



MONTERA INFRASTRUCTURE

POSITION	CHIEF FINANCIAL OFFICER
REPORTS TO	Eanna Murphy, CEO
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MORE INFORMATION	https://www.montera.com/
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MONTERA INFRASTRUCTURE

Montera Infrastructure is a next-generation developer, owner, and operator of single-tenant hyperscale data centers purpose-built to support cloud computing, AI inference workloads, large enterprise, and other digital infrastructure needs. Founder-led and backed by a \$1.5B initial equity commitment from Stonepeak Partners, Montera's future-focused mission is to deliver strategically located, scalable, dependable, and rapidly deployable hyperscale data center solutions in Tier I markets across North America. Montera's competitive advantage is to deliver speed, certainty, and operational excellence in the development and operation of hyperscale data centers essential for tomorrow's technology.

Montera's product strategy emphasizes rapid 16-month build cycles, large-scale single-tenant campuses, and premium Tier I sites. Early lessons stress cost discipline, phased investments, and centralized decision-making. The company's roadmap prioritizes site acquisition, client onboarding, and lease milestones. Montera's culture focuses on agility, operational excellence, and client-first alignment. Looking ahead, Montera aims to scale operations, strengthen governance, and position itself as a leader in digital infrastructure.

HISTORY

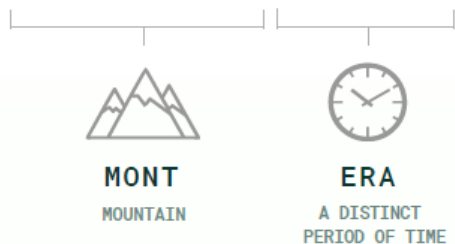
Stonepeak's breadth of market intelligence across the infrastructure landscape led to a strong conviction around the single tenant North American hyperscale data center space. In exploring investment strategies, the Stonepeak team, including Operating Partner Eanna Murphy, found existing platforms unconvincing. With a proven operator on Stonepeak's team in Eanna, the firm conceived a new venture that would eventually become Montera.

Eanna Murphy, CEO of Montera stated: "Montera was born from a simple conviction: the digital future demands infrastructure that is faster, smarter and built with intent. With a significant capital commitment from Stonepeak and a team of seasoned hyperscale experts, we are well-



positioned to lead the next wave of development across North America. Our mission is to deliver strategically located and scalable digital infrastructure that is engineered for rapid deployment and reliability so that our partners can focus on what matters most.”

MONTERA



“MONTERA” merges strength and legacy. It’s homage to the company’s California roots and Stonepeak backing. Montera is here to lead the next era of digital infrastructure.

The CFO will in fact join during an early-stage formidable growth chapter and truly impact Montera’s growth story and value creation history.

CHAPTER

The digital infrastructure market has exploded to new orders of magnitude not previously conceived nor adequately prepared for from a data center and network capacity development standpoint.

Scale of Market & Supply/Demand Dynamics

- 28.5% CAGR for U.S. AI compute demand 2025-2032
- Inference is projected to surpass training imminently as it climbs from ~40% of U.S. AI demand today to over 75% by 2032, requiring proximity to Tier I markets for low-latency connection to large user bases.
- Cloud demand remains high and is expected to grow at an 11% CAGR through 2032
- Electric utilities are raising the financial barrier to entry via increased commitments up-front, pricing out some players and stranding otherwise viable projects of others.
- Power constraints in Tier I markets create a leasing premium for well-located sites
- \$500B-\$1T data center investment forecast by 2030
- Explosive demand for AI infrastructure & steady demand for traditional cloud
- 27 GW U.S. demand today, growing to 73 GW in 2032
- Larger generative AI workloads as models increase in size (+1.5T parameters from GPT-3 to -4) & greater cloud needs as data volumes increase (23% YoY globally since 2020)
- Power constraints due the pace and scale of interconnection requests on an aging grid-- 70% of transmission lines are nearing end-of-life

Capitalizing on these market dynamics, Montera & Stonepeak Infrastructure Partners have formed a hyperscale data center platform targeting single-tenant developments of 36MW+ in core U.S. markets. The venture emerged after founder Eanna Murphy’s decade at Google (employee #12 in its data center division) and leadership of Yondr Americas, where he delivered record-speed hyperscale builds but faced capital scaling limits. Following Yondr’s sale, Eanna



Murphy joined Stonepeak as an Operating Partner in 2024, co-developing a thesis to deploy \$1.5B equity into high-barrier, core-market hyperscale projects.

Montera is positioning itself as a key player in the next generation of digital infrastructure, particularly as demand for AI and cloud-native workloads accelerates.

Core Offering

Infrastructure-as-a-service tailored for AI, cloud, enterprise tech, and energy sectors.

Proprietary Approach

Montera emphasizes highly engineered, optimized power delivery and operational excellence, targeting long-term reliability and performance.

