

This is the form of a material change report required under section 85(1) of the *Securities Act* and section 151 of the *Securities Rules*

FORM 27
Securities Act

MATERIAL CHANGE REPORT UNDER SECTION 85(1) OF THE ACT

Item 1. Reporting Issuer

Avance Venture Corp.
13135 - 13th Avenue
White Rock, British Columbia
V4A 1C1

Item 2. Date of Material Change

February 16, 2000

Item 3. Press Release

The Issuer issued a press release under date of February 16, 2000, and pursuant to section 85(1) of the Act.

Item 4. Summary

The Company entered into an agreement dated January 12, 2000 with Noram Relations Group Corporation ("NRGC"), pursuant to which the parties will incorporate a new company, owned 10 percent by Avance Venture Corp., and 90 percent by NRGC. The new Company will carry out certain financial activities.

Item 5. Full Description of Material Change

The Canadian Venture Exchange ("CDNX") has accepted and approved the letter agreement dated January 12, 2000, between Avance Venture Corp. ("Avance") and NRGC, whereby the parties will incorporate a new company, owned 10 per cent by Avance and 90 per cent by NRGC. In connection with the deal, Avance will issue 200,000 shares to NRGC; NRGC will bear all the financial costs in the next year.

In connection with the deal Avance will issue 200,000 shares to NRGC; NRGC will bear all financial costs in the next year. The new venture will originate both personal and corporate loans, leases, mortgages and similar financial transactions and pre-approve clients via the Internet through its web portal "www.loanZonline.com" and/ or wireless PCS systems. Customers will apply online 24 hours day for a pre-approved lease or finance from the privacy of their computer. NRGC is in the process of development and implementation of a web-based operating system, which is nearing completion.

Item 6. Reliance on Section 85(2) of the Act

This report is not being filed on a confidential basis.

Item 7. Omitted Information

Not applicable.

Item 8. Senior Officers

To obtain further information contact Robert Hughes, President and a Director of the Company at (604) 538-2427.

Item 9. Statement Senior Officer

The foregoing accurately discloses the material changes referred to herein.

Dated at Vancouver, British Columbia, this 21st day of February, 2000.

"Robert Hughes"

Authorized Signatory