## EC3070 FINANCIAL DERIVATIVES

# Exercise 1

1. A credit card company charges an annual interest rate of 15%, which is effective only if the interest on the outstanding debts is paid in monthly instalments. Otherwise, the interest charges are compounded with the borrowings. What would be the effective annual rate of interest if  $\pounds Q$  are borrowed at the beginning of the year and repaid with interest at the end of the year?

Answer. Interest is charged each month on the outstanding loan at the rate of 15/12 = 1.25%. Therefore, after one year, the total amount that must be repaid is

$$Q(1+0.0125)^{12} = Q1.161,$$

which gives an effective annual rate of interest of 16%.

Using log tables, I compute  $(1 + 0.0125)^{12}$  as

Antilog
$$\{12 \times \log(1.0125)\}$$
 = Antilog $\{12 \times 0.0054\}$   
= Antilog $\{0.0640\}$  = 0.0159,

which gives 16% approximately. (In fact, for this calculation, four-figure base-10 logarithms are insufficiently accurate.) The alternative is to enter 1.0125 in your calculator to do the multiplication twelve times over.

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20	3010	3032	3054	3075	3096	3118	3139	3160	3181	3201	24 6	8111	3	1517	19
21	3222	3243	3263	3284	3304	3324	3345	3365	3385	3404	24 6	8 10 1	2	14 16	18
22	3424	3444	3404	3403	3502	3522	3541	3500	3579	3598	24 0	8101	2	1415	17
24	3802	3820	3838	3856	3874	3892	3909	3927	3945	3962	24 5	791	I	1315	1 <i>/</i> 16
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26	4150	4166	4183	4200	4216	4232	4249	4265	4281	4298	23 5	7 8 1	0	1113	15
27	4314	4330	4346	4362	4378	4393	4409	4425	4440	4456	23 5	68	9	1113	14
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37	5582	5575	5705	5717	5720	5740	5752	5047	5775	5786	124 123	50	7	8 0	
38	5798	5809	5821	5832	5843	5855	5866	5877	5888	5899	I 2 3	56	7	89	10
39	5911	5922	5933	5944	5955	5966	5977	5988	5999	6010	I23	4 5	7	89	ro
40	6021	6031	6042	6053	6064	6075	6085	6096	6107	6117	I2 3	45	6	89	10
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45	6532	6542	6551	6561	6571	6580	6590	6599	6609	6618	123	4 5	6	78	9
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LOGARITHMS

