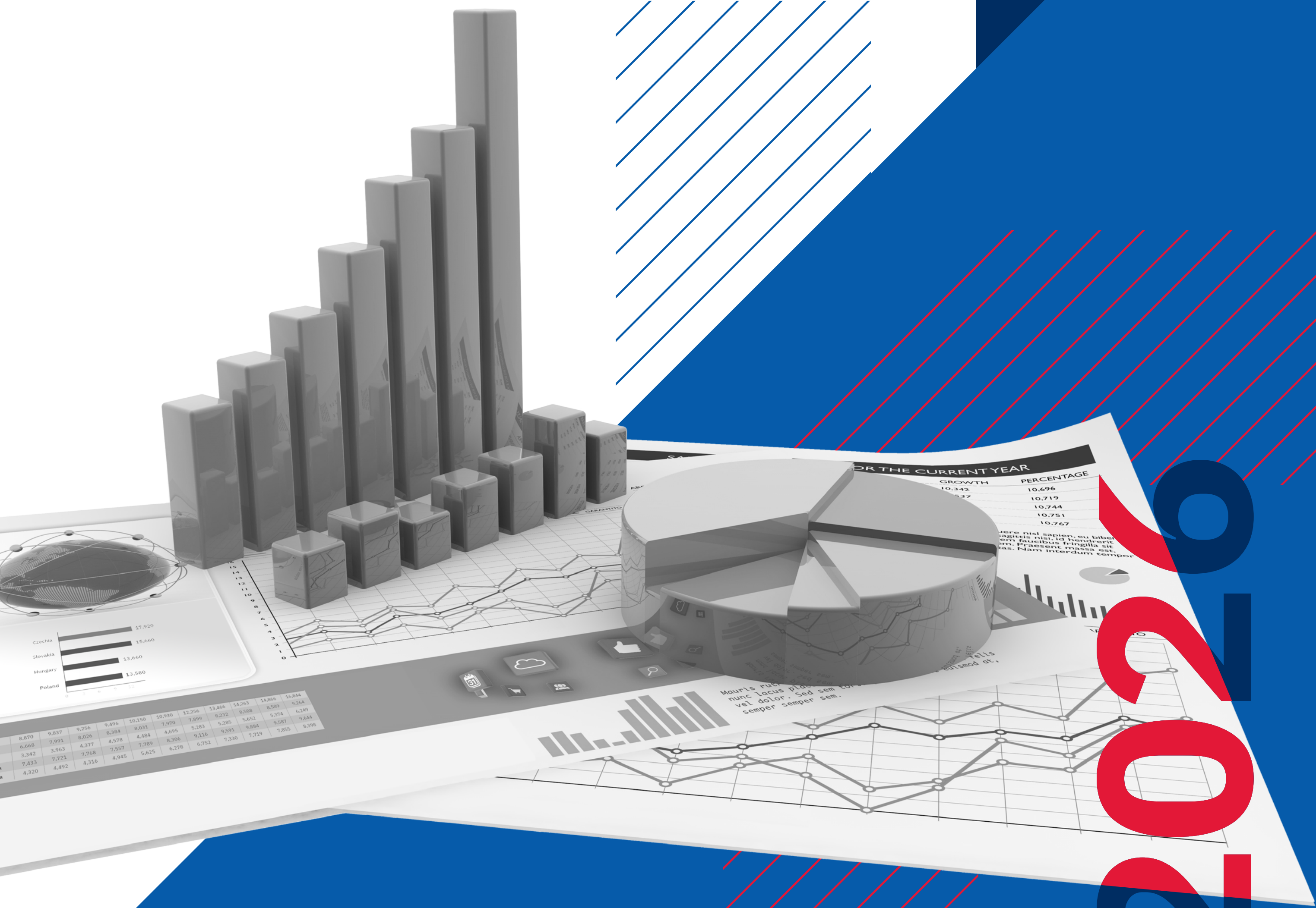
CZECHINVEST
Drive for success

Investment Climate

in Czechia



2026

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Investment Climate in Czechia

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Our services

- **Information and business intelligence**
- **FDI support**
- **Access to a wide spectrum of financial support**
- **Identification of business properties or suitable sites**
- **Startup support**
- **Technology hubs development**
- **Supplier database**
- **Tailor-made visits to Czechia**
- **Aftercare**

Established in 1992, CzechInvest is the Investment and Business Development Agency of Czechia. Its mission is to support foreign direct investment, develop local companies, implement business development programmes and improve the business environment.

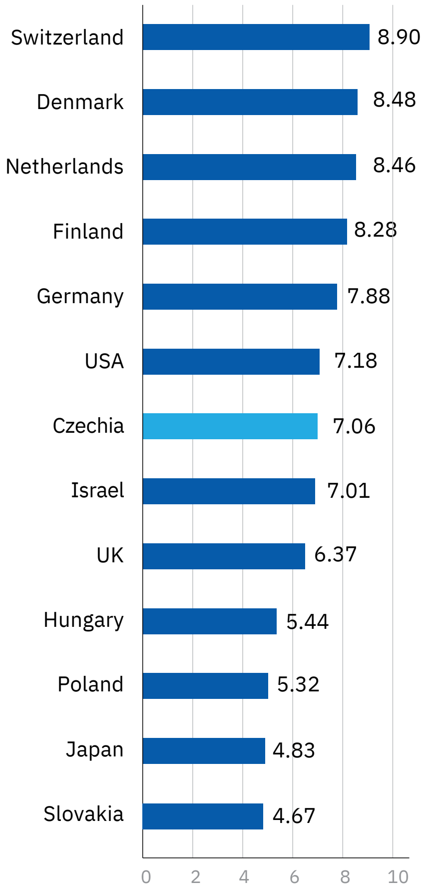
Main Reasons to Invest in Czechia

- **Safe investment environment**
- **Skilled, motivated and well-educated workforce**
- **Central location in Europe**
- **Dense and high-quality infrastructure**
- **Transparent system of investment incentives**
- **Strong focus on R&D and new technologies**
- **Stable social and political system**
- **EU membership**
- **Mentality, culture and attitudes similar to those of western countries**
- **High quality of life**

Well-educated and skilled workforce

Czech university education system meets the needs of a competitive economy, according to the IMD World Talent Report 2024 published by IMD World Competitiveness Centre. Czechia can provide manufacturers with impressive productivity levels and highly skilled labour. In 2025, 65,680 students were enrolled in technical fields according to the ISCED methodology (07 – Technology, manufacturing and construction and 06 – ICT). The number of university students increased from 118,000 in 1990 to 330,547 in 2025, due not only to changes in the education system but also to a demographic surge of 18- to 26-year-olds who comprise a promising group of potential employees for foreign investors. Czechia has a strong graduate base, with 69,076 graduates in the last academic year, of which 12,838 were from technical fields.

