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Question 1: Hull-White Formulas. To derive the **Volatility functions** under Hull-White model, let's start with the HJM framework where

$$\begin{aligned} df_t^T &= -\Sigma_t^T \sigma_t^T dt + \sigma_t^T dW_t, \\ \sigma_t^T &= -\frac{\partial}{\partial T} \sigma_t^T, \quad \Sigma_T^T = 0. \end{aligned}$$

Under the Hull-White model, the volatility follows an exponentially decaying deterministic function:

$$\sigma_t^T = \sigma e^{-a(T-t)}.$$

Therefore, we have

$$\begin{aligned} \Sigma_t^T &= -\int_t^T \sigma_t^\mu d\mu = -\int_t^T \sigma e^{-a(\mu-t)} d\mu, \\ &= -\sigma e^{-at} \int_t^T e^{-a\mu} d\mu = -\sigma e^{at} \left[\frac{e^{-a\mu}}{-a} \right]_t^T, \\ &= -\sigma e^{at} \left[\frac{e^{-aT} - e^{-at}}{a} \right] = -\sigma \frac{1}{a} \left(1 - e^{-a(T-t)} \right), \\ &= -\sigma b(t, T) \longrightarrow b(t, T) \triangleq \frac{1}{a} \left(1 - e^{-a(T-t)} \right). \end{aligned} \tag{1}$$

As for the **Short rate state**, we have

$$\begin{aligned} df_t^T &= -\Sigma_t^T \sigma_t^T dt + \sigma_t^T dW_t, \\ &= \sigma^2 b(t, T) e^{-a(T-t)} dt + \sigma e^{-a(T-t)} dW_t, \\ f_t^T &= f_0^T + \underbrace{\sigma^2 \int_0^t b(s, T) e^{-a(T-s)} ds}_A + \underbrace{\sigma \int_0^t e^{-a(T-s)} dW_s}_B \end{aligned}$$

Let's solve for (B) first.

$$\begin{aligned} \sigma \int_0^t e^{-a(T-s)} dW_s &= \sigma \int_0^t e^{-a(T-t+t-s)} dW_s, \\ &= \sigma \int_0^t e^{-a(T-t)} e^{-a(t-s)} dW_s, \\ &= \sigma e^{-a(T-t)} \int_0^t e^{-a(t-s)} dW_s, \\ &= e^{-a(T-t)} x_t \longrightarrow x_t = \sigma \int_0^t e^{-a(t-s)} dW_s. \end{aligned} \tag{2}$$

Now, let's solve for (A).

$$\begin{aligned}
\sigma^2 \int_0^t b(s, T) e^{-a(T-s)} ds &= \sigma^2 \int_0^t \frac{1}{a} (1 - e^{-a(T-s)}) e^{-a(T-s)} ds, \quad \mu = T - s, \\
&= \frac{-\sigma^2}{a} \int_T^{T-t} (1 - e^{-a\mu}) e^{-a\mu} d\mu, \quad \nu = 1 - e^{-a\mu}, \\
&= -\frac{\sigma^2}{a} \int_{1-e^{-aT}}^{1-e^{-a(T-t)}} \frac{\nu}{a} d\nu, \\
&= -\frac{\sigma^2}{a^2} [\nu^2]_{1-e^{-aT}}^{1-e^{-a(T-t)}}, \\
&= -\frac{\sigma^2}{a^2} \left[\frac{(1 - e^{-a(T-t)})^2}{2} - \frac{(1 - e^{-aT})^2}{2} \right], \\
&= \sigma^2 \left[\frac{(1 - e^{-aT})^2}{2a^2} - \frac{(1 - e^{-a(T-t)})^2}{2a^2} \right], \\
&= \frac{1}{2} \sigma^2 (b(0, T)^2 - b(t, T)^2).
\end{aligned}$$

Which if we plug both (A) and (B) into the forward rate equation before solving for (B), leads us to:

$$f_t^T = f_0^T + \frac{1}{2} \sigma^2 (b(0, T)^2 - b(t, T)^2) + e^{-a(T-t)} x_t. \quad (3)$$

Taking the limit to find the short rate:

$$r_t = \lim_{T \rightarrow t^+} f_t^T = f_0^t + \frac{1}{2} \sigma^2 [b(0, t)^2 - b(t, t^+)^2] + e^{-a(t^+-t)} x_t.$$

But, given that

$$\lim_{T \rightarrow t^+} e^{-a(t^+-t)} = 1,$$

we have

$$r_t = f_0^t + \frac{1}{2} \sigma^2 b(0, t)^2 + x_t \quad (4)$$

Now, let us find the results for the **Bond prices** under the Hull-White model.

$$\begin{aligned}
P_t^T &= e^{-\int_t^T f_t^S dS}, \\
&= \exp \left\{ - \int_t^T \left[f_0^S + \frac{1}{2} \sigma^2 (b(0, S)^2 - b(t, S)^2) + e^{-a(S-t)} x_t \right] dS \right\}, \\
&= \underbrace{\exp \left\{ - \int_t^T f_0^S dS \right\}}_A \cdot \underbrace{\exp \left\{ - \frac{1}{2} \sigma^2 \int_t^T (b(0, S)^2 - b(t, S)^2) dS \right\}}_B \cdot \underbrace{\exp \left\{ x_t \int_0^t e^{-a(S-t)} dS \right\}}_C.
\end{aligned}$$

