Yields

- The term yield denotes the return of investment.
- Two widely used yields are the bond equivalent yield (BEY) and the mortgage equivalent yield (MEY).
- BEY corresponds to the r in Eq. (1) on p. 21 that equates PV with FV when $m = 2$.
- MEY corresponds to the r in Eq. (1) on p. 21 that equates PV with FV when $m = 12$.

Internal Rate of Return (IRR)

- It is the interest rate which equates an investment's PV with its price P,

$$P = \frac{C_1}{(1+y)} + \frac{C_2}{(1+y)^2} + \frac{C_3}{(1+y)^3} + \cdots + \frac{C_n}{(1+y)^n}.$$

- The above formula is the foundation upon which pricing methodologies are built.

Numerical Methods for Yields

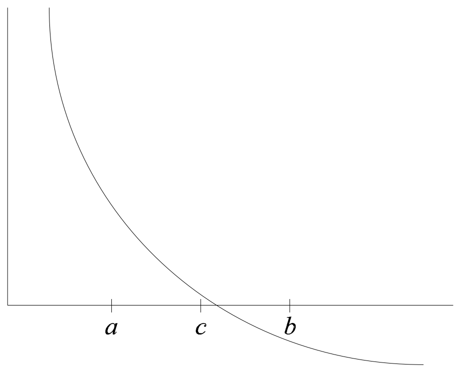
- Solve $f(y) = 0$ for $y \geq -1$, where

$$f(y) \equiv \sum_{t=1}^{n} \frac{C_t}{(1+y)^t} - P.$$

  - P is the market price.
- The function $f(y)$ is monotonic in y if $C_t > 0$ for all t.
- A unique solution exists for a monotonic $f(y)$.

The Bisection Method

- Start with a and b where $a < b$ and $f(a)\,f(b) < 0$.
- Then $f(\xi)$ must be zero for some $\xi \in [\,a, b\,]$.
- If we evaluate f at the midpoint $c \equiv (a+b)/2$, either (1) $f(c) = 0$, (2) $f(a)\,f(c) < 0$, or (3) $f(c)\,f(b) < 0$.
- In the first case we are done, in the second case we continue the process with the new bracket $[\,a, c\,]$, and in the third case we continue with $[\,c, b\,]$.
- The bracket is halved in the latter two cases.
- After n steps, we will have confined ξ within a bracket of length $(b-a)/2^n$.



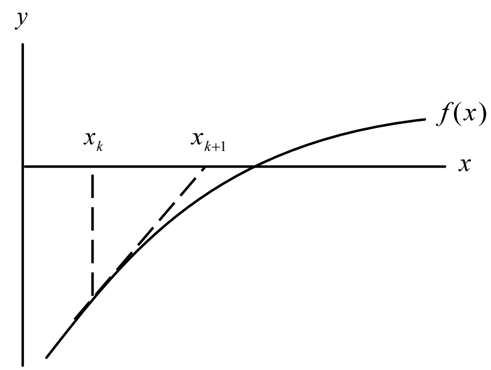
The Newton-Raphson Method

- Converges faster than the bisection method.
- Start with a first approximation x_0 to a root of $f(x) = 0$.
- Then

$$x_{k+1} \equiv x_k - \frac{f(x_k)}{f'(x_k)}.$$

- When computing yields,

$$f'(x) = -\sum_{t=1}^{n} \frac{tC_t}{(1+x)^{t+1}}.$$



The Secant Method

- A variant of the Newton-Raphson method.
- Replace differentiation with difference.
- Start with two approximations x_0 and x_1.
- Then compute the $(k+1)$st approximation with

$$x_{k+1} = x_k - \frac{f(x_k)(x_k - x_{k-1})}{f(x_k) - f(x_{k-1})}.$$

The Secant Method (concluded)

- Its convergence rate, 1.618.
- This is slightly worse than the Newton-Raphson method's 2.
- But the secant method does not need to evaluate $f'(x_k)$ needed by the Newton-Raphson method.
- This saves about 50% in computation efforts per iteration.
- The convergence rate of the bisection method is 1.