The Czech education system meets the needs of a competitive economy



Note: IMD Executive Opinion Survey based on a scale of 0 to 10, 2024

Source: IMD World Competitiveness Centre, 2026

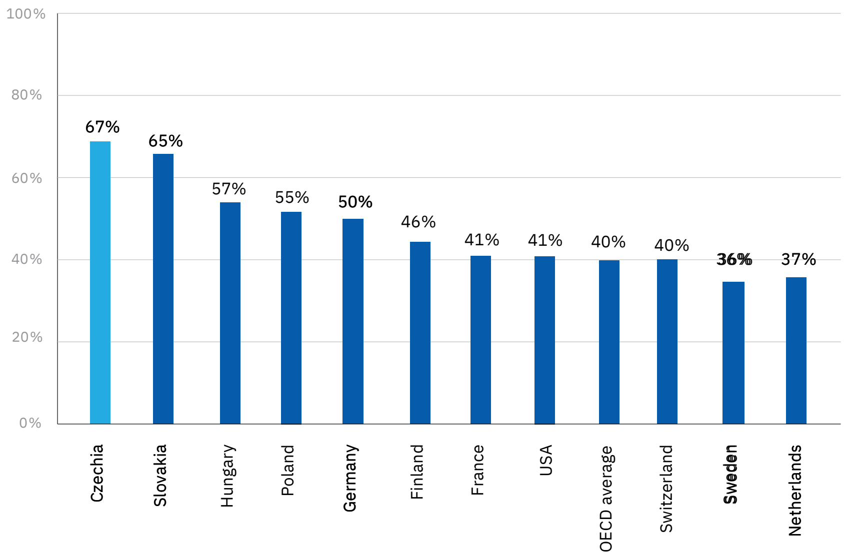
Proven research and development capabilities

Czechia spends more resources on research and development than many competing countries. Over the past twenty years, Czechia's spending on R&D has increased from 1.65% of GDP in 2016 to 1.82% in 2024. Because of its unique R&D environment, Czechia has been able to attract major foreign investments focusing on research, such as those of GE Aviation, Honeywell and Red Hat. Many multinationals have Czech R&D or design centres, including Panasonic, Mercedes-Benz, Motorola, Rockwell Automation and Visteon.

Czech scientists are behind some of the world's well-known inventions and patents, such as soft contact lenses, polarography (a Nobel-prize-winning method of quantitative analytical measurement) and the anti-HIV drugs cidofovir (Vistide®) and tenofovir (Viread®). There are a total of 58 Czech universities in the country, of which 32 provide high-quality STEM education.

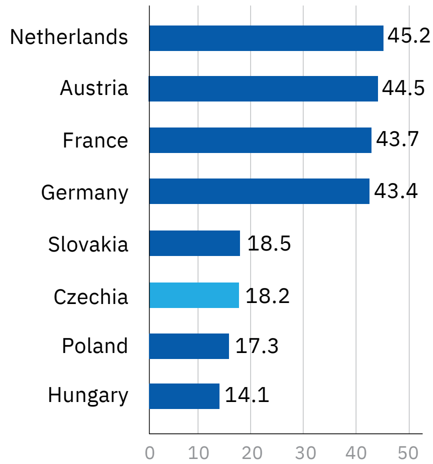
Using financial resources obtained from EU structural funds, new research centres are being established with the objective of becoming prestigious European science centres with state-of-the-art infrastructure and conditions making it possible to employ the best researchers. Among these are the Central European Institute of Technology in Brno focusing on life sciences and advanced materials and technologies; the International Clinical Research Centre in Brno targeted at prevention, early detection and treatment of cardiovascular and neurological diseases; IT4Innovation in Ostrava, a large supercomputer facility combining IT research and applications; two research centres located near Prague – Biotechnology and Biomedicine Centre and Extreme Light Infrastructure, which operates the world's most powerful lasers and the Czech Institute of Informatics, Robotics and Cybernetics in Prague.

Percentage of the population that has attained at least upper secondary education in % of the 25–64 age group, 2024



Source: Education at a Glance, OECD Indicators, 2026

Labour costs per hour, in EUR, 2024



Note: labour cost for industry, construction and services (except public administration, defence, compulsory social security), compensation of employees plus taxes minus subsidies.

Source: Eurostat, 2026

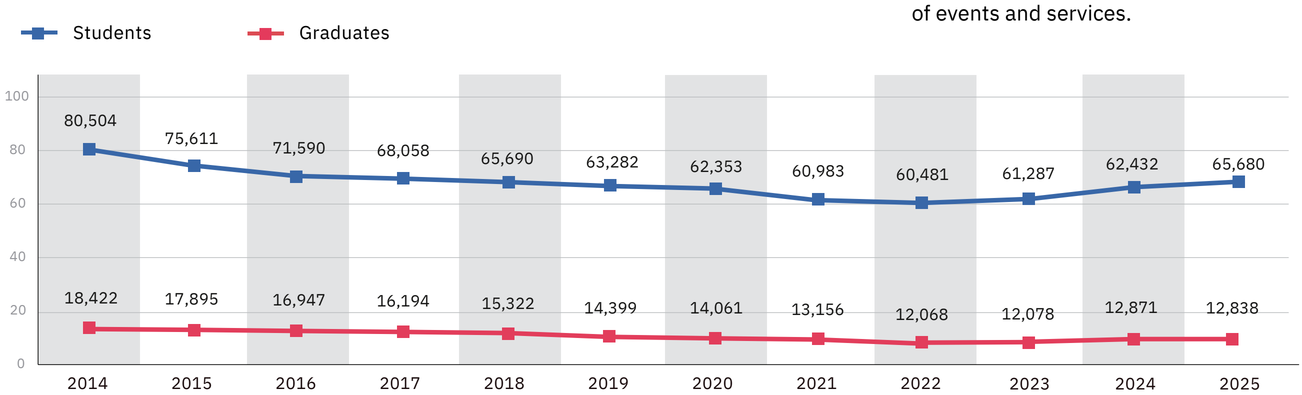
Favourable labour costs

One of the main attractions of the Czech economy is its skilled, motivated and well-educated labour force available at favourable cost. Furthermore, the country’s attractiveness is rooted in its dense, high-quality infrastructure, innovative thinking of local labour force as well as its geographical and cultural proximity to Western Europe. Although the country’s labour costs are slightly higher than in other CEE regions and some Asian countries, the above-mentioned factors far outweigh any negative aspects and make Czechia an attractive destination for foreign investors. Conversely, FDI positively influences the local market and local businesses, which operate not only as suppliers and subcontractors of services and products for foreign investors, but increasingly as a R&D contractors and technology providers as well. Data on employment in high-technology sectors testify this importance of high-tech activities and increasing R&D capa-cities in the Czech labour market and economy in general. In 2024, 10.5% of all employees worked in high- and medium-high technology manufacturing sectors and knowledge-intensive service sectors, being the highest share in the EU. Differences in wages among Czech regions reach approx. 20%. Employees in Prague are generally paid more than in other regions.

