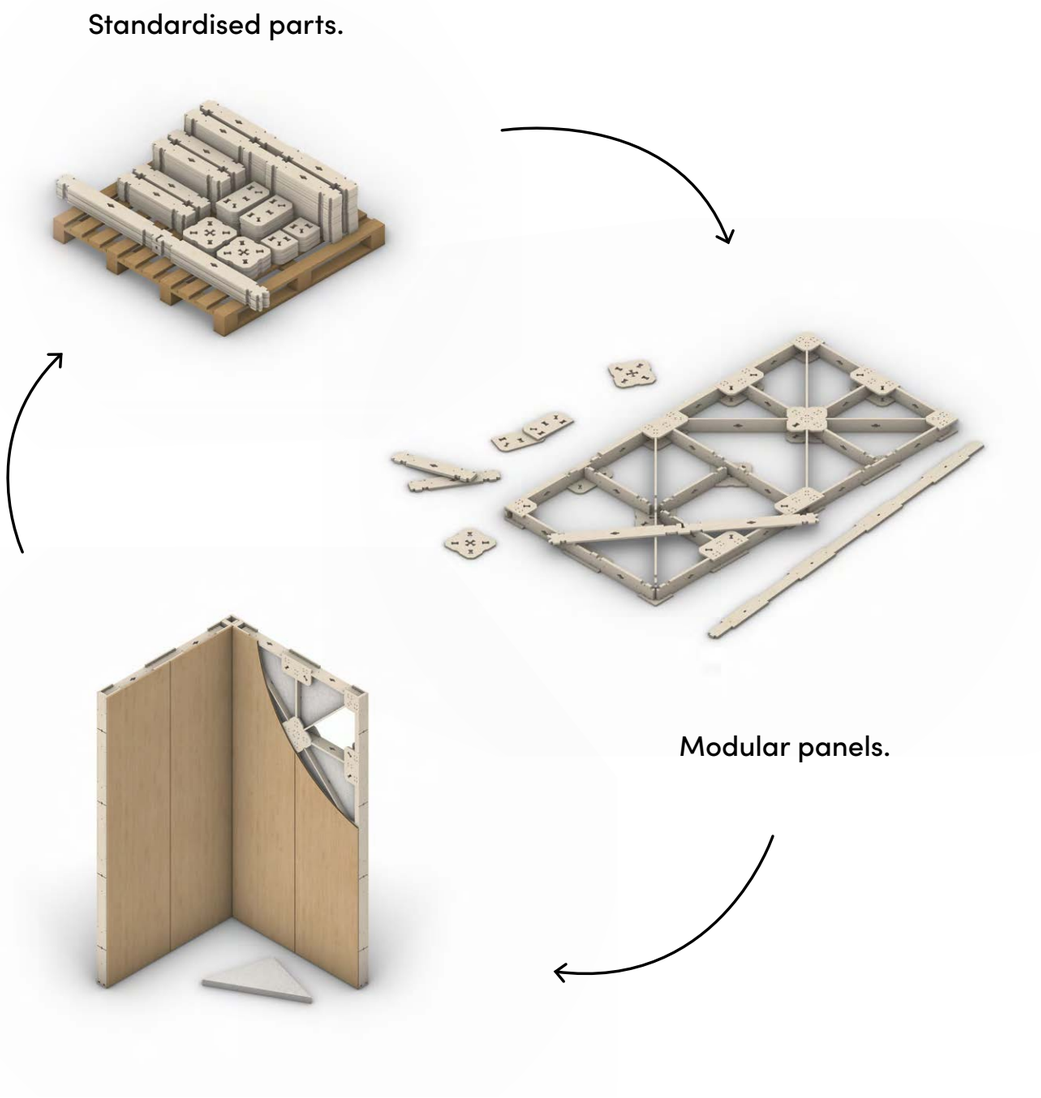
Carbon emissions reported refer to (BS) EN 15804 lifecycle stages A1-A3 only. Please note that this carbon information is intended to support specification decision making only. An independent analysis should be undertaken if project carbon performance is required to be formalised.

Reuse emissions assume 15% losses across all categories and are calculated for the total wall area of the project. Reuse emissions do not account for emissions associated with recovery and redeployment labor (in alignment with first life-cycle emission calculations). Emission comparison to steel studs uses EPD data from Table 16 (A1-A3) Product "495" GWP total only and assumes 4.4kg (4x 1m lengths – allowing for blocking) per m^2 of wall frame (inclusive of 10% losses) resulting in 13.596kg CO2 emitted per m^2 of wall frame.

Material: Canadian Softwood Plywood (CSP) (Structural - Untreated) in 12mm and 18mm sheet thicknesses. Structural adhesive is type A Bond – Phenol Urea-formaldehyde unless otherwise stated.

Assume 8% losses per sheet (positive emissions).

Assumes 11.25kWh energy consumption per sheet (grid emissions).



End-of-Life & Asset Management

End-of-Life

Our products are designed to be easily reconfigured and redeployed to ensure they stay in service for as long as possible. When an XFrame workspace product is no longer fit for purpose the parts can be easily separated, reconfigured and reused. This functionality makes XFrame a Circular Economy workspace furniture solution.

Asset Management

XFrame can provide asset management features to support the long-term tracking / stewardship of significant property assets. Clients can elect to have QR codes added to panels / linings which allow rapid identification of panel types / a pathway for ordering replacements / lodging the procurement history of an item. Clients can also elect to have NFC tags added finishing items on request to supplement / replace QR code markers.

XFrame tracks manufactured items as entries in a project specific database. This information can be supplied to customers to facilitate recovery, storage, and redeployment.

All XFrame spaces are supplied with maintenance guidelines and as-built drawings.

Through XFrames distributed supply chain we can facilitate recovery, temporary off-site storage, and redeployment, or return to base services.

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