Solving Systems of Nonlinear Equations

- It is not easy to extend the bisection method to higher dimensions.
- But the Newton-Raphson method can be extended to higher dimensions.
- Let (x_k, y_k) be the kth approximation to the solution of the two simultaneous equations,

$$\begin{aligned} f(x,y) &= 0, \\ g(x,y) &= 0. \end{aligned}$$

Solving Systems of Nonlinear Equations (concluded)

- The $(k+1)$st approximation (x_{k+1}, y_{k+1}) satisfies the following linear equations,

$$\begin{bmatrix} \frac{\partial f(x_k,y_k)}{\partial x} & \frac{\partial f(x_k,y_k)}{\partial y} \\ \frac{\partial g(x_k,y_k)}{\partial x} & \frac{\partial g(x_k,y_k)}{\partial y} \end{bmatrix} \begin{bmatrix} \Delta x_{k+1} \\ \Delta y_{k+1} \end{bmatrix} = - \begin{bmatrix} f(x_k, y_k) \\ g(x_k, y_k) \end{bmatrix},$$

  where $\Delta x_{k+1} \equiv x_{k+1} - x_k$ and $\Delta y_{k+1} \equiv y_{k+1} - y_k$.
- The above has a unique solution for $(\Delta x_{k+1}, \Delta y_{k+1})$ when the 2×2 matrix is invertible.
- Set $(x_{k+1}, y_{k+1}) = (x_k + \Delta x_{k+1}, y_k + \Delta y_{k+1})$.

Zero-Coupon Bonds (Pure Discount Bonds)

- The price of a zero-coupon bond that pays F dollars in n periods is

$$F/(1+r)^n,$$

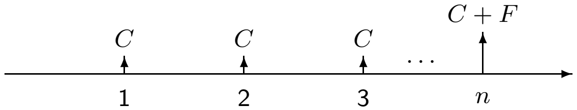
  where r is the interest rate per period.
- Can meet future obligations without reinvestment risk.
- Coupon bonds can be thought of as a matching package of zero-coupon bonds, at least theoretically.

Example

- The interest rate is 8% compounded semiannually.
- A zero-coupon bond that pays the par value 20 years from now will be priced at $1/(1.04)^{40}$, or 20.83%, of its par value.
- It will be quoted as 20.83.
- If the bond matures in 10 years instead of 20, its price would be 45.64.

Level-Coupon Bonds

- Coupon rate.
- Par value, paid at maturity.
- F denotes the par value and C denotes the coupon.
- Cash flow:



Pricing Formula

$$
\begin{aligned}
P &= \sum_{i=1}^{n} \frac{C}{\left(1+\frac{r}{m}\right)^i} + \frac{F}{\left(1+\frac{r}{m}\right)^n} \\
&= C\,\frac{1-\left(1+\frac{r}{m}\right)^{-n}}{\frac{r}{m}} + \frac{F}{\left(1+\frac{r}{m}\right)^n}. \qquad (4)
\end{aligned}
$$

- n: number of cash flows.
- m: number of payments per year.
- r: annual rate compounded m times per annum.
- $C = Fc/m$ when c is the annual coupon rate.
- Price P can be computed in $O(1)$ time.

Yields to Maturity

- The r that satisfies Eq. (4) on p. 54 with P being the bond price.
- For a 15% BEY, a 10-year bond with a coupon rate of 10% paid semiannually sells for

$$
\begin{aligned}
& 5 \times \frac{1-[\,1+(0.15/2)\,]^{-2\times 10}}{0.15/2} + \frac{100}{[\,1+(0.15/2)\,]^{2\times 10}} \\
= {} & 74.5138
\end{aligned}
$$

percent of par.

Price Behavior (1)

- Bond prices fall when interest rates rise, and vice versa.
- "Only 24 percent answered the question correctly."[a]

[a]CNN, December 21, 2001.

Price Behavior (2)

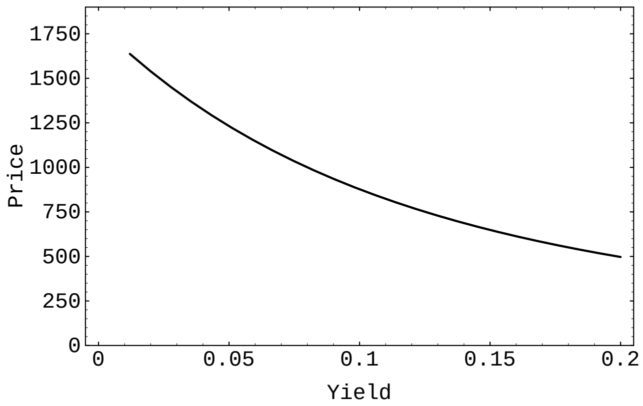
- A level-coupon bond sells
  - at a premium (above its par value) when its coupon rate is above the market interest rate;
  - at par (at its par value) when its coupon rate is equal to the market interest rate;
  - at a discount (below its par value) when its coupon rate is below the market interest rate.