Life in Czechia

Since the Velvet Revolution in 1989, Czechia has become a highly popular destination. Tens of thousands of foreigners have happily settled here, enjoying the country’s combination of a high standard of living and low costs. Although in most respects life in Czechia has rapidly approached western standards of living, the cost of living remains substantially lower than in Western Europe. Prague and many other cities in Czechia are famous for their architectural heritage, museums, theatres, cinemas, galleries, historical gardens and cafés. An over-whelming choice of cultural events is on offer, embracing all types of music and an outstanding theatrical tradition. A number of foreign cultural centres, ranging from the British Council to the Goethe-Institut, also offer a wide range of events and services.

Students and graduates of technical universities



Note: Technical fields by ISCED 07 – Technology, manufacturing and construction and 06 – ICT

Source: Ministry of Education, Youth and Sports, 2026

Central location in Europe and advanced infrastructure

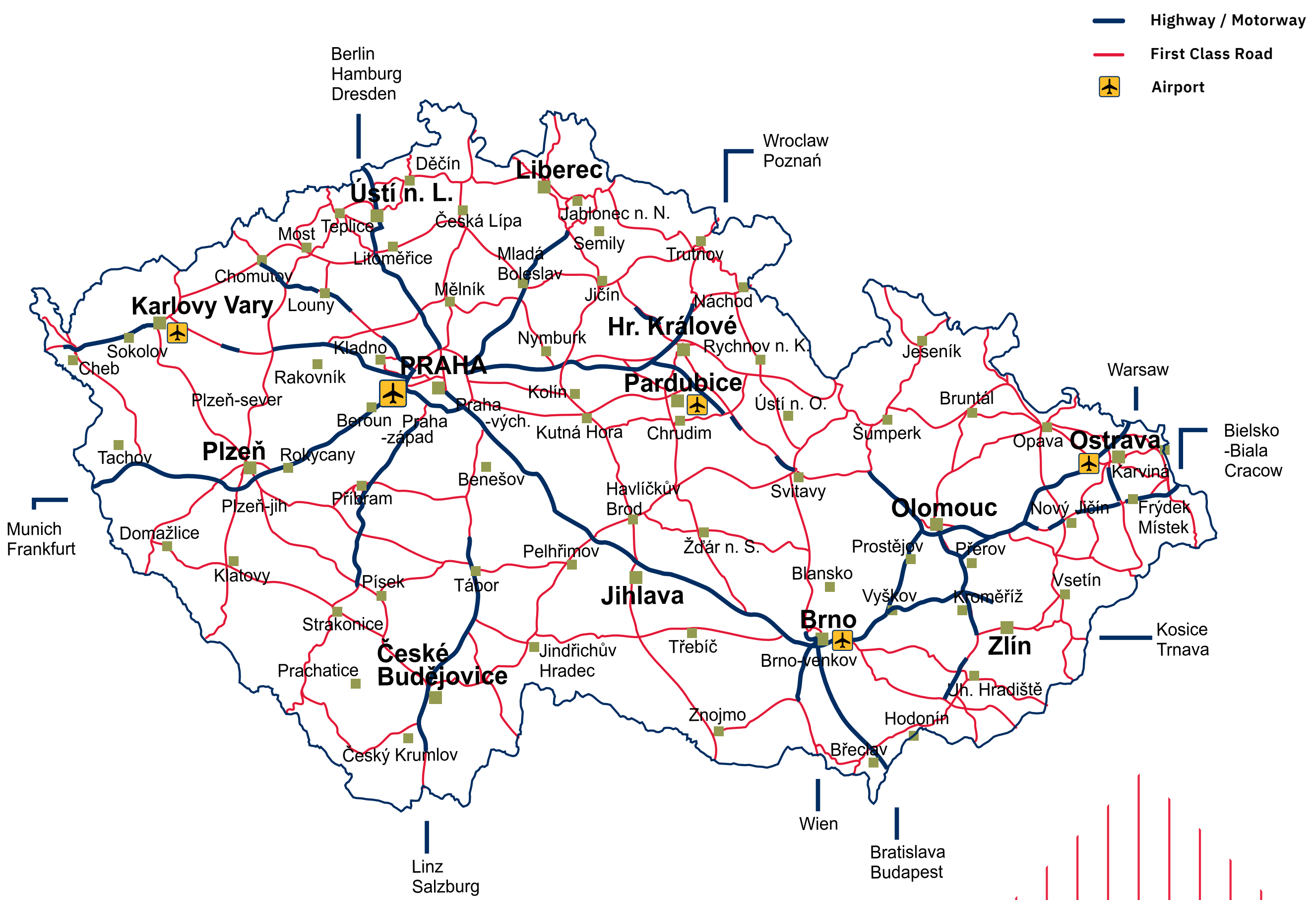
Czechia has a strategic location in the centre of Europe with very good access to established western and emerging eastern markets. Prague is only a two-hour flight from most other European capitals. The significance of Czechia as a transit hub has grown since the country became a member of the EU single market. The road and motorway network (total 55,953 km) is already one of the densest in Central and Eastern Europe and several rail modernisation projects are currently underway to link Czechia with the pan European network of high-speed railways.