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50	6990	6998	7007	7016	7024	7033	7042	7050	7059	7067	123	345	678
<b>51</b>	7076	7084	7093	7101	7110	7118	7126	7135	7143	7152	123	345	678
02 53	7100	7108	7177	7185	7193	7202	7210	7218	7226	7235	I 2 2	345	677
54	7324	7332	7340	7348	7356	7364	7372	7380	7388	7306	I 2 2	343	667
55	7404	7412	7410	7427	7435	7443	7451	7450	7466	7474	122	245	567
56	7482	7490	7497	7505	7513	7520	7528	7536	7543	7551	122	345	567
<b>57</b>	7559	7566	7574	7582	7589	7597	7604	7612	7619	7627	I 2 2	345	567
08 59	7034	7042	7049	7057	7664	7672	7679	7686	7694	770I	II2	344	567
80	7709	7710	1143	7731	7730	7745	7752	7700	7707	1114	112	344	507
61	7852	7860	7790	7875	7882	7880	7825 7806	7032	7039	7840		344	500
62	7924	7931	7938	7945	7952	7959	7966	7973	7980	7987	II2	334	566
<b>6</b> 3	7993	8000	8007	8014	8021	8028	8035	8041	8048	8055	II2	334	556
64	8062	8069	8075	8082	8089	8096	8102	8109	8116	8122	I I 2	334	556
65	8129	8136	8142	8149	8156	8162	8169	8176	8182	8189	II2	334	556
67	8261	0202 8267	8209	8280	8222 8287	0220 8202	8200	8206	8248	8254 8210	II2	334	550
68	8325	8331	8338	8344	8351	8357	8363	8370	8376	8382	II2 II2	334	456
69	8388	8395	8401	8407	8414	8420	8426	8432	8439	8445	I I 2	234	456
70	8451	8457	8463	8470	8476	8482	8488	8494	8500	8506	I I 2	234	456
71	8513	8519	8525	8531	8537	8543	8549	8555	8561	8567	I I 2	234	455
78	0573 8622	8620	0505 864 f	8651 8651	8657	8662	8660	8675	8621 868 t	8627	II2	234	455
74	8692	8698	8704	8710	8716	8722	8727	8733	8739	8745		234	433
75	8751	8756	8762	8768	8774	8770	8785	8791	8707	8802	II2	232	455
76	8808	8814	8820	8825	8831	8837	8842	8848	8854	8859	I I 2	233	455
77	8865	8871	8876	8882	8887	8893	8899	8904	8910	8915	I I 2	233	445
78	8921 8076	8082 8082	8087	8002	8943	8949	8954	8960	8965	8971	II2	233	445
80	0021	0026	0042	0047	0990	9004	0060	9013	9020	9023		233	443
81	9031	9030	9044 0006	904/ 9101	9053	9050	9003	9009	9074 0128	9079		233	445
82	9138	9143	9149	9154	9159	9165	9170	9175	9180	<b>9186</b>	II2	233	445
83	9191	9196	9201	9206	9212	9217	9222	9227	9232	9238	I I 2	233	445
04	9243	9248	9 <b>2</b> 53	9258	9203	9209	9274	9279	9284	9289	II2	233	445
88	9294	9299	9304	9309	9315 0265	9320	9325	9330	9335	9340	II2	233	445
87	9345	9350	9333 9405	9300	9305	9370	93/3	9300	9305	9390	011	233	44) 344
<b>6</b> 8	9445	9450	9455	9460	9465	9469	9474	9479	9484	9489	011	223	344
89	9494	9499	9504	9509	9513	9518	9523	9528	9533	9538	ΙΙΟ	223	344
90	954 <b>2</b>	9547	9552	9557	9562	9566	9571	9576	9581	9586	0 I I	223	344
91	9590	9595	9600	9605	9609 0657	9614	9619	9624	9628 065 5	9633		223	344
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94	9731	9736	9741	9745	9750	9754	9759	9763	9768	9773	011	223	344
95	9777	9782	9786	979I	9795	9800	9805	9809	9814	9818	011	223	344
96	9823	9827	9832	9836	9841	9845	9850	9854	9859	9863	ΟΙΙ	223	344
97	9868	9872	9877	9881	9886	9890	9894	9899	9903	9908	011	223	344
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·01	1023	1026	1028	1030	1033	1035	1038	1040	1042	1045	001	III	222
·02	1047	1050	1052	1054	1057	1059	1062	1064	1067	1069	00 I	III	222
•08	1072	1074	1076	1079	1081	1084	1086	1089	1091	1094	001		222
202	1090	1099	1102	1104	1107	1109	1112	1114	1117	1119	011	112	222
.05	1122	1125	1127	1130	1132	1135	1138	1140	1143	1140		II2	222
.07	1140	1151	1155	1150	1159	1180	1104	110/	1107	11/2 1100	OII	I I 2 I I 2	222
·08	1202	1205	1208	1211	1213	1216	1219	1222	1225	1227	OII	II2	223
•09	1230	1233	1236	1239	1242	1245	1247	1250	1253	1256	ΟΙΙ	II2	223
·10	1259	1262	1265	1268	1271	1274	1276	1279	1282	1285	ΟΙΙ	II2	223
·11	1288	1291	1294	1297	1300	1303	1306	1309	1312	1315	OII	I 2 2	223
·12 .19	1318	1321	1324	1327 1327	1330	1334 1265	1337	1340	1343	1340		I 2 2	223
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·16	1445	1449	1419	1422	1459	1462	1452	1469	1439 1472	1476	011	122	233
·17	1479	1483	1486	1489	1493	1496	1500	1503	1 507	1510	011	I 2 2	233
·18	1514	1517	1521	1524	1 5 2 8	1531	1535	1538	1542	1545	ΟΙΙ	I 2 2	233
·19	1549	1552	1556	1560	1563	1 567	1570	1574	1578	1581	011	I 2 2	333
·20	1585	1589	1592	1596	1600	1603	1607	1611	1614	1618	ΟΙΙ	I 2 2	333
·21	1622	1626	1629	1633	1637	1641	1644	1648	1652	1656		222	333
·22 ·23	1600	1003	1007	1071	1075	1079	1003	1007	1090	1094		222	333
·24	1738	1742	1746	1750	1754	1758	1762	1766	1770	1774	011	222	334
.25	1778	1782	1786	1701	1705	1700	1802	1807	т8тт	1816	σττ	222	221
·26	1820	1824	1828	1832	1837	1841	1845	1849	1854	1858	011	223	334
·27	1862	1866	1871	1875	1879	1884	1888	1892	1897	1901	011	223	334
·28	1905	1910	1914	1919	1923	1928	1932	1936	1941	1945	ΟΙΙ	223	344
•29	1950	1954	1959	1963	1968	1972	1977	1982	1986	1991	OII	223	344
•30	1995	2000	2004	2009	2014	2018	2023	2028	2032	2037	OII	223	344
.80	2042	2040	2051	2050	2001	2005	2070	2075	2080	2084		223	344
.83	2138	2094	2099	2104	2158	2163	2168	2173	2120	2183		223	344
•34	2188	2193	2198	2203	2208	2213	2218	2223	2228	2234	112	233	445
·35	2230	2244	2249	2254	2259	2265	2270	2275	2280	2286	I I 2	233	445
·36	2291	2296	2301	2307	2312	2317	2323	2328	2333	2339	J I 2	233	445
·37	2344	2350	2355	2360	2366	2371	2377	2382	2388	2393	II2	233	445
·88	2399	2404	2410	2415	2421	2427	2432	2438	2443	2449		233	445
.99	2455	2400	2400	2472	2477	2403	2409	2495	2500	2500		233	455
•40	2512	2518	2523	2529	2535	2541	2547	2553	2559	2504		234	455
-42	2570	2570	2502	2500	2594	2000	2000	2673	2010	2685	112	234	433
•43	2692	2698	2704	2710	2716	2723	2729	2735	2742	2748	I I 2	334	456
•44	2754	2761	2767	2773	2780	2786	2793	2799	2805	2812	II2	334	456
·45	2818	2825	2831	2838	2844	2851	2858	2864	2871	2877	112	334	556
·46	2884	2891	2897	2904	2911	2917	2924	2931	2938	2944	112	334	556
•47	2951	2958	2965	2972	2979	2985	2992	2999	3006	3013	II2	334	556
•48	3020	3027	3034	3041	3048	3055	3002	3009	3070	3083		344	500
64.	3090	3097	3105	3112	12112	13120	13+33	13141	13140	5155	<sup>1</sup> 1 2	344	1200