Go-to-Market Strategy

Focused on single-tenant deployments, enabling clients to scale digital workloads with speed and certainty. Be known as - Fast. Reliable. Strategic. Leasable.

Strategic Positioning & Market Conviction

- Montera's focus is on single tenant hyperscale builds (≥ 36 MW) with designs that balance today's leasing needs with future density requirements.
- Target markets include core metros with strong alternate-use potential (industrial/logistics) to mitigate downside risk.
- Montera's unique differentiator is their financial capacity to meet escalating utility collateral requirements (\$200M–\$400M) providing an immediate competitive edge over new entrants and legacy platforms, many of which are constrained by capital focus or core market access.
- Market barriers to entry include rising collateral demands, power queue constraints, and ability to execute quickly in supply-constrained markets.

Execution Track Record & Delivery Model

- The Montera team have precedent for ultra-fast builds (e.g., 60MW for Google in <13 months at Yondr), leveraging proven, simplified designs to avoid delays from over-engineering.
- The goal is <16-month build timelines, enabling leasing in 18–24 months.
- Power strategy prioritizes direct grid connectivity, with temporary bridging solutions considered only for <24 months.

Team & Culture

- Montera's founding execs from Google, Oracle, Equinix, and other major hyperscale operators have delivered over 8 gigawatts of data center capacity globally.
- They utilize a distributed team model. The focus is to hire the best talent hired regardless of location, with local operations teams in geographic markets where they build.
- Culture anchored on "show up, don't show off" and heavy investment in leadership coaching.

CHARTER

Montera's charter is to create a North America focused, single-tenant hyperscale data center development platform with capital as a differentiator, able to compete for land, power,



equipment, and labor in Tier I markets where hyperscalers are comfortable leasing and eagerly seek cloud and AI capacity, especially as inference begins to eclipse training.

Development Strategy

- Rapid Deployment: Accelerated development cycles to deliver critical capacity faster
- 100+ MW Facilities: Focused on large-scale, single-tenant data centers in Tier I and Tier II metro areas with near-term access to power
- Build-to-Suit Model: Custom infrastructure tailored to hyperscale customer needs.

Market Focus

- North America: Strategic land acquisition in high-demand digital infrastructure zones.
- Core Sectors Served: AI, cloud computing, energy, and enterprise tech.

Operational Excellence

- Engineering Led Approach: Deep technical expertise embedded in design, construction, and operations.
- Long-Term Reliability: Infrastructure built for performance, uptime, and scalability.

MISSION / VISION

Montera will empower partners with dependable infrastructure, so they can focus on what matters most by delivering strategically located, scalable, digital infrastructure engineered for rapid deployment and reliability.

Strategic Vision -

- Speed with Certainty - Delivering infrastructure faster and smarter.
- Client-Centric Solutions - Enabling hyperscalers to focus on innovation while Montera handles infrastructure.
- Scalable Growth - Designed to support exponential digital workload expansion.

CORE VALUES

- Client Alignment - Solutions are tailored to meet specific business goals.
- Speed with Certainty - Rapid deployment backed by rigorous planning.
- Operational Excellence - Deep expertise in design, construction, and commissioning.
- Safety & Integrity - Transparent, people-first culture.
- Ownership Mentality - Founder-led team with long-term partnership focus



MONTERA LEADERSHIP TEAM



EANNA MURPHY
Founder & CEO

[LinkedIn Profile](#)



CRAIG PENNINGTON
CTO

[LinkedIn Profile](#)



TRICIA ARENSON
VP Business Operations

[LinkedIn Profile](#)



JOE WALSH
CDO &
Executive Founder

[LinkedIn Profile](#)

[Montera Leadership Team](#)

FINANCIAL PARTNER

Stonepeak

HQ in New York with ~\$73B AUM, Stonepeak is an alternative investment firm specializing in infrastructure and real assets, representing 325+ investors in 80+ investments in 60+ countries which employ over 60,000 persons. Stonepeak has offices in Houston, Washington, D.C., London, Hong Kong, Seoul, Singapore, Sydney, Tokyo and Abu Dhabi

Stonepeak invests in the infrastructure that underpins our daily lives – the physical assets that power homes, connect communities to the internet, feed families, enable travel, and deliver goods.

- [Energy & Energy Transition](#)
- [Transport & Logistics](#)
- [Digital Infrastructure](#)
 - Stonepeak invests in critical digital infrastructure including data centers, fiber, residential broadband, small cell, and tower assets across the globe.
 - Digital infrastructure serves as the foundation from which our increasingly interconnected society operates and supports critically important social objectives including decarbonization and equal access to education. Stonepeak's portfolio companies are focused on bridging the digital divide, powering internet accessibility, enabling the cloud, delivering applications and content to the edge, securing access to data, and driving connectivity globally.