Direct flights from Prague per week

49 Amsterdam	**42** Brussels	**6** Budapest	**39** Copenhagen	**24** Dubai	**14** Dublin
56 Frankfurt	**21** Helsinki	**44** Istanbul	**75** London	**19** Madrid	**28** Munich
7 New York	**10** Oslo	**52** Paris	**3** Peking	**29** Rome	**7** Seoul
18 Stockholm	**3** Taipei	**4** Toronto	**21** Vienna	**32** Warsaw	**31** Zurich

Source: Václav Havel Airport Prague, summer flight schedule, 2026

Infrastructure in Czechia



Source: Road and Motorway Directorate of the Czech Republic, 2026
CzechInvest, 2026

Attractive Investment Climate

Czechia is a fully fledged parliamentary democracy and one of the most advanced among CEE countries. Its economic policy is consistent and predictable. An open investment climate is a key element of Czechia's economy. Czechia has attracted a large amount of foreign direct investment (FDI) since 1990, making it the most successful CEE country in terms of FDI per capita. The country's investment grade ratings from international credit-rating agencies and its early membership in the OECD testify to its positive economic fundamentals.

Czech credit ratings, 2026

Country	Moody's Analytics	Standard & Poor's	Fitch ratings
Czechia	Aa3	AA-	AA-
Poland	A2	A-	A-
Slovakia	A3	A	A-
Bulgaria	Baa1	BBB+	BBB+
Hungary	Baa2	BBB-	BBB
Romania	Baa3	BBB-	BBB-

Source: Czech National Bank, 2026

Safety Index, 2025

How safe people feel in a country based on user-reported crime and safety perceptions.

Rank	Country
1	Andorra
2	United Arab Emirates
3	Qatar
...	.....
22	Czechia
28	Poland
32	Slovakia
37	Lithuania
41	Hungary
48	Latvia

Note: Czechia ranks 22nd out of 147 countries

Source: Numbeo, 2026

Prosperity index, 2025

How prosperity is forming and changing across the world.

Rank	Country
1	Sweden
2	Denmark
3	Germany
...	...
8	Czechia
16	Estonia
18	Lithuania
20	Hungary
24	Slovakia
26	Poland

Note: Czechia ranks 8th among the 27 EU member states

Source: Ceska sporitelna and Europe in data, 2026

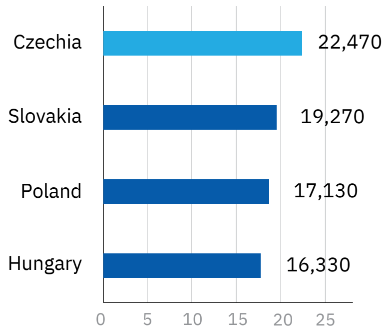
Basic Data

Key information on Czechia

Area	**78,870 km²**
Population	**10.90 million**
Labour force	**5.43 million**
Capital	**Prague**
Time zone	**GMT +1, summer time GMT +2**
Language	**Czech**
Population of major cities	**Prague: 1,397,880** **Brno: 402,739** **Ostrava: 283,187** **Pilsen: 187,928**

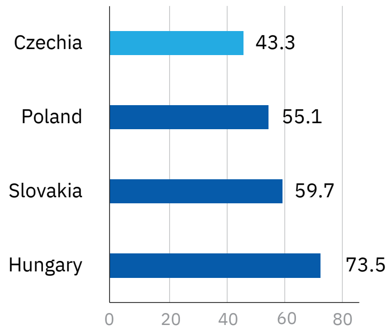
Source: Czech Statistical Office, 2026

Real GDP per capita in EUR, 2025



Source: Eurostat, 2026

General government gross debt in % of GDP, 2025



Source: Eurostat, 2026

EU legislation was adopted in preparation for EU accession. Commercial, accounting and bankruptcy laws are compatible with western standards. The Czech crown is fully convertible. All international transfers (e.g. Profits and royalties) related to an investment can be carried out freely and without delay. Foreign legal entities from the EU and other countries may acquire real estate in Czechia without any restrictions and under the same conditions as Czech legal entities. Hence, the original legal restrictions pertaining to locating a company or establishing a branch in Czechia and entitlement to conduct business in Czechia have been lifted.

Impressive FDI Results

Performance of foreign companies in Czechia

Czechia hosts almost 100,000 foreign companies of all sizes. Famous multinational companies such as ABB, Continental, Danone, Ford, Nestlé, IBM, DHL, Astra Zeneca, Rockwell, Procter & Gamble, Renault, Siemens, Tyco, Honeywell, Amazon and Volkswagen have significant subsidiaries in Czechia. Foreign-owned companies play a key role in the manufacturing industry, less than 2% of all companies by number, but creating 70% of turnover (2022) and employing 50% of employees (2022) – mostly medium-sized and large companies. They also expend a large share of R&D expenditures, to be specific, 67% of all R&D expenditures in the business sector in 2024 were expended by these foreign-owned companies.

Stock of inward foreign direct investment per capita in USD

Country	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Czechia	11,554	11,082	11,570	14,798	15,568	16,233	18,506	19,037	19,332	20,037
Hungary	10,181	8,766	8,430	9,458	9,419	9,609	10,440	10,900	11,106	12,283
Poland	5,527	4,860	4,933	6,284	6,002	6,294	6,707	7,157	6,982	8,656
Slovakia	9,185	8,489	8,769	10,948	10,997	11,119	11,786	10,991	10,482	10,970

Source: UNCTAD, 2026

Foreign direct investment

CzechInvest, by sector, 1993–2025

Sector	Number of Projects	% Number of Projects
Automotive	528	23,3%
Electronics and electrical engineering	241	10,6%
Mechanical engineering	232	10,2%
Metal processing	209	9,2%
Plastics	169	7,5%
ICT and software development	143	6,3%
Shared services	95	4,2%
Food industry	94	4,2%
Paper and wood processing	92	4,1%
Chemistry and petrochemicals	85	3,8%
Non-metallic mineral products	74	3,3%
Textile industry	56	2,5%
Biotechnology and medical devices	50	2,2%
Rubber industry	34	1,5%
Aerospace	28	1,2%
Services	27	1,2%
Other means of transport	24	1,1%
Pharmaceuticals	24	1,1%
Other	20	0,9%
Advanced materials and nanotechnology	16	0,7%
Furniture and equipment manufacturing	14	0,6%
Clean technologies and renewables	6	0,3%
Logistics	3	0,1%
Data Center	1	0,0%

Source: CzechInvest, 2026

CzechInvest, by country, 1993–2025

Source Country	Number of Projects	% Number of Projects
Czechia	489	21,6%
Germany	428	18,9%
USA	313	13,8%
Japan	162	7,2%
United Kingdom	127	5,6%
Switzerland	86	3,8%
France	73	3,2%
Austria	67	3,0%
Netherlands	52	2,3%
Italy	51	2,3%
Spain	47	2,1%
South Korea	44	1,9%
Taiwan	40	1,8%
Belgium	36	1,6%
China	35	1,6%
Sweden	27	1,2%
Denmark	23	1,0%
Finland	21	0,9%
Canada	20	0,9%
Luxembourg	17	0,8%

Note: Country – Top 20
Source: CzechInvest, 2026

Czech National Bank

Czech National Bank (CNB) monitors and analyses foreign direct investment (FDI) as a key component of the balance of payments statistics and the international investment position of Czechia.