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-50	3162	3170	3177	3184	3192	3199	3206	3214	3221	3228	II2	3	4	4	5	6	7
·51	3236	3243	3251	3258	3266	3273	3281	3289	3296	3304	I 2 2	3	4	5	5	6	7
·52	3388	3319	3327	3334 3412	3342 3420	3350	3357 3436	3305	3373	3301	122 122	3	4	5	5	о 6	777
•54	3467	3475	3483	3491	3499	3508	3516	3524	3532	3540	I 2 2	3	4	5	6	6	7
-55	3548	3556	3565	3573	3581	3589	3597	3606	3614	3622	I 2 2	3	4	5	6	7	7
·57	3715	3724	3048	3741	3750	3073	3767	3776	3784	3707	123 123	3	4 4	5	0 6	7 7	ð 8
•58	3802	3811	3819	3828	3837	3846	3855	3864	3873	3882	123	4	4	5	6	7	8
-98	3090	3099	3908	3917	3920	3930	3945	3954	3903	3972	123	4	5	5	6 4	7	8 0
·61	4074	4083	4093	4009	4111	4027 4121	4030	4140	4055	4159	123	4	5	6	0 7	7 8	0 9
·62	4169	4178	4188	4198	4207	4217	4227	4236	4246	4256	123	4	5	6	7	8	9
·64	4365	4270	4205	4295	4305	4315	4325 4426	4335	4345	4355	123 123	4	5	0 6	77	8 8	9
·65	4467	4477	4487	4498	4508	4519	4529	4539	4550	4560	123	4	5	6	7	8	9
•66 .87	4571	4581	4592	4603	4613	4624	4634	4645	4656	4667	123	4	5	6	7	9	10
·68	4786	4008	4099	4/10	4721 4831	4732	4/42	4753 4864	4704	4775	123	4	5	77	8 8	9	10 10
•69	4898	4909	4920	4932	4943	4955	4966	4977	4989	5000	123	5	6	7	8	<u>9</u>	ю
·70	5012	5023	5035	5047	5058	5070	5082	5093	5105	5117	I 2 4	5	6	7	8	9	II
.72	5248	5260	5152	5104	5297	5309	5200	5333	5346	5230	124 124	5	0 6	7	0 0	10 10	II II
•78	5370	5383	5395	5408	5420	5433	5445	5458	5470	5483	134	5	6	8	ģ:	10	II
·74	5495	5500	5521	5534	5540	5559	5572	5585	5598	5010	134	5	0	8	9:	10	I2
•76	5754	5768	5049	5794	5808	5009	5834	5715	5720	5741	134 134	5	7 7	8	9 9	10 I I	12 12
.77	5888	5902	5916	5929	5943	5957	5970	5984	5998	6012	134	5	7	8	10	II	12
·78 ·79	6166	6180	6194	6209	6223	6237	6252	0124 6266	6138	0152 6295	134	6	7	ð	10 : 10 :	II ( II	13 12
·80	6310	6324	6339	6353	6368	6383	6397	6412	6427	6442	134	6	7	9	10	12	-3 I3
·81	6457	6471	6486	6501	6516	6531	6546	6561	6577	6592	235	6	8	9	II	12	14
·82 ·83	6761	6776	6792	6808	6823	6839	6855	6871	6887	0745 6902	235	0 6	8 8	9	II : II :	12 13	14 14
·84	6918	6934	6950	6966	698ž	<b>6</b> 998	7015	7031	7047	7063	235	6	8	io	II	13	15
·85	7079	7096	7112	7129	7145	7161	7178	7194	7211	7228	235	7	8	10	12	13	15
·80 ·87	7244	7201	7270	7295	7311	7320	7345	7302	7379	7390	235	7	8 : 0 :	10 10	12 12	13 14	15 16
·88	7586	7603	7621	7638	7656	7674	7691	7709	7727	7745	245	7	9	II	12	14 I	16
.88	7762	7780	7798	7810	7834	7852	7870	7889	7907	7925	245	7	9	II	13	14	16
·90	7943 8128	7902	7980	7998	8204	8035 8222	8241	8072 8260	8270	8110	240	7 8	9 0	II TT	13	15	17 17
•92	8318	8337	8356	8375	8395	8414	8433	8453	8472	8492	246	81	0	12	14	•5 15	17
·93 ·04	8511	8531 8720	8551	8570	8590	8610	8630	8650) 8851	8670	8690 8802	246	81	0 : 0	12	14	16: 16	18
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•96	9120	9141	9162	9183	9204	9226	9247	9268	9290	9311	246	81		13	15	•/ 17 :	•9 19
·97	9333	9354	9376	9397	9419	944I	9462	9484	9506	9528	247	91		13	15	17:	20
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EC3070 Exercise 1