Yield (%)	Price (% of par)
7.5	113.37
8.0	108.65
8.5	104.19
9.0	100.00
9.5	96.04
10.0	92.31
10.5	88.79

Terminology

- Bonds selling at par are called par bonds.
- Bonds selling at a premium are called premium bonds.
- Bonds selling at a discount are called discount bonds.

Price Behavior (3): Convexity



Day Count Conventions: Actual/Actual

- The first "actual" refers to the actual number of days in a month.
- The second refers to the actual number of days in a coupon period.
- The number of days between June 17, 1992, and October 1, 1992, is 106.
  - 13 days in June, 31 days in July, 31 days in August, 30 days in September, and 1 day in October.

Day Count Conventions: 30/360

- Each month has 30 days and each year 360 days.
- The number of days between June 17, 1992, and October 1, 1992, is 104.
  - 13 days in June, 30 days in July, 30 days in August, 30 days in September, and 1 day in October.
- In general, the number of days from date $D_1 \equiv (y_1, m_1, d_1)$ to date $D_2 \equiv (y_2, m_2, d_2)$ is

$$360 \times (y_2 - y_1) + 30 \times (m_2 - m_1) + (d_2 - d_1).$$

- Complications: 31, Feb 28, and Feb 29.

Full Price (Dirty Price, Invoice Price)

- In reality, the settlement date may fall on any day between two coupon payment dates.
- Let

$$\omega \equiv \frac{\text{number of days between the settlement and the next coupon payment date}}{\text{number of days in the coupon period}}. \quad (5)$$

- The price is now calculated by

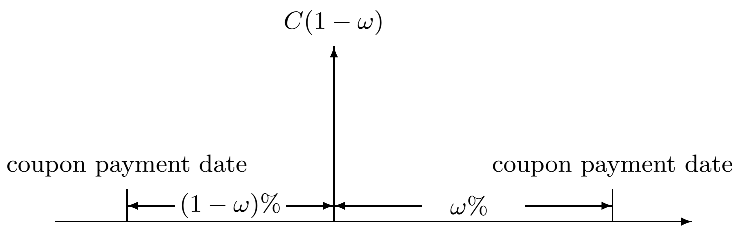
$$\text{PV} = \sum_{i=0}^{n-1} \frac{C}{\left(1 + \frac{r}{m}\right)^{\omega+i}} + \frac{F}{\left(1 + \frac{r}{m}\right)^{\omega+n-1}}. \quad (6)$$

Accrued Interest

- The buyer pays the quoted price plus the accrued interest

$$C \times \frac{\text{number of days from the last coupon payment to the settlement date}}{\text{number of days in the coupon period}} = C \times (1-\omega).$$

- The yield to maturity is the r satisfying (6) when P is the invoice price, the sum of the quoted price and the accrued interest.
- The quoted price in the U.S./U.K. does not include the accrued interest; it is called the clean price or flat price.



Example ("30/360")

- A bond with a 10% coupon rate and paying interest semiannually, with clean price 111.2891.
- The maturity date is March 1, 1995, and the settlement date is July 1, 1993.
- There are 60 days between July 1, 1993, and the next coupon date, September 1, 1993.

Example ("30/360") (concluded)

- The accrued interest is $(10/2) \times \frac{180-60}{180} = 3.3333$ per \$100 of par value.
- The yield to maturity is 3%.
- This can be verified by Eq. (6) with $\omega = 60/180$, $m = 2$, $C = 5$, PV$= 111.2891 + 3.3333$, and $r = 0.03$.

Price Behavior (2) Revisited

- Before: A bond selling at par if the yield to maturity equals the coupon rate.
- But it assumed that the settlement date is on a coupon payment date.
- Now suppose the settlement date for a bond selling at par (i.e., the *quoted price* is equal to the par value) falls between two coupon payment dates.
- Then its yield to maturity is less than the coupon rate.
  - The short reason: Exponential growth is replaced by linear growth, hence "overpaying" the coupon.

Bond Price Volatility

"Well, Beethoven, what is this?"
— Attributed to Prince Anton Esterházy

Price Volatility

- Volatility measures how bond prices respond to interest rate changes.
- It is key to the risk management of interest-rate-sensitive securities.
- Assume level-coupon bonds throughout.