Based on the overall volume of FDI, the most active sectors can be identified as Financial and insurance services (28 %) and Manufacturing (26 %). In terms of geographical structure, the largest share of investment traditionally originates from the Netherlands (16 %), Luxembourg (15 %) and Germany (14 %).

Technology Incubation

Complex project focused on the growth and success of new companies through seven technology-specific hubs.

Between 2022 and 2028, its goal is to seek out and assist 270 startups with projects that are exceptionally innovative, feasible, and scalable. Unlike traditional grant programs, Technology Incubation offers startups a unique combination of financial and non-financial support. The project brings flexible and effective support to startups compared to the ESIF funds.

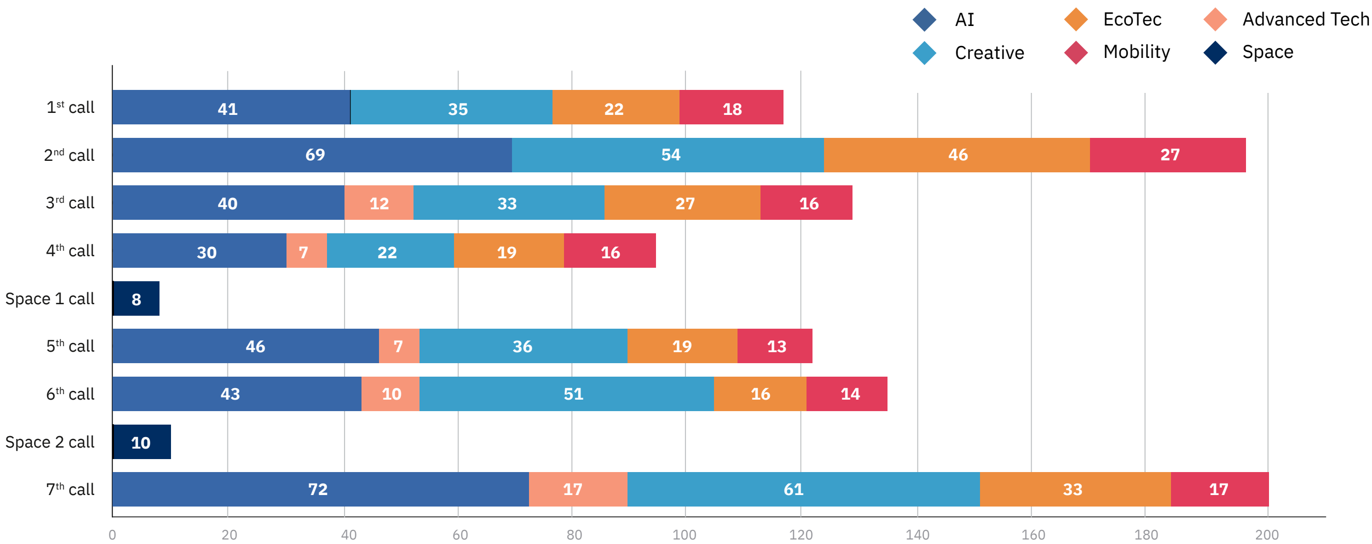
Direct support is in the amount of CZK 1,100,000–4,500,000 (approx. EUR 44,000–180,000), and indirect support worth CZK 500,000 (approx. EUR 20,000) is provided in the form of educational seminars and workshops, pitch opportunities with investors, networking events, and collaboration with an incubation manager. The incubation lasts from one to two years, during which startups receive support without giving up equity in their companies.

Technology Incubation enhances the Czechia's appeal to foreign partners and drives investment in promising sectors of the national economy. It also helps attract and retain talent and companies, addressing one of the key challenges of the Czech startup ecosystem.

What the project offers

- **Financial support:** Standard incubation of up to CZK 1.1 million or Incubation Plus providing up to CZK 4.5 million.
- **Technical and business mentoring:** More than 15 training sessions per year to strengthen and grow your business, along with personalized guidance and advice from 30+ top Czech experts in entrepreneurship and technology.
- **Extensive innovation network:** Strategic alliances with 50+ recognized regional innovation hubs, startup incubators, accelerators, and science and technology parks across the country.
- **International cooperation:** Connections to commercial space initiatives of the European Space Agency (ESA), CERN Venture Connect, or defence innovation programs in collaboration with NATO, among others.
- **Networking:** Opportunities to participate in Czech and international gatherings, industry conferences, trade expos, and quarterly cross-disciplinary meetups exclusively for Technology Incubation participants.
- **Technology transfer:** Assistance with exploiting or securing patents, as well as preparation for investor presentations.

Number of startups that submitted an application in the 1st to 6th call



Source: CzechInvest, 2026

Hubs

The Technology Incubation project supports the ecosystem and startups through thematic hubs. These hubs offer startups expert support and access to industry contacts both domestically and internationally. They actively promote technological sectors at the national level and advocate for the interests of startups with government institutions and other key stakeholders, helping to create better conditions for business.

The current hubs are

Advanced Materials and Technologies Hub aims to support the creation and development of startup companies in the field of advanced materials (including nanomaterials), manufacturing technologies, micro and nanoelectronics and photonics, quantum technologies and technologies based on nuclear and particle physics research. This key activity builds on Czechia's strong industrial base as the above areas intersect with engineering, mechatronics, energy, metallurgy, industrial chemistry, electronics, electrical engineering and the digital economy.

AI Hub actively supports AI startups, contributes to the development of the innovation ecosystem and is committed to strengthen the position of Czechia as one of the world's hotspots for innovation in the field of artificial intelligence. Supporting the growth and development of technology startups that utilize AI at the core of their innovation can have a significant positive impact on the innovation ecosystem. Supporting AI startups involves providing them with access to resources, expertise, and networks that can help them thrive. AI Hub is here to help with the access to funding, mentorship, networking events, and collaborative partnerships.

Creative Hub promotes cultural and creative industries with an emphasis on the development and use of innovative technologies in particular fields related to creativity, skills and talent. It supports areas such as architecture, design, advertising, film and video, traditional and artistic crafts or tourism and gastronomy.