2. How long will it take to double your investment if you receive an annual rate of interest of 5% and if the interest is compounded with the principal?

Answer. The equation to be solved is

$$(1+r)^n = 2$$

where r = 0.05 is the rate of interest. The solution, using log tables, is

$$n = \frac{\log 2}{\log(1+r)} = \frac{\log 2}{\log(1.05)} = \frac{0.3010}{0.0212} = 14.2,$$

which is confirmed by my computer. My calculator tells me that  $1.05^{15} = 2.0789$ 

#### The Natural Number

The natural number e. The number  $e = \{2.7183...\}$  is defined by

$$e = \lim(n \to \infty) \left(1 + \frac{1}{n}\right)^n.$$

The binomial expansion indicates that

$$(a+b)^{n} = a^{n} + na^{n-1}b + \frac{n(n-1)}{2!}a^{n-2}b^{2} + \frac{n(n-1)(n-2)}{3!}a^{n-3}b^{2} + \cdots$$

Using this, we get

$$\left(1+\frac{1}{n}\right)^{n} = 1+n\left(\frac{1}{n}\right)+\frac{n(n-1)}{2!}\left(\frac{1}{n}\right)^{2}+\frac{n(n-1)(n-2)}{3!}\left(\frac{1}{n}\right)^{3}+\cdots$$

Taking limits as  $n \to \infty$  of each term of the expansion gives

$$\lim(n \to \infty) \left(1 + \frac{1}{n}\right)^n = \frac{1}{0!} + \frac{1}{1!} + \frac{1}{2!} + \frac{1}{3!} + \dots = e.$$

### The Natural Number

The expansion of  $e^x$ . There is also

$$e^{x} = \lim(p \to \infty) \left(1 + \frac{1}{p}\right)^{px}$$
$$= \lim(n \to \infty) \left(1 + \frac{x}{n}\right)^{n}; n = px.$$

Using the binomial expansion in the same way as before, it can be shown that

$$e^x = \frac{x^0}{0!} + \frac{x}{1!} + \frac{x^2}{2!} + \frac{x^3}{3!} + \cdots$$

Also

$$e^{xt} = 1 + xt + \frac{x^2t^2}{2!} + \frac{x^3t^3}{3!} + \cdots$$

#### EC3070 FINANCIAL DERIVATIVES

**3.** With reference to the relevant Taylor-series expansions, demonstrate the following approximations

 $\ln(1+x) \simeq x, \qquad e^x \simeq 1+x,$ 

which are valid when x is small. Calculate the value of n in question 2 using the relevant approximation in the denominator.