Price Volatility (concluded)

- What is the sensitivity of the percentage price change to changes in interest rates?
- Define price volatility by

$$-\frac{\frac{\partial P}{\partial y}}{P}.$$

Price Volatility of Bonds

- The price volatility of a coupon bond is

$$-\frac{(C/y)\, n - \left(C/y^2\right) \left((1+y)^{n+1} - (1+y)\right) - nF}{(C/y)\left((1+y)^{n+1} - (1+y)\right) + F(1+y)},$$

where F is the par value, and C is the coupon payment per period.

- For bonds without embedded options,

$$-\frac{\frac{\partial P}{\partial y}}{P} > 0.$$

Macaulay Duration

- The Macaulay duration (MD) is a weighted average of the times to an asset's cash flows.
- The weights are the cash flows' PVs divided by the asset's price.
- Formally,

$$\text{MD} \equiv \frac{1}{P} \sum_{i=1}^{n} \frac{iC_i}{(1+y)^i}.$$

- The Macaulay duration, in periods, is equal to

$$\text{MD} = -(1+y)\, \frac{\partial P}{\partial y} \frac{1}{P}. \quad (7)$$

MD of Bonds

- The MD of a coupon bond is

$$\text{MD} = \frac{1}{P} \left[\sum_{i=1}^{n} \frac{iC}{(1+y)^i} + \frac{nF}{(1+y)^n} \right]. \quad (8)$$

- It can be simplified to

$$\text{MD} = \frac{c(1+y)\,[\,(1+y)^n - 1\,] + ny(y-c)}{cy\,[\,(1+y)^n - 1\,] + y^2},$$

where c is the period coupon rate.

- The MD of a zero-coupon bond equals its term to maturity n.
- The MD of a coupon bond is less than its maturity.

Finesse

- Equations (7) on p. 74 and (8) on p. 75 hold only if the coupon C, the par value F, and the maturity n are all independent of the yield y.
- That is, if the cash flow is independent of yields.
- To see this point, suppose the market yield declines.
- The MD will be lengthened.
- But for securities whose maturity actually decreases as a result, the MD may actually decrease.

How Not To Think about MD

- The MD has its origin in measuring the length of time a bond investment is outstanding.
- But you use it that way at your peril.
- The MD should be seen mainly as measuring price volatility.
- Many, if not most, duration-related terminology cannot be comprehended otherwise.

Conversion

- For the MD to be year-based, modify Eq. (8) on p. 75 to

$$\frac{1}{P}\left[\sum_{i=1}^{n}\frac{i}{k}\,\frac{C}{\left(1+\frac{y}{k}\right)^{i}}+\frac{n}{k}\,\frac{F}{\left(1+\frac{y}{k}\right)^{n}}\right],$$

  where y is the *annual* yield and k is the compounding frequency per annum.
- Equation (7) on p. 74 also becomes

$$\text{MD}=-\left(1+\frac{y}{k}\right)\frac{\partial P}{\partial y}\frac{1}{P}.$$

- By definition, MD (in years) $=\frac{\text{MD (in periods)}}{k}$.

Modified Duration

- Modified duration is defined as

$$\text{modified duration}\equiv-\frac{\partial P}{\partial y}\frac{1}{P}=\frac{\text{MD}}{(1+y)}. \qquad (9)$$

- By Taylor expansion,

$$\text{percent price change}\approx-\text{modified duration}\times\text{yield change}.$$

Example

- Consider a bond whose modified duration is 11.54 with a yield of 10%.
- If the yield increases instantaneously from 10% to 10.1%, the approximate percentage price change will be

$$-11.54 \times 0.001 = -0.01154 = -1.154\%.$$

Modified Duration of a Portfolio

- The modified duration of a portfolio equals

$$\sum_i \omega_i D_i.$$

  - D_i is the modified duration of the ith asset.
  - ω_i is the market value of that asset expressed as a percentage of the market value of the portfolio.

Effective Duration

- Yield changes may alter the cash flow or the cash flow may be so complex that simple formulas are unavailable.
- We need a general numerical formula for volatility.
- The effective duration is defined as

$$\frac{P_- - P_+}{P_0(y_+ - y_-)}.$$

  - P_- is the price if the yield is decreased by Δy.
  - P_+ is the price if the yield is increased by Δy.
  - P_0 is the initial price, y is the initial yield.
  - Δy is small.