TECHNOLOGY INCUBATION | CZECHINVEST

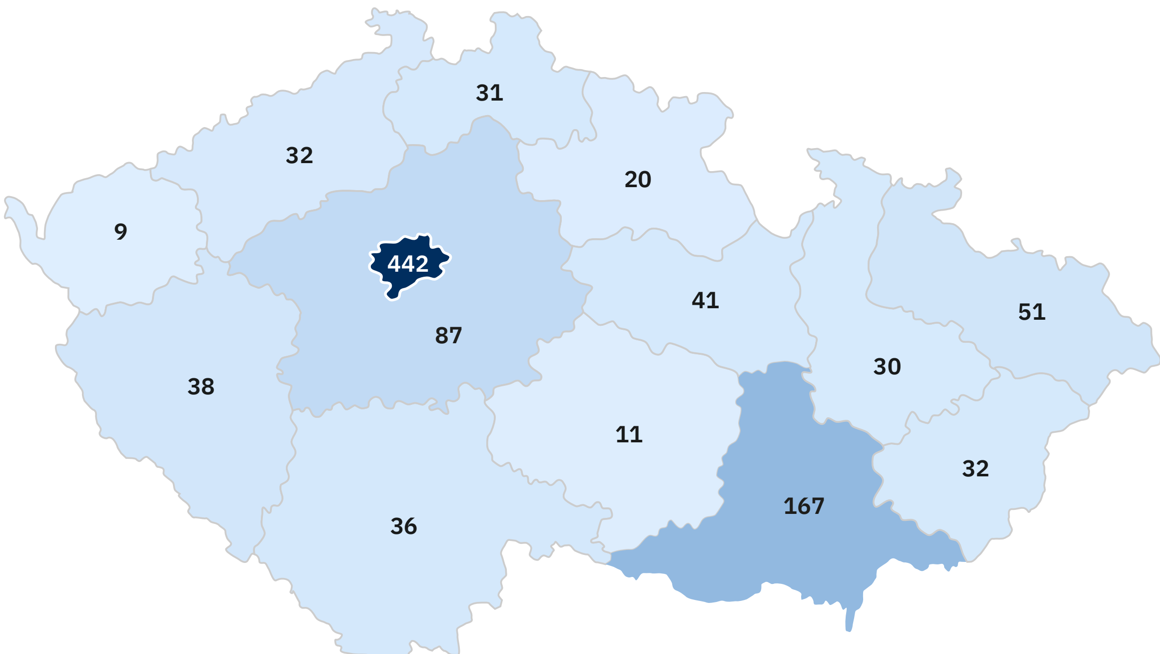
EcoTech Hub aims to increase the number of eco-innovations successfully implemented in practice by supporting innovative startups in the field of ecology and sustainability, while motivating Czech companies to introduce eco-innovations and the principle of circular economy into their production or services, in the full ESG scale. The topics it addresses include sustainable production and consumption, waste, energy, construction, landscape, water and air, legislation, cooperation with companies, universities and state institutions.

Mobility Innovation Hub focuses on fostering an ecosystem in mobility by connecting key industry sectors and its partici-pants. It supports projects that bring innovative solutions to the traditional automotive and all modes of land transport, aerospace and maritime sectors. It responds to today's challenges by supporting areas such as clean mobility, autonomous driving, smart manufacturing and logistics, and Smart City.

Space Hub is thematically focused on space activities, in particular the space industry, the development of which is closely linked to European space policies and strategies of ESA and the EU. These activities represent a sector with enormous economic, social, strategic and security potential, affecting many areas of our lives, enhancing the competitiveness of the participating countries and their status as innovative, techno-logically advanced economies. Space Hub expands the existing and successful ESA BIC Czech Republic incubator.

Tech4Life Hub focuses on supporting the creation and develop-ment of technology startups that create new or innovative products related to protecting, preserving or improving human life. It aims to foster the development of new innovative solutions in the fields of health, diagnostics, life and health protection, early warning, defence and security industry, cyber security and other areas.

Regional distribution of startups that submitted an application in the 1st to 7th call



Source: CzechInvest, 2026

Selected Investors

The change in the structure of foreign direct investment indicates a new trend in Czechia. The number of demanding projects in the fields of research, development and business support services is rapidly increasing. New investors as well as those companies that formerly only came to the country with a production programme are now transferring their higher-value-added development activities (technology centres and business support services centres) in Czechia.

Sector	Investor	Country of origin
Aerospace	Avio Aero	USA
	Honeywell Aerospace	USA
	Latecoere	France
	Bell Helicopters	USA
Automotive	Hyundai	South Korea
	Schaffler	Germany
	Valeo	France
	Toyota/Groupe PSA	Japan/France
	Volkswagen	Germany
Global business services	Johnson & Johnson	USA
	DHL	Germany
	AbInBev	Belgium
	Infosys	India
	SAP	Germany
Electrical engineering & electronics	ABB	Switzerland
	Thermo Fisher Scientific (FEI)	USA
	Foxconn	Taiwan
	onsemi	USA
	Eaton	USA
High-tech mechanical engineering	Daido Metal	Japan
	Daikin	Japan
	Edwards	United Kingdom
	Ingersoll Rand	USA
	Siemens	Germany
Information and communication technologies	Microsoft	USA
	Everpure Czech Republic s.r.o.	USA
	Red Hat	USA
	Barclays	United Kingdom
	Tieto	Finland
Life sciences	Zentiva	USA
	MSD	USA
	Astra Zeneca	United Kingdom
	Novartis	Switzerland
	Teva Pharmaceutical Industries	Israel
Nanotechnologies and advanced materials	AGC	Japan
	Thermo Fisher Scientific (FEI)	USA
	Fibertex Nonwovens A/S	Denmark
	Saint-Gobain	France
	Toray Industries	Japan

Source: CzechInvest, 2026

Investment Incentives

The general terms and conditions for provision of investment incentives and the process of providing investment incentives are governed by Act No. 72/2000 Coll., on Investment Incentives, as amended.