**Answer.** Observe that, in this case, we must work with natural logarithms as opposed to base-10 logarithms. The calculation is as follows:

$$n = \frac{\ln 2}{\ln(1+r)} \simeq \frac{\ln 2}{r} = 13.86.$$

# The Expansion of $(1-x)^{-1}$

The simplest of all power series expansions is that of the geometric progression:

$$\frac{1}{1-x} = 1 + x + x^2 + x^3 + x^4 + \cdots.$$

There are various way of achieving this expansion, including by the use of Taylor's theorem. Another way is by the method of detached coefficients.

We assume that  $(1-x)^{-1} = \{\alpha_0 + \alpha_1 x + \alpha_2 x^2 + \cdots\}$ , and we rewrite this equation as

$$1 = \{1 - x\}\{\alpha_0 + \alpha_1 x + \alpha_2 x^2 + \cdots\}.$$

Then, by performing the multiplication on the RHS, and by equating the coefficients of the same powers of x on the two sides of the equation, we find that

 $1 = \alpha_0, \qquad \alpha_0 = 1,$   $0 = \alpha_1 - \alpha_0, \qquad \alpha_1 = \alpha_0 = 1,$   $0 = \alpha_2 - \alpha_1, \qquad \alpha_2 = \alpha_1 = 1,$   $\vdots \qquad \vdots \qquad \vdots$  $0 = \alpha_n - \alpha_{n-1}, \qquad \alpha_n = \alpha_{n-1} = 1.$ 

#### Geometric Progression

Another way of achieving the expansion is by long division:

$$1 + x + x^{2} + \cdots$$

$$1 - x ) 1$$

$$1 - x$$

$$x$$

$$x$$

$$x - x^{2}$$

$$x^{2}$$

$$x^{2}$$

$$x^{2} - x^{3}$$

#### The Sum of a Geometric Progression

We can also proceed in the opposite direction. That is to say, we can evaluate  $S = \{1 + x + x^2 + \cdots\}$  to show that  $S = (1 - x)^{-1}$ . The calculation is as follows:

$$S = 1 + x + x^{2} + \cdots$$
$$\frac{xS = x + x^{2} + \cdots}{S - xS = 1.}$$

Then S(1-x) = 1 immediately implies that S = 1/(1-x).

#### The Partial Sum of a Geometric Progression

There is also a formula for the partial sum of the first n terms of the series, which is  $S_n = 1 + x + \cdots + x^{n-1}$ . Consider the following subtraction:

$$S = 1 + x + \dots + x^{n-1} + x^n + x^{n+1} + \dots$$
$$\frac{x^n S}{S - x^n S} = 1 + x + \dots + x^{n-1}.$$

This shows that  $S(1-x^n) = S_n$ , whence

$$S_n = \frac{1 - x^n}{1 - x}.$$

**Example.** An annuity is a sequence of regular payments, made once a year, until the end of the *n*th year. Usually, such an annuity may be sold to another holder; and, almost invariably, its outstanding value can be redeemed from the institution which has contracted to make the payments. There is clearly a need to determine the present value of the annuity if it is to be sold or redeemed. The principle which is applied for this purpose is that of discounting.

#### Geometric Progression

Imagine that a sum of  $\pounds A$  is invested for one year at an annual rate of interest of  $r \times 100\%$ . At the end the year, the principal sum is returned together with the interest via a payment of  $\pounds(1+r)A$ . A straightforward conclusion is that  $\pounds(1+r)A$  to be paid one year hence has the value of  $\pounds A$  paid today. By the same token,  $\pounds A$  to be paid one year hence has a present value of

$$V = \frac{A}{1+r} = A\delta$$
, where  $\delta = \frac{1}{1+r}$  is the discount rate.