Montera is Stonepeak's fourth data center investment in North America and its eighth worldwide. Stonepeak's global data center footprint includes assets such as Cologix, CoreSite, Digital Edge and Cirion, spanning more than 100 facilities and 500 MW of capacity, with an additional over 400 MW in the development pipeline.

Andrew Thomas - Senior Managing Director, Head of Digital Infrastructure, Global ex-Europe

- *“Addressing the unprecedented demand growth stemming from AI advancements and cloud computing requires expertise in data center development, power generation and transmission, capital formation and deep relationships with the hyperscalers. Eanna and his team have a track record of delivering more than eight gigawatts of data center capacity and have been at the forefront of helping design the infrastructure strategy of hyperscale customers, from model training and tuning to inferencing at scale. We are excited to partner with them and bring to bear the experience and capabilities of Stonepeak’s leading digital and power franchises.”*

Stonepeak Principals involved in Montera –

- Andrew Thomas – Senior MD <https://www.linkedin.com/in/andrew-thomas-94158469/>
- Ed Casserley – MD <https://www.linkedin.com/in/edward-casserley-23312138/>
- Hayden Boucher – MD <https://www.linkedin.com/in/hayden-boucher-0a3857294/>
- Louyi Low – Principal <https://www.linkedin.com/in/louyi-low-475b5555/>
- Mary Lynne Steinmeyer – Associate <https://www.linkedin.com/in/marylynnesteinmeyer/>

Full List of Investments - <https://stonepeak.com/investments>

IN THE NEWS

April 2025 – Stonepeak –

<https://stonepeak.com/news/stonepeak-launches-montera-infrastructure>

May 2025 – Data Center Frontier -

<https://www.datacenterfrontier.com/hyperscale/article/55286971/stonepeak-targets-ai-and-cloud-data-centers-with-montera-infrastructure-and-strategic-buildout>

April 2025 – Data Center Dynamics –

<https://www.datacenterdynamics.com/en/news/stonepeak-launches-north-american-data-center-firm-montera-infrastructure/>

April 2025 - Yahoo Finance –

<https://finance.yahoo.com/news/stonepeak-launches-montera-infrastructure-123500819.html>

April 2025 – RCR Wireless -

<https://www.rcrwireless.com/20250425/ai-infrastructure/stonepeak-ai-hyperscale>



MONTERA INFRASTRUCTURE

CHIEF FINANCIAL OFFICER

Montera Infrastructure is seeking a strategic and execution-focused Chief Financial Officer (CFO) to lead all financial strategies and operations in support of the company's aggressive growth trajectory. The CFO will be a key member of the executive team, responsible for financial planning, capital strategy, investor relations, and operational finance across a multi-site infrastructure portfolio.

Reporting to the Chief Executive Officer, the CFO will proactively advocate for, create, and protect stakeholder equity value through the proficient management and supervision of all financial and risk management aspects of a high growth business. This will include primary direction of financial controls, financial reporting and optimization, risk management, project financing, strategic investments, corporate development, and overall executive leadership as a key member of the Montera Senior Leadership Team (SLT).

The CFO will oversee the transition of the business from early-stage development through site and facilities design/construction, project financing and into operations and help build a large-scale portfolio of operational assets located across the US. The CFO will work in tandem with all members of the Montera SLT to foster a culture of professionalism, proactive risk awareness and mitigation, personal accountability, respect for others and a passion for innovation and customer satisfaction.

Montera is in a high growth environment and must achieve operational cadence as a high-performing organization in order to execute and deliver on significant growth opportunities. This CFO will ideally come from a sponsor-backed digital infrastructure development firm with capital intensive operations and therefore must be financially strategic, operationally grounded, and growth-oriented.

Financial Strategy & Management

- Lead capital planning, debt structuring, and equity financing initiatives.
- Manage relationships with private equity partners, lenders, and financial institutions.
- Build a 'best-in-class' financial control, oversight and governance function incorporating effective processes and procedures and prudent delegation of authorities.
- Leverage knowledge and relationships in the digital infrastructure markets to effectively support Montera business development and project financings.
- Serve as the primary liaison to Stonepeak and other stakeholders to include the preparation and presentation of board materials, investor updates, and performance dashboards.
- Partner with the CEO to develop and implement short- and long-range business planning and capital deployment to achieve financial strategies and budget objectives.
- Continuously appraise the organization's financial position and offer dynamic interpretations, recommendations, and forward-thinking scenario analysis.
- Preparation and issuance of timely and accurate financial statements and related filings



- Establish and maintain strong relationships with external service providers (banks, investors, auditors, legal, etc.)
- Oversee corporate income tax planning and compliance.
- Ensure compliance with regulatory requirements and financial controls.
- Lead risk management initiatives across financial and operational domains.