Supported areas

Investment incentives are offered for establishment or expansion of projects in the following areas:

- **Industry**
  Introduction or expansion of production in sectors of the manufacturing industry
- **Technology centres**
  Construction or expansion of research and development centres
- **Business support services centres**
  Launch or expansion of the shared-services centres, software-development centres, high-tech repair centres, data centres

The national incentives scheme

Corporate tax incentive	Corporate income-tax relief for up to ten years for new companies. Partial corporate income-tax relief for up to ten years for existing companies.
Cash grant for capital investment	A cash grant for capital investment is available to strategic investment projects, production of products with strategic importance for the protection of citizens' life and health, investment with high techno-logical demands (NACE code Sections 21 and 26 and group 30.3) and strategic investment focused on performance chips, e-mobility and energy savings. For capital investments in projects in this category, the level of financial support may be up to 20% of eligible investment costs. Decisions concerning support for eligible projects will be made by the Government of the Czech Republic.
Cash grant for new jobs and training	Financial support in the case of Technology centres up to CZK 200 thousand (approx. 8,000 EUR) per new job and 50% of eligible training costs. Investment in production can receive a cash grant for new jobs and training only in regions with min. 7.5% unemployment rate.

Eligibility criteria

For all types of activities, it applies that the recipient of incentives shall not start work on the project (i.e. shall not acquire any assets including orders of machines and equipment and shall not commence construction works) prior to submission of the application to CzechInvest. The required investment is reduced to half for medium enterprises and reduced to quarter for small enterprises. The number of new jobs is reduced to half for SMEs.

State aid

State aid is understood to be tax incentives, cash grant for capital investment and cash grant for new jobs.
The maximum permissible state-aid intensity in Czechia is 15–40% of total eligible cost for large enterprises. Eligible costs can be either fixed assets, when the value of machinery comprises at least half of the value of acquired assets, or two years' gross wages for newly created jobs. State-aid intensity is increased by 10 p.p. for medium and by 20 p.p. for small enterprises. The maximum state-aid intensity for data centres is 25% from maximum state aid.

Eligibility criteria for the manufacturing industry

- The investor must invest at least CZK 80 million (approx. EUR 3.1 million) within three years. This limit is reduced to CZK 40 million in afflicted regions and in special industrial zones.
- At least CZK 40 million (CZK 20 million – reduced limit) must be invested in new machinery.
- For non-strategic investment projects and for the projects with high technological demands (NACE code Sections 21 and 26 and group 30.3), the investor must fulfil high-added value condition, except for investment in regions with high unemployment rate (higher than 7.5%).

Strategic investment

- The investor must invest at least CZK 2,000 million (approx. EUR 77 million).
- At least CZK 1,000 million must be invested in new machinery.
- The investor must create at least 250 new jobs.

Eligibility criteria for technology centres

- The investor must invest at least CZK 10 million (approx. EUR 0.4 million).
- At least CZK 5 million must be invested in new machinery.
- The investor must create at least 20 new jobs.

Strategic investment

- The investor must invest at least CZK 200 million (approx. EUR 7.7 million).
- At least CZK 100 million must be invested in new machinery.
- The investor must create at least 70 new jobs.

Eligibility criteria for business support service centres

- Creation of at least 20 new jobs at software-development centres and data centres.
- Creation of at least 50 new jobs at high-tech repair centres.
- Creation of at least 70 new jobs at shared-services centres.
- Services must be provided in at least 3 countries.

Strategic investment in high-tech repair centres only

- The investor must invest at least CZK 200 million (approx. EUR 7.7 million).
- At least CZK 100 million must be invested in new machinery.
- The investor must create at least 100 new jobs.
- Services must be provided in at least 3 countries.

It is possible to grant an individual incentive to the investment based on a notification by the European Commission.

Partnership Opportunities

Sourcing

The start of production is closely connected with creating new supply networks. Therefore, CzechInvest is prepared to assist you with selecting suitable Czech suppliers. CzechInvest will compile for you a detailed overview of potential suppliers according to your specifications. Furthermore, the agency will organise visits to the facilities of selected suppliers, including transport and interpreting if needed. Use our services and contact us at suppliers@czechinvest.gov.cz.

For multinational companies seeking a larger number of suppliers, CzechInvest organises B2B events – supplier days.

The possibility of organising supplier days is offered to all multinational companies operating in the manufacturing industry.

CzechInvest administers its own sector database of suppliers, which serves as a useful tool in seeking out business partners in Czechia. This database contains more than 3,700 high-quality records with a broad scope of information about Czech manufacturing and IT companies. The database is divided into ten key sectors. The database is freely available at http://suppliers.czechinvest.gov.cz.

Highly Developed Property Market

Thanks to the continued interest of real estate investors and economic conditions, Czechia has a highly developed and dynamic real estate market. The availability of space for production facilities has been promoted in recent years by a major government programme designed to support the development of municipal industrial properties and zones. The main priorities in the preparation of industrial zones and regeneration of brownfields are a clear asset structure of land plots in the given zone and the presence of transport and technical infrastructure on such land plots.

These plots are then offered to investors in the manufacturing and research and development sectors. The government programme is currently being focused also on regeneration of brownfields in municipalities for further commercial use as well as on implementation of smart and sustainable measures in already existing industrial zones.

Commercial real estate market of Czechia continues to be very attractive and key destination for foreign investment. Demand for industrial real estate grows. Currently there is lack of available and infrastructurally prepared industrial sites. That leads to a widening gap between supply and demand and to rising purchase and rental prices. The result of the strong demand is also the lowest vacancy rate in history. According to this circumstances brownfields are becoming a more interesting investment opportunity than ever before. This is also influenced by increasing pressure to the sustainability of investment projects.

Considering the effects of the covid 19 pandemic, data point to the resilience of the Czech industrial market.

Brownfields

A specific category of business properties is comprised of brownfields, which CzechInvest's employees have long been mapping across the regions of Czechia and recording in the National Database of Brownfields. The database is divided into public and non-public parts and currently contains about 6,800 sites and buildings. Through the public part of the database brownfields are offered as investment opportunities.