It follows that  $\pounds A$  to be paid two years hence has a present value of  $\pounds A\delta^2$ . More generally, if the sum of  $\pounds A$  is to be paid n years hence, then it is worth  $\pounds A\delta^n$  today.

The present value of an annuity of  $\pounds rA$  to be paid for the next n years is therefore

$$V_n = Ar(\delta + \delta^2 + \dots + \delta^n) = Ar\delta(1 + \delta + \dots + \delta^{n-1})$$
$$= Ar\delta\frac{1 - \delta^n}{1 - \delta} = A(1 - \delta^n), \quad \text{since} \quad \frac{\delta}{1 - \delta} = r.$$

If the principal sum is to be repaid at the end of the nth year, then the present value of the contract will be

$$A(1-\delta^n) + A\delta^n = A,$$

which is precisely equal to the value of the sum that is to be invested.

### EC3070 Exercise 1

4. Using the expression  $x = e^y = 10^z$ , find a formula that will enable you to convert between  $\log_e x$  and  $\log_{10} x$ , commonly denoted by  $\log x$  and  $\ln x$ , respectively—the latter being described as a natural logarithm or a Naperian logarithm.

**Answer.** Here, there are  $y = \log_e(x)$  and  $z = \log_{10}(x)$ . By taking natural logarithms of the equation  $x = e^y = 10^z$ , we get

$$y = \log_e(x) = z \times \log_e(10) = \log_{10}(x) \times \log_e(10)$$

Also, observe that

 $10 = e^{\log_e(10)}$  implies  $\log_{10}(10) = 1 = \log_e(10) \times \log_{10}(e).$ 

Therefore,

$$\log_e(x) = \frac{\log_{10}(x)}{\log_{10}(e)}$$
 and  $\log_{10}(x) = \frac{\log_e(x)}{\log_e(10)}$ .

#### ARTIST: Sam Cooke, TITLE: Wonderful World (Don't Know Much)

Don't know much about history Don't know much biology Don't know much about a science book Don't know much about the French I took But I do know that I love you And I know that if you love me too What a wonderful world this would be

Don't know much about geography Don't know much trigonometry Don't know much about algebra Don't know what a slide rule is for But I know that one and one is two And if this one could be with you What a wonderful world this would be

Now, I don't claim to be an "A" student But I'm trying to be For maybe by being an "A" student baby I can win your love for me

#### Calculation on a slide rule

#### **Basic Slide Rule Instructions**

To multiply two numbers on a typical slide rule, the user marks one of the factors on the upper C scale. (In this case, it is 16.6). The second factor is marked on the lower D scale (In this case, it is 42.2). Then, the upper scale is slid forwards until its starting value of unity is aligned with the point on the lower scale marking the second factor. The point which is reached on the lower scale by the mark on the upper scale corresponds to the product of the two factors (700). By these means, the user effectively adds the logs (lengths) of the two numbers and finds the antilog of the sum.



A calculation on a slide rule showing that  $42.2 \ge 16.6 = 700$ 

#### EC3070 FINANCIAL DERIVATIVES

5. Let  $S_n = 1 + r + r^2 + \cdots + r^{n-1}$ , which is a partial sum of *n* terms of an geometric progression. Show that  $S_n + r^n = 1 + rS_n$  and thence derive an expression of  $S_n$  in terms of *r*.

Answer. By rearranging the given expression, we get  $S_n(1-r) = 1 - r^n$ , whence

$$S_n = \frac{1 - r^n}{1 - r}.$$

### EC3070 Exercise 1

6. Annual payments of  $\pounds M$  must be made over a period of n years to redeem a mortgage. The present value of this stream of payments is

$$M(\delta + \delta^2 + \dots + \delta^n).$$

where  $\delta = (1 + r)^{-1}$  is the rate of discount and r is the rate of interest. The present value of the stream of payments must equate to the value L of the loan.

If the loan was for £150,000 and the rate of interest was fixed at 5% for the entire period, what should be the size of the annual payment in order to redeem the loan in 20 year's time?

Answer. The present value of the payments is

$$M\delta(1+\delta+\delta^2+\cdots+\delta^{n-1}) = M\frac{\delta(1-\delta^n)}{1-\delta} = L,$$

whence

$$M = L \frac{1-\delta}{\delta(1-\delta^n)} = L \frac{\gamma^n(\gamma-1)}{\gamma^n-1} \quad \text{where} \quad \gamma = \delta^{-1} = 1+r.$$

with L = 150,000, n = 20 and 1 + r = 1.05, we find that M = 12,036.