Effective Duration (concluded)

- One can compute the effective duration of just about any financial instrument.
- Duration of a security can be longer than its maturity or negative!
- Neither makes sense under the maturity interpretation.
- An alternative is to use

$$\frac{P_0 - P_+}{P_0 \, \Delta y}.$$

  - More economical but less accurate.

Hedging

- Hedging offsets the price fluctuations of the position to be hedged by the hedging instrument in the opposite direction, leaving the total wealth unchanged.
- Define dollar duration as

$$\text{modified duration} \times \text{price} \ (\% \text{ of par}) = -\frac{\partial P}{\partial y}.$$

- The approximate dollar price change per \$100 of par value is

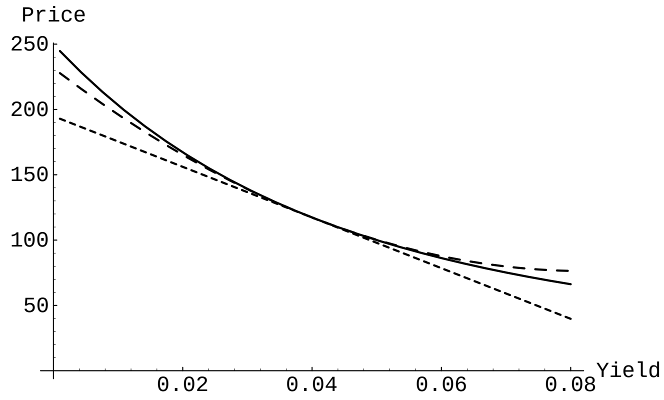
$$\text{price change} \approx -\text{dollar duration} \times \text{yield change}.$$

Convexity

- Convexity is defined as

$$\text{convexity} \ (\text{in periods}) \equiv \frac{\partial^2 P}{\partial y^2} \frac{1}{P}.$$

- The convexity of a coupon bond is positive (prove it!).
- For a bond with positive convexity, the price rises more for a rate decline than it falls for a rate increase of equal magnitude.
- Hence, between two bonds with the same duration, the one with a higher convexity is more valuable.



Convexity (concluded)

- Convexity measured in periods and convexity measured in years are related by

$$\text{convexity} \ (\text{in years}) = \frac{\text{convexity} \ (\text{in periods})}{k^2}$$

when there are k periods per annum.

Use of Convexity

- The approximation $\Delta P/P \approx -$ duration $\times$ yield change works for small yield changes.
- To improve upon it for larger yield changes, use

$$\begin{aligned}\frac{\Delta P}{P} &\approx \frac{\partial P}{\partial y}\frac{1}{P}\Delta y + \frac{1}{2}\frac{\partial^2 P}{\partial y^2}\frac{1}{P}(\Delta y)^2 \\ &= -\text{duration} \times \Delta y + \frac{1}{2} \times \text{convexity} \times (\Delta y)^2.\end{aligned}$$

- Recall the figure on p. 86.

Effective Convexity

- The effective convexity is defined as

$$\frac{P_+ + P_- - 2P_0}{P_0\,(0.5 \times (y_+ - y_-))^2},$$

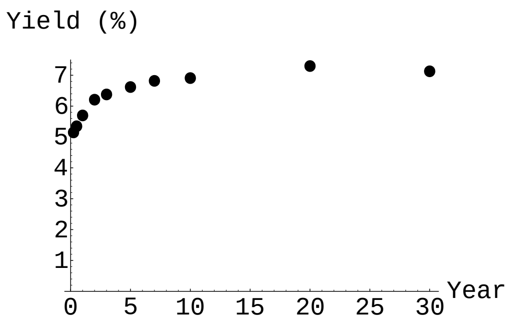
  - P_- is the price if the yield is decreased by Δy.
  - P_+ is the price if the yield is increased by Δy.
  - P_0 is the initial price, y is the initial yield.
  - Δy is small.
- Effective convexity is most relevant when a bond's cash flow is interest rate sensitive.

Term Structure of Interest Rates

Why is it that the interest of money is lower,
when money is plentiful?
— Samuel Johnson (1709–1784)

Term Structure of Interest Rates

- Concerned with how interest rates change with maturity.
- The set of yields to maturity for bonds forms the term structure.
  - The bonds must be of equal quality.
  - They differ solely in their terms to maturity.
- The term structure is fundamental to the valuation of fixed-income securities.



Term Structure of Interest Rates (concluded)

- Term structure often refers exclusively to the yields of zero-coupon bonds.
- A yield curve plots yields to maturity against maturity.
- A par yield curve is constructed from bonds trading near par.