The CzechInvest also administers an extensive database of properties where it offers more than 700 business properties including:

- Industrial zones
- Industrial parks
- Science parks

How we can help

- Site selection within Czechia according to the client's requirements
- Consultancy pertaining to financial support from public sources and EU funds
- Site inspections tailored to the client
- Registration of properties in the database of business properties and brownfields
- Arranging of contacts with property owners, state administrative bodies and local authorities
- Assistance with preparation and financing of strategic projects (industrial zones) and brownfield restorations

Czech Industrial Market Figures, 2025

	Total CZ	Prague & Central Bohemia	Pan-regional CZ
Total Stock (sq m)	13,277,000	4,818,200	8,458,800
Total leasing activity in 2025 (sq m)	2,094,900	898,300	1,196,600
Space under construction (sq m)	1,642,400	315,000	1,327,400
Vacancy rate (%)	4.94	2.57	6.28
Existing vacant space (sq m)	655,400	124,000	531,400
Prime Rent (EUR/sq m/month)	5.20–7.40	6.90–7.40	5.20–6.40
New completions (sq m)	813,500	307,000	506,500

Source: Colliers Research, Industrial Research Forum, 2026

Czech Office Market Indicators, 2025

	Prague	Prague inner city	Prague outer city	Brno	Ostrava
Total stock (sq m)	634,400	2,367,300	936,400	715,700	245,700
Vacant space (sq m)	26,500	124,300	80,500	103,100	26,900
Vacancy rate	4.2%	5.3%	8.6%	14.4%	11.0%
New supply in 2025 (sq m)	6,600	9,300	10,800	21,700	–
Total leasing activity in 2025 (sq m)	62,800	383,300	128,100	64,800	11,200
Space under construction (sq m)	7,300	244,800	11,100	92,300	3,000
Prime rents (EUR/ sq m/ month)	29.50–30.00	19.50–20.50	15.50–16.50	17.00–18.00	14.00–14.50

Source: Colliers Research, Prague Research Forum, Regional Research Forum, 2026

International Memberships

Czechia was the first country in Central and Eastern Europe to be admitted into the OECD. The country is a member of NATO and is fully integrated into other international organisations such as the WTO, IMF, EBRD and the World Intellectual Property Organisation. Czechia joined the EU on 1 May 2004 and has been a part of the Schengen area since 21 December 2007.

Customs obligations

Starting on the first day of EU membership, routine customs checks of goods being moved across internal borders, i.e. the common border with other member states, were abolished.

Since Czechia does not have an external EU border, routine checks of goods being moved across the national border for customs and tax purposes are conducted only at the main international airports in Prague, Brno, Karlovy Vary and Ostrava. Goods are freely transported across internal EU borders.

Visa requirements EU member countries

The free movement of people has been agreed between all current EU member countries plus Norway, Iceland, Liechtenstein and Switzerland. This means the possibility of working in all of these countries without a visa or work permit.

Since 1 May 2004, EU citizens are allowed to stay and work in Czechia without visas or work permits. They are only required to register with the local office of the Foreigners' Police.

Government visa programmes are available, allowing significant investors and their foreign employees in selected roles to benefit from a fast-track process with reduced administrative requirements.

Non-EU countries

A third-country national is a citizen of a state that is not a member of the EU nor a citizen of Iceland, Lichtenstein, Norway or Switzerland. Visa or temporary residence permit applications must be submitted at the Embassy of citizenship or residency.

Short-term visa (Schengen visa) – type C
The Short-term visa (also known as Schengen visa) is granted for a maximum period of 90 days. Purpose work. To apply, a foreigner must hold work permit for up to 90 days employment with a Czech employer. Application may be submitted as early as three months before the trip. Assessment time is up to 15 days.

Long-term residence permit/long-term visa for stay over 90 days
Long-term visa/residence permit can be issued for stay over 90 days for various purposes e.g. family, sports etc. Employee Card or Blue Card combines a residence permit and a work permit in one.

- **Employee card**
  Employee Card is issued for a specific job position at a specific employer. It is issued for up to 2 years and may be extended. Assessment time is 60–90 days.

- **Blue card**
  The Blue Card is a residence and work permit for university graduates (bachelor's or higher) who reach the wage limit of 1.5 national averages. Employers usually assist employees to collect documents for the card application (employment contract, proof of accommodations). Assessment time is 90 days.

- **Intra-company employee transfer card**
  Intra-Company Employee Transfer Card is for managers, specialists or trainees who will be internally transferred from a company outside the EU for period 3 months to 3 years.

- **Business visa – type D**
  The Long-term visa for the purpose of business is intended for citizens of third countries who intend to run a business in Czechia, operate a trade, be a self-employed person, a statutory body or a member of the statutory body of a company.

Permanent residence permit
If you wish to reside in Czechia permanently, you can apply for a permanent residence permit after 5 years of continuous residence under the Act on the Residence of Foreign Nationals in the Territory of the Czech Republic.

Free access to the labour market

As of 1 July 2024, citizens of third countries, namely Australia, Japan, Canada, South Korea, New Zealand, the United Kingdom, the United States of America, Singapore and Israel, and Taiwan, do not need to obtain a work permit to work in Czechia. Their employers are thus relieved of the obligations associated with reporting jobs to the Labour Office in order to include vacancies in the central vacancy register.

However, free access to the labour market does not provide foreigners with the right to reside in Czechia. It is still necessary to apply for a residence permit according to standard procedures.

Success story – onsemi

onsemi is a successful global innovator and provider of system solutions for automotive and industrial applications, for which it has been supplying semiconductor components for a quarter of a century. In 2005, CzechInvest assisted with the implementation of onsemi's investment in Czechia involving 8" semiconductor processes in the value of CZK 440 million. In June 2024, the company announced its plan to further expand in Rožnov pod Radhoštěm by means of an additional investment in the scope of more than CZK 40 billion.

In Czechia, onsemi operates in Moravia with annual turnover in the amount of CZK 7 billion and chip production in the volume of tens of millions of units per day. The company continued the forty-year tradition of the state-owned enterprise Tesla Rožnov, which began producing semiconductor components in 1955 and silicon monocrystals in 1958. Still today, these two areas form the foundation of onsemi's activities in Czechia with significant research and development capacities at two design centres, namely the SCG Czech Design Centre (Rožnov pod Radhoštěm) and ON Design Czech (Brno).

About CzechInvest

CzechInvest plays a key role in the area of supporting business and investments in its comprehensive form. The agency's unique combination of regional, central and international operations ensures the integrity of services and the ability to connect global trends with regional conditions in Czechia. One of CzechInvest's main objectives is the transformation of Czechia into an innovation leader in Europe. Established in 1992, CzechInvest is a state contributory organization subordinate to the Ministry of Industry and Trade of the Czech Republic.

CzechInvest's activities

- Attracting new high-value-added FDI projects
- Development of Czech technology firms' potential support for "smart" investments
- Motivation of foreign investors already established in Czechia toward sophisticated complementary investments
- Development and cultivation of the national start-up and spin-off environment
- Assistance for Czech firms when entering foreign markets
- Promotion of the Czech economy, technologies and R&D abroad
- Cultivation of the business and investment environment in all regions of Czechia
- Linking of partners from the business and R&D spheres
- Use of trends in progressive sectors of the global economy

All of CzechInvest's services are free of charge.

Drive for
success

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Publication date: 2026

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