Let's start with (A) which is straight forward by definition

$$\exp \left\{ - \int_t^T f_0^S dS \right\} = P_0^{t,T}.$$

Now let's solve the integral inside of (B):

$$\begin{aligned} \int_t^T (b(0, S)^2 - b(t, S)^2) dS &= \frac{1}{a^2} \left[\int_t^T (1 - e^{-aS})^2 dS - \int_t^T (1 - e^{-a(S-t)})^2 dS \right], \\ &= \frac{1}{a^2} \left[\int_t^T (1 - 2e^{-aS} + e^{-2aS}) dS - \int_t^T (1 - 2e^{-a(S-t)} + e^{-2a(S-t)}) dS \right], \\ \eta &= S - t, \\ &= \frac{1}{a^2} \left[\int_t^T (-2e^{-aS} + e^{-2aS}) dS + \int_0^{T-t} (2e^{-a\eta} - e^{-2a\eta}) d\eta \right], \\ &= \frac{1}{a^2} \left(\left[\frac{e^{-2aS}}{-2a} \right]_t^T - \left[\frac{2e^{-aS}}{-a} \right]_t^T + \left[\frac{2e^{-a\eta}}{-a} \right]_0^{T-t} - \left[\frac{e^{-2a\eta}}{-2a} \right]_0^{T-t} \right), \\ &= \frac{1}{a^3} \left[-\frac{1}{2} (e^{-2aT} - e^{-2at}) + (2e^{-aT} - 2e^{-at}) \right. \\ &\quad \left. - (2e^{-a(T-t)} - 2) + \frac{1}{2} (e^{-2a(T-t)} - 1) \right], \\ &= \frac{1}{a^3} \left[-\frac{1}{2} e^{-2at} (e^{-2a(T-t)-1}) + 2e^{-at} (e^{-aT} - 1) \right. \\ &\quad \left. - 2 (e^{-a(T-t)} - 1) + \frac{1}{2} (e^{-2a(T-t)} - 1) \right], \\ &= \frac{1}{a^2} \left(\frac{1 - e^{-a(T-t)}}{a} \right) \left[\frac{(1 - e^{-2at})(1 - e^{-a(T-t)})}{2} + (1 - e^{-at})(1 - e^{-at}) \right], \\ &= \left(\frac{1 - e^{-a(T-t)}}{a} \right) \left[\left(\frac{1 - e^{-a(T-t)}}{a} \right) \left(\frac{1 - e^{-2at}}{2a} \right) + \left(\frac{1 - e^{-at}}{a} \right)^2 \right], \\ &= b(t, T) \left(b(t, T) \frac{1 - e^{-2at}}{2a} + b(0, t)^2 \right). \end{aligned}$$

Now, let's solve for (C):

$$\begin{aligned} \exp \left\{ -x_t \int_t^T e^{-a(S-t)} dS \right\} &= \exp \left\{ -x_t \left(\frac{1}{-a} \left[e^{-a(S-t)} \right]_t^T \right) \right\}, \\ &= \exp \left\{ -x_t \frac{1}{a} (1 - e^{-a(T-t)}) \right\}, \\ &= e^{-b(t,T)x_t}. \end{aligned}$$

Putting everything together leads to:

$$P_t^T = P_0^{t,T} \exp \left\{ -\frac{1}{2} \sigma^2 b(t, T) \left(b(t, T) \frac{1 - e^{-2at}}{2a} + b(0, t)^2 \right) \right\} e^{-b(t, T)x_t},$$

$$P_t^T = P_0^{t,T} A(t, T) b^{-b(t, T)x_t}, \quad (5)$$

$$A(t, T) \triangleq \exp \left\{ -\frac{1}{2} \sigma^2 b(t, T) \left(b(t, T) \frac{1 - e^{-2at}}{2a} + b(0, t)^2 \right) \right\}. \quad (6)$$

Question 2.1. Let's show the variance of the short rate state x_t :

$$\begin{aligned} \text{Var}[x_t] &= \sigma^2 \int_0^t e^{-2a(t-S)} dS, \\ &= \sigma^2 \frac{1}{2a} \left[e^{-2a(t-S)} \right]_0^t, \\ &= \sigma^2 \frac{1 - e^{-2at}}{2a}. \end{aligned} \quad (7)$$

Question 2.2. Finally, let's show log-normal variance of bond prices under Hull-White model.

$$\begin{aligned} \log P_t^T &= \log P_0^{t,T} + \log A(t, T) - b(t, T)x_t, \\ \text{Var}[\log P_t^T] &= b(t, T)^2 \text{Var}[x_t], \\ &= \sigma^2 b(t, T)^2 \frac{1 - e^{-2at}}{2a}. \end{aligned} \quad (8)$$