Four Shapes

- A normal yield curve is upward sloping.
- An inverted yield curve is downward sloping.
- A flat yield curve is flat.
- A humped yield curve is upward sloping at first but then turns downward sloping.

Spot Rates

- The i-period spot rate $S(i)$ is the yield to maturity of an i-period zero-coupon bond.
- The PV of one dollar i periods from now is

$$[\,1+S(i)\,]^{-i}.$$

- The one-period spot rate is called the short rate.
- A spot rate curve is a plot of spot rates against maturity.

Problems with the PV Formula

- In the bond price formula,

$$\sum_{i=1}^{n} \frac{C}{(1+y)^i} + \frac{F}{(1+y)^n},$$

  every cash flow is discounted at the same yield y.
- Consider two riskless bonds with different yields to maturity because of their different cash flow streams.
- The yield-to-maturity methodology discounts their contemporaneous cash flows with different rates.
- But shouldn't they be discounted at the same rate?

Spot Rate Discount Methodology

- A cash flow $C_1, C_2, \ldots, C_n$ is equivalent to a package of zero-coupon bonds with the ith bond paying C_i dollars at time i.
- So a level-coupon bond has the price

$$P = \sum_{i=1}^{n} \frac{C}{[\,1+S(i)\,]^i} + \frac{F}{[\,1+S(n)\,]^n}. \qquad (10)$$

- This pricing method incorporates information from the term structure.
- Discount each cash flow at the corresponding spot rate.

Discount Factors

- In general, any riskless security having a cash flow $C_1, C_2, \ldots, C_n$ should have a market price of

$$P = \sum_{i=1}^{n} C_i d(i).$$

  - Above, $d(i) \equiv [\,1+S(i)\,]^{-i}$, $i = 1, 2, \ldots, n$, are called discount factors.
  - $d(i)$ is the PV of one dollar i periods from now.
- The discount factors are often interpolated to form a continuous function called the discount function.

Extracting Spot Rates from Yield Curve

- Start with the short rate $S(1)$.
  - Note that short-term Treasuries are zero-coupon bonds.
- Compute $S(2)$ from the two-period coupon bond price P by solving

$$P = \frac{C}{1 + S(1)} + \frac{C + 100}{[\,1 + S(2)\,]^2}.$$

Extracting Spot Rates from Yield Curve (concluded)

- Inductively, we are given the market price P of the n-period coupon bond and $S(1), S(2), \ldots, S(n-1)$.
- Then $S(n)$ can be computed from Eq. (10), repeated below,

$$P = \sum_{i=1}^{n} \frac{C}{[\,1 + S(i)\,]^i} + \frac{F}{[\,1 + S(n)\,]^n}.$$

- The running time is $O(n)$.
- The procedure is called bootstrapping.

Some Problems

- Treasuries of the same maturity might be selling at different yields (the multiple cash flow problem).
- Some maturities might be missing from the data points (the incompleteness problem).
- Treasuries might not be of the same quality.
- Interpolation and fitting techniques are needed in practice to create a smooth spot rate curve.
  - Lack economic justifications.

Yield Spread

- Consider a *risky* bond with the cash flow $C_1, C_2, \ldots, C_n$ and selling for P.
- Were this bond riskless, it would fetch

$$P^* = \sum_{t=1}^{n} \frac{C_t}{[\,1 + S(t)\,]^t}.$$

- Since riskiness must be compensated, $P < P^*$.
- Yield spread is the difference between the IRR of the risky bond and that of a riskless bond with comparable maturity.

Static Spread

- The static spread is the amount s by which the spot rate curve has to shift in parallel in order to price the risky bond correctly,

$$P = \sum_{t=1}^{n} \frac{C_t}{[\,1 + s + S(t)\,]^t}.$$

- Unlike the yield spread, the static spread incorporates information from the term structure.

Of Spot Rate Curve and Yield Curve

- y_k: yield to maturity for the k-period coupon bond.
- $S(k) \geq y_k$ if $y_1 < y_2 < \cdots$ (yield curve is normal).
- $S(k) \leq y_k$ if $y_1 > y_2 > \cdots$ (yield curve is inverted).
- $S(k) \geq y_k$ if $S(1) < S(2) < \cdots$ (spot rate curve is normal).
- $S(k) \leq y_k$ if $S(1) > S(2) > \cdots$ (spot rate curve is inverted).
- If the yield curve is flat, the spot rate curve coincides with the yield curve.