Corporate Development

- Support corporate development activities including identifying partnership opportunities, assisting in the opportunity assessment and due diligence process, and structuring transactions.
- Develop, evaluate, and analyze the financial impact of transactions including financing strategies, joint ventures, and acquisitions.
- Prepare plans for new initiatives, including industry and competitive analyses, and monitor and benchmark those launched.
- Participate and support CEO and Board in preparation and management of strategic business plans.
- Oversee the building of financial models for new investments and contribute to due diligence undertakings,
- Coordinate internal and external resources for M&A transactions.

Leadership

- A team-oriented senior executive with demonstrable credibility capable of consistently motivating the Montera finance teams toward timely, actionable, purposeful tasks.
- Identify continuous improvement opportunities to enhance financial structures and processes ensuring sound internal controls and financial decision making.
- Build collaborative and integrated performance objectives and incentivize positive behaviors to achieve goals.
- Demonstrates dynamic, creative and entrepreneurial qualities
- Proactive self-starter with “roll up your sleeves” lead by example style with the ability to shift gears when necessary and work autonomously.
- Direct, insightful, and consultative presentations to internal and external stakeholders including employees, senior managers, Board, investors, and customers where applicable.
- Articulate strategies for bringing Montera's core strengths services capabilities to life through motivating and directing all functional teams to higher performance.
- Resourceful and performance-driven, motivated to provide timely, identifiable, and measurable results.
- Foster a culture of accountability, transparency, and continuous improvement.

KEY QUALIFYING CRITERIA

Precedent - Track record of strategic financial management leadership with an investment sponsor backed, entrepreneurial, high growth, progressive technology focused company.

Capital Markets – Extensive relationships across debt and equity providers familiar with broad and complex structures and transactions across the digital infrastructure ecosystem.



Invested Environment – Ability to negotiate and support complex capital instruments, deliver on the Board's requirements for performance forecasting and reporting, and succinctly articulate business case analysis to support decisions.

Event History – Demonstrated success preparing for and leading a similar sized digital infrastructure product and service solutions technology company through a valuation process, strategic acquisition, recapitalization, and/or IPO.

REIT Structuring – Experience with real estate investment trust (REIT) formation, compliance, and optimization strategies for infrastructure assets.

Financial Leadership – History of managing a comprehensive, full-function corporate financial organization to include accounting, reporting, strategic planning, and compliance.

Strategic Contributor – Earnest, courageous, and impactful executive disposition whereby their collaboration on the business model and performance results in positive corporate valuations.

Accountability – Embraces a highly visible role where daily opportunity identification, analysis, and execution of capital deployments positively affect value creation.

WHY CONSIDER THIS OPPORTUNITY WITH MONTERA?

Mission Driven - Montera is building the physical infrastructure that powers the future of AI, cloud computing, and digital transformation. Employees contribute directly to enabling the next generation of technology through hyperscale data centers

High Performance Culture - Montera emphasizes a culture of intentionality, operational excellence, and innovation. The team is described as high-trust, low-ego, and progress-driven. They value curiosity, clarity, transparency, and continuous learning

Human Centered - Unlike many tech companies, Montera uses AI to empower people, not replace them. There are no AI-led interviews or automated assessments—just smart tools that eliminate busy work and let employees focus on high-impact tasks

Flexible - Montera offers a remote-friendly setup for daily work, with in-person collaboration for strategy and connection. There are no rigid office mandates. Accountability with autonomy is a key part of their work philosophy

Meaningful - Employees are expected to help shape a company from the ground up. Montera is still in its early growth phase, which means team members are expected to influence direction, culture, and strategy in a meaningful way

Financial Strength – Montera benefits from Stonepeak's capacity to fund development of hyperscale BTS campuses and resulting portfolio management equates to the CFO's dramatic influence on strategic decisions in a fast-growing, well-capitalized organization.



Progressive – Montera’s unique business model and unique value proposition is a market maker. Montera has the feeling of a startup under a powerful capital partner with precedent success in closely aligned and integrated sectors.

Creativity – Montera offers the challenge and opportunity to sit at the leading edge of an intersection of multiple colliding market sectors requiring new approaches and definitions to achieve mutually beneficial solutions.

COMPENSATION & BENEFITS

The compensation package will be determined relative to the credentials and experience of the final candidate selected by Montera. The package is expected to include a competitive base salary, annual performance bonus, and long-term incentive compensation in the form of equity, and a comprehensive benefits program.

SEARCH PROCESS

Following a thorough exchange of information including increasing disclosures on Montera, project portfolio, resume, and Key Qualifying Criteria, CFS Partners anticipates recommending a short list of candidates to Eanna Murphy in September 2025. Finalists will meet with select members of the Montera Senior Leadership Team and the Stonepeak team. The selected finalist will be presented with a compelling and competitive offer contingent on background check